Agenda – City Centre Community Committee – November 16, 2026

PUBLIC HEARINGS

Item No. 3 Rezoning – 578 Agnes Street
(Daniel McIntyre Ward)
File DAZ 214/2026 [c/r DAV 150461/2026D]

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 214/2026 by rezoning the subject land to an "RMF-L Mature Communities PDO-1" Residential Multi-Family (Large) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated November 16, 2026, and attached as Schedule "B" to this report, subject to the following conditions:

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

        i. The Owner must submit plans showing the location and design of any and all proposed:

            a. buildings;
            b. accessory parking areas;
            c. private approaches;
            d. garbage enclosures;
            e. fencing;
            f. landscaping; and
            g. free-standing signage

            on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") 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.

        ii. That, excluding permitted projections, no building shall exceed 42 feet (12.80 metres) in height.

WINNIPEG PUBLIC SERVICE RECOMMENDATION (continued):

iii. That the Owner shall provide a plan or plan of survey prepared by a Manitoba Land Surveyor that will facilitate a street opening by-law and which is satisfactory for registration at the Winnipeg Land Titles Office, in accordance with the report of the Administrative Coordinating Group dated November 2, 2026, and attached as Appendix "B" to this report, and with such other minor changes as may be required.

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.A., 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").

C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of 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 the Owner shall meet all terms and conditions as outlined in Appendix "B", the report of the Administrative Coordinating Group, dated November 2, 2026, to the satisfaction of the Director of Planning, Property and Development.

3. 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.

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

5. That, 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 214/2026 (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.

WINNIPEG PUBLIC SERVICE RECOMMENDATION (continued):

6. That Development Application No. DAZ 214/2026 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.

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

8. That the By-law will be repealed without coming into force 2 years following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 7, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

9. 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 No. DAZ 214/2026.

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

File: DAZ 214/2026

Applicant: Serhal Consulting Inc. (Daniel Serhal)

Subject:



Premises Affected: 578 Agnes Street

Exhibits Filed:

1. Application dated June 26, 2026
2. Notification of Public Hearing dated August 10, 2026
3. Manitoba Status of Title 3101176/1
4. Letter of authorization dated October 26, 2026 from Adam Tougas, 578 Agnes LTD to Daniel Serhal (Serhal Consulting Inc)
5. Plans (7 pages)
6. Report from the Urban Planning Division dated November 3, 2026
7. Inspection Report

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

Agenda – City Centre Community Committee – November 16, 2026

Moved by Councillor

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

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

That the recommendation of the Winnipeg Public Service be concurred in / not be concurred in, and forwarded to the Standing Policy Committee on Property and Development / the Executive Policy Committee via the Priority Rezoning Process.

Supporting Reasons:

Moved by Councillor

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

Exhibit “6” referred to in File DAZ 214/2026

ADMINISTRATIVE REPORT

Title: DAZ 214/2026 at 578 Agnes Street

Issue: For consideration at the Public Hearing of an application to Rezone the subject property to the “RMF-L” Residential Multi-Family (Large) district for the purpose of constructing a 16-unit residential building on the lot.

Critical Path: City Centre Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Dylan Chyz-Lund, RPP, MCIP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 214/2026 by rezoning the subject land to an “RMF-L Mature Communities PDO-1” Residential Multi-Family (Large) District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated November 16, 2026, and attached as Schedule “B” to this report, subject to the following conditions:
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         (a) buildings;

         (b) accessory parking areas;

         (c) private approaches;

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         (e) fencing;

(f) landscaping; and

(g) free-standing signage

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

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9. 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 No. DAZ 214/2026.

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

REASON FOR THE REPORT

- The applicant wishes to Rezone the subject property to the "RMF-L" Residential Multi-Family (Large) district for the purpose of constructing a 16-unit multi-family building.
- The proposed building would replace a previous 20-unit building that was destroyed by fire.
- Rezoning applications require a Public Hearing per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- This report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the land will be **Rezoned.**

CONSULTATION

In preparing this report there was consultation with:

- Land Development Branch

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared By:	Dylan Chyz-Lund, MCP
Date:	November 3, 2026

File No. DAZ 214/2026

List of Schedules and Appendices

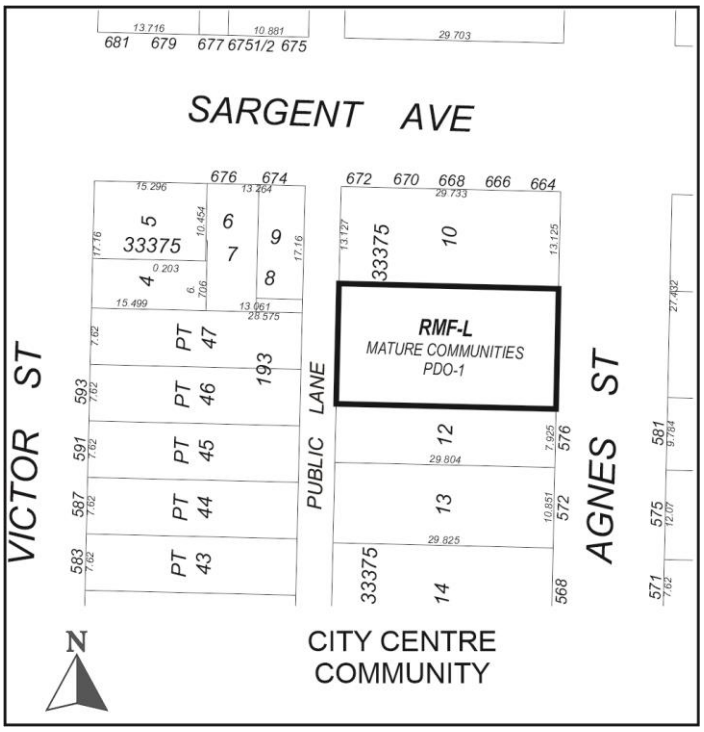
- Schedule A – Planning Discussion
- Schedule “B” of File No. DAZ 214/2026, City Centre Community Committee, dated November 16, 2026
- Appendix A: Draft by-law
- Appendix B: Report of the Administrative Coordinating Group, dated November 2, 2026

SCHEDULE 'A'- PLANNING DISCUSSION

DATE:	November 3, 2026
FILE:	**DAZ 214/2026**
RELATED FILES:	DAV 26-150461\D
COMMUNITY:	City Centre
NEIGHBOURHOOD #:	1.108 - (DANIEL McINTYRE)

SUBJECT: To rezone the property to the ""RMF-L" Residential Multi-Family (Large) district for the purpose of constructing a 16-unit multi-family building on the lot.

LOCATION: **578 Agnes Street**



LEGAL DESCRIPTION: LOT 11 PLAN 33375 70/71 ST JA

APPLICANT: Daniel Serhal (Serhal Consulting Inc.)
47 Highland Creek Rd Unit
Winnipeg, MB R3Y 0E1

OWNER: 578 AGNES LTD.
6 Ryan Wirth Way 101
East St Paul, MB R2E 0R2

RECOMMENDATION: **Approval with conditions**

SITE DESCRIPTION

- The subject property is located on the west side of Agnes Street, in the Daniel McIntyre neighbourhood of the Daniel McIntyre ward.
- The subject property is located in an "Established Neighbourhood-Mature Community" policy area as identified in *Complete Communities 2.0*.
- The subject property is currently zoned "R2" Residential – Two-Family district, and is approximately 5223 square feet in area.
- The subject property is accessed by a paved rear lane.

SURROUNDING LAND USE AND ZONING



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

North: A multi-family dwelling zoned “C2” Commercial – Community district.

South: A single-family dwelling zoned “R2” Residential – Two-Family district.

East: Agnes Street, then a commercial building and parking area zoned “C2” Commercial – Community district.

West: A rear lane, then a parking area and two-family dwelling zoned “R2” Residential – Two-Family district.

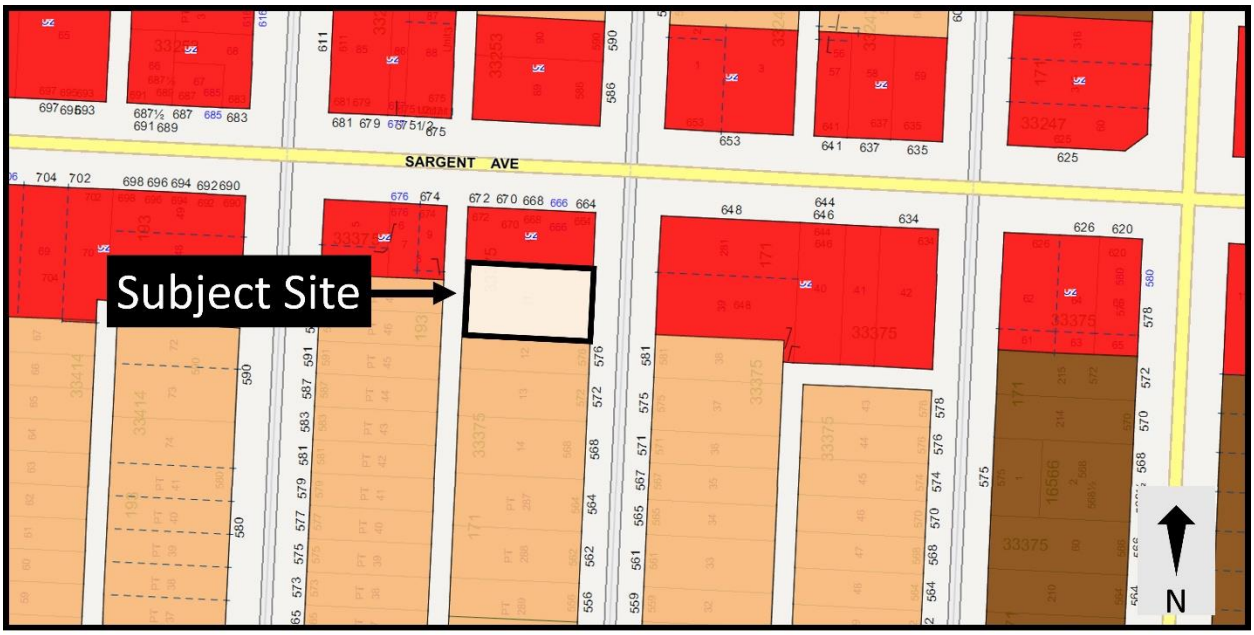


Figure 2: Zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a 16-unit multi-family development, oriented towards Agnes Street. The building would:
    - Be three and a half stories in height (38'-2 13/16").
    - Have a 3'-1 9/16” front yard to the Agnes Street property line.
    - Have 6’ 9” north and south side yards.
    - Have a 6'-6 ¾” east side yard setback to the abutting property.
    - Have a 32’ 6” rear yard setback to the lane.
    - Include a primary entrance along the east façade facing Agnes Street with a direct pedestrian connection to the sidewalk.
    - Be clad in a mixture of Hardie board & batten and plank siding.
- The site plan also shows:
    - Six new trees and eight new shrubs in the front yard.
    - Five parking spaces, including one accessible stall and one stall dedicated for a car share vehicle.

Collaboration with the Public Service:

- N/A

ANALYSIS AND ISSUES

OURWINNIPEG

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 aligns with *OurWinnipeg2045* in general because it would facilitate the development of a multi-family building, replacing a previous building that was destroyed by fire, in an area characterized by single-family dwellings, two-family dwellings, multi-family dwellings, and commercial uses.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies 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. *CCDS 2.0* provides policy guidance when assessing proposals that are seeking entitlements or changes to the *Winnipeg Zoning By-Law*.

The subject site is located in an "Established Neighbourhood – Mature Communities" policy area of *CCDS 2.0*. The following 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.*

  General policies

  - *1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
  - *1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
  - *1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*

- *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.*

The proposed Rezoning to the "RMF-L" district enables a 16-unit multi-family building to replace a previously existing 20-unit multi-family building that existed on the property for decades. The property is approximately 13 metres (42') from Sargent Avenue, a designated Urban Mixed Use Corridor with significant commercial amenities and high frequency transit. The property is also three blocks from Sherbrook Street, which hosts an AT path.

Development in this area is characterized by a mix of uses and densities, including higher density development on small lots such as 568 Agnes Street two lots to the south – which has a density of one dwelling unit per 389 square feet of lot area.

The building will increase the population in this established neighbourhood and increase housing options for residents while positively contributing to the neighbourhood through design elements detailed under Goal 2, which is assessed in further detail under the associated Variance report (DAV 26-150461/D).

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

- The *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities (Infill Guidelines)* were adopted by Council on June 24, 2021 and are applicable to this proposal.
- The proposed development meets the preferred location criteria contained in the *Infill Guidelines* to support a low-rise multi-family development. Specifically, the *Infill Guidelines* support low-rise development where:
    - The rear yard abuts a lane;

- The site is located within 400 metres of the Primary Transit Network;
- At least one side yard abuts a multi-family building.

ZONING BY-LAW 200/2006

- The “RMF-L” Residential Multi-Family (Large) district is intended for higher-density multi-family development. This zoning district allows one dwelling unit per 400 square feet of lot area, or more with a density Variance.
- The previous building on this site included 20 dwelling units, which could not be accommodated in the “R2” zoning district today. For this reason, in order to accommodate a similar number of dwelling units as previously existed here, a Rezoning to the “RMF-L” district is appropriate.

ADDITIONAL CONSIDERATIONS

ACG

- The Administrative Coordinating Group (ACG) report outlined in Appendix B of this report advises that no servicing agreement is required.
- The ACG advises that a lane widening is necessary, and the owner must provide a plan or plan of survey that will facilitate a street opening by-law that is satisfactory for registration at the Winnipeg Land Titles Office to accommodate this.

Zoning Agreement

- A Zoning Agreement is recommended as a condition of the approval. The Zoning agreement limits the height of any future development to 42’ (excluding permitted projections) instead of the permitted 150’ of the “RMF-L” district, and it requires that final plans be approved by the Director of Planning, Property, and Development.

SUMMARY

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

- The Rezoning will result in the establishment of a multi-family development that is consistent with policies in *OurWinnipeg 2045* and *Complete Communities 2.0*.

RECOMMENDATION

The Urban Planning Division recommends this application be **approved** and the subject property be Rezoned to the “RMF-L” Residential Multi-Family (Large) district.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Dylan Chyz-Lund, RPP, MCIP
PPD File # DAZ 214/2026

SCHEDULE “B” OF FILE DAZ 214/2026, City Centre Community Committee, Dated November 16, 2026

By–Law No. _____

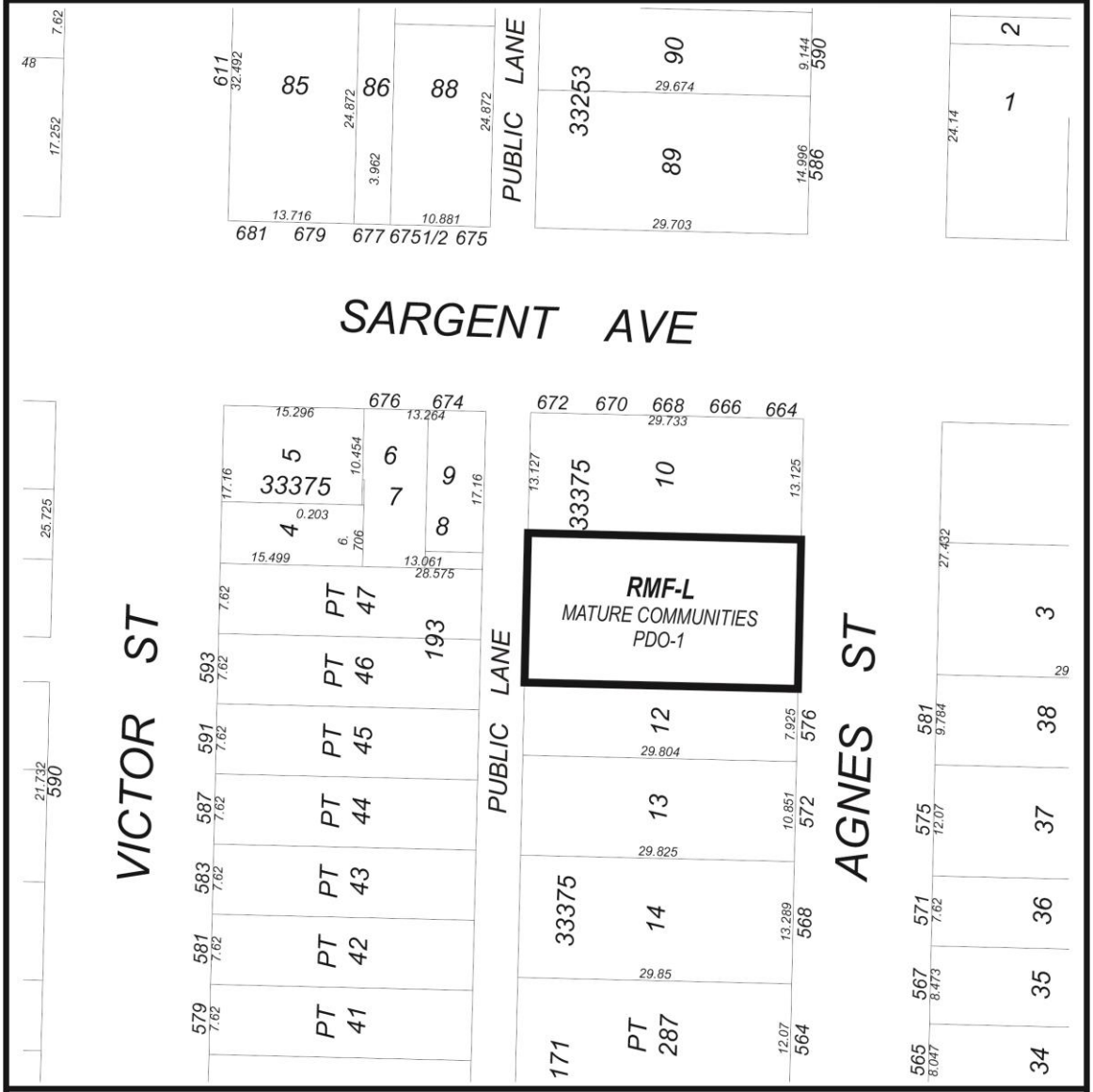
File No. **DAZ 214/2026**

Atlas Sheet No. **Z23**

CITY CENTRE COMMUNITY

Explanation

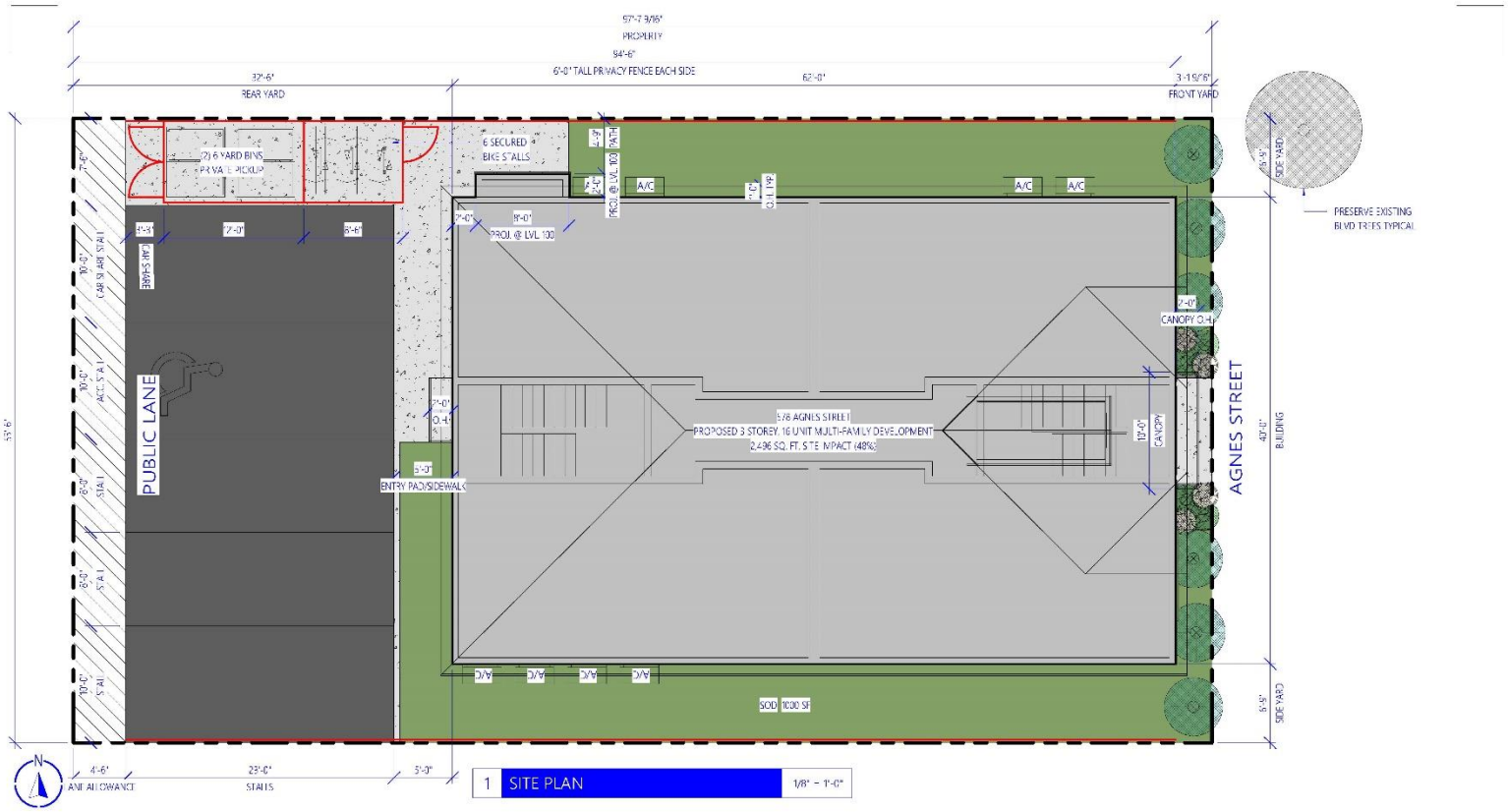
A proposed zoning change to By-law No. 200/2006 by rezoning the land BOUND BY 664 SARGENT AVENUE TO THE NORTH, AGNES STREET TO THE EAST, 576 AGNES STREET TO THE SOUTH AND THE PUBLIC LANE TO THE WEST (SP LOT 11 PLAN 33375) from a "R2 MATURE COMMUNITIES PDO-1" RESIDENTIAL TWO-FAMILY DISTRICT to a "RMF-L MATURE COMMUNITIES PDO-1" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the establishment of a proposed dwelling, multi-family use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “5” referred to in File DAZ 214/2026



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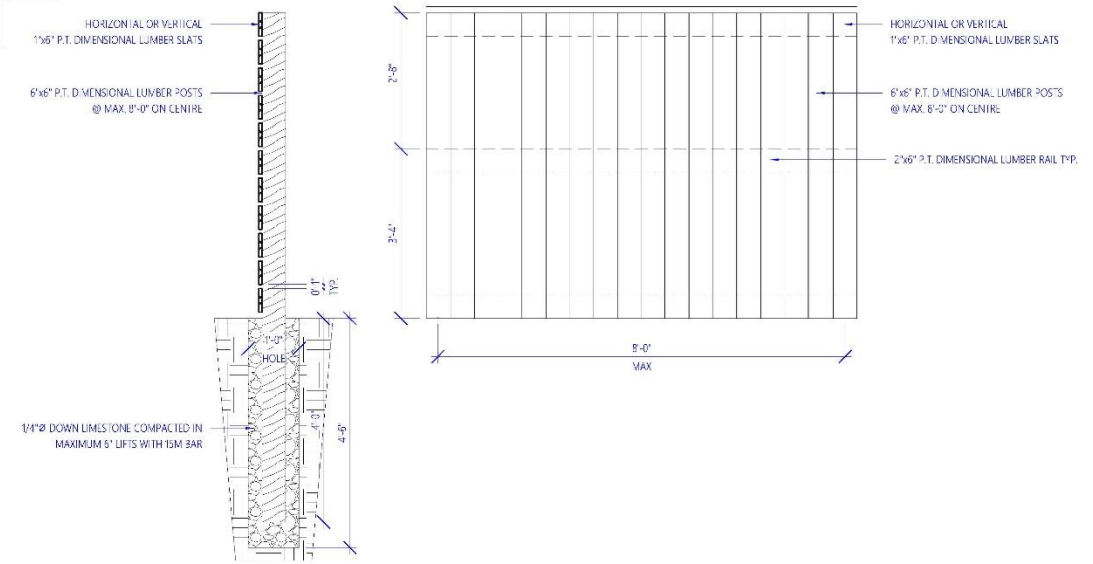
It remains the responsibility of the Construction Manager/Owner and/or person assuming similar responsibilities of the aforementioned to verify all locations and dimensions prior to works commencing to report any variations, errors and/or omissions to 818 Architecture Inc. prior to any work. Only good electricity and generally accepted building practices that are acceptable, proper and safe construction measures are taken at all times.

Drawn by: CS
Approved by: AW

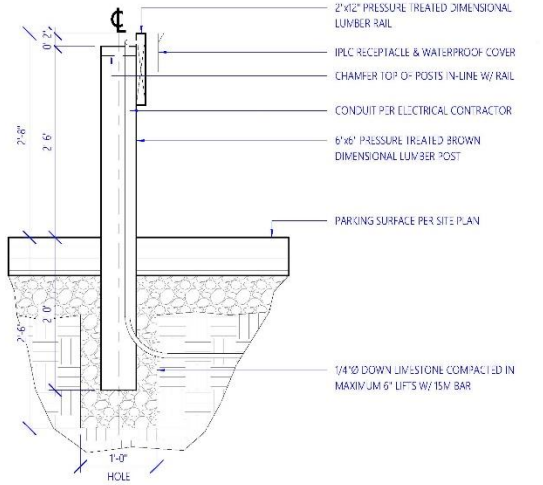
RMF Development
578 Agnes Street
Winnipeg, MB

04/10/24

P101



1 FENCE DETAIL 1/2" = 1'-0"



2 PARKING FENCE DETAIL 3/4" = 1'-0"

ZONING / INFILL GUIDELINE ANALYSIS

ZONING	R2				
	BYLAW		INFILL GUIDELINES		PROPOSED
CATEGORY	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM	PROVIDED
LOT AREA	5,000 SQ. FT.				5,223 SQ. FT.
LOT AREA/UNIT	800 SQ. FT.				326 SQ. FT.
LOT WIDTH	25'-0"		25'-0"		53'-6"
FRONT YARD	20'-0"		PER COW ALIGNMENT		3'-1 3/16"
REAR YARD	25'-0"		30% = 29'-0 9/32"		28'-0"
SIDE YARD	4'-0"		6'-0"		0'-9" & 6'-9"
BUILDING HEIGHT		35'-0"		28'-0"	38'-2 13/16"
LOT COVERAGE		N/A		30% = 1,567 SQ. FT.	48% = 2,496 SQ. FT.
MAIN ENT. HEIGHT				4'-0"	0'-0"

LANDSCAPING ANALYSIS

STREET EDGE LANDSCAPING
LINEAR LENGTH: 53'-0"
TREES PROVIDED: 6
REQ'D PER BYLAW: 1/30'-0" LOT WIDTH = 2
REQ'D PER I.G.: 1/20'-0" LOT WIDTH = 3
SHRUBS PROVIDED: 14
REQ'D PER BYLAW: 3/20'-0" LOT WIDTH = 9
REQ'D PER I.G.: 3/20'-0" LOT WIDTH = 9
SOFTSCAPING PROVIDED: 1,159 SQ. FT. (22%)
REQ'D PER BYLAW: N/A
REQ'D PER I.G.: 20% (1,046 SQ. FT.)

ACCEPTABLE SHRUB SPECIES INCLUDE:
- BROADMOOR JUNIPER
- GLOBE CEDAR
- GOLD MOUND SPIREA
- MANGO TANGO POTENTILLA
- MUGHO PINE
- NINEBARK
- PYGMY CARAGANA
- WINTERCREEPER DWARF

ACCEPTABLE TREES SPECIES:
- SPRUCE
- EX STING TREE

ACCEPTABLE TREE SPECIES INCLUDE:	
- AMERICAN ELM	L
- AMERICAN LINDEN	L
- BUR OAK	L
- MANITOBA MAPLE	L
- PRAIRIE SKY POPLAR	L
- BLACK HILLS SPRUCE	M
- COLORADO SPRUCE	M
- DISCOVERY ELM	M
- AMUR MAPLE	S
- JUNIPER	S
- SHOWY MOUNTAIN ASH	S
- TREE LILAC	S

PLANT SPECIFICATIONS
- MUST BE NO. 1 GRADE NURSERY STOCK
- INSTALLED IN CONFORMANCE WITH THE LATEST "CANADIAN STANDARDS FOR NURSERY STOCK"
- SPECIES MUST BE SALT TOLERANT
- 2 1/2" MINIMUM DECIDUOUS TREE CALIPER LOCATED WITHIN 5'-0" OF PATH OF TRAVEL
- 1 3/4" MINIMUM DECIDUOUS TREE CAL PER ELSE
- 6'-0" MINIMUM CONIFER TREE HEIGHT
- TREES TO BE PLANTED MINIMUM 6.56' FROM SIDEWALK & 3.28' FROM PROPERTY LINE
- LOCATE TREES TO ALLOW FOR FULL CANOPY & ROOT DEVELOPMENT

818 ARCHITECTURE INC

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It remains the responsibility of the Construction Manager/Owner and/or person securing similar responsibility to: (1) verify all plans and dimensions prior to construction and to report any deviation, errors and/or omissions to 818 Architecture Inc immediately upon discovery and, prior to proceeding, and; ensure that acceptable, proper and safe construction measures are taken at all times.

Drawn by: CS
Approved by: AW

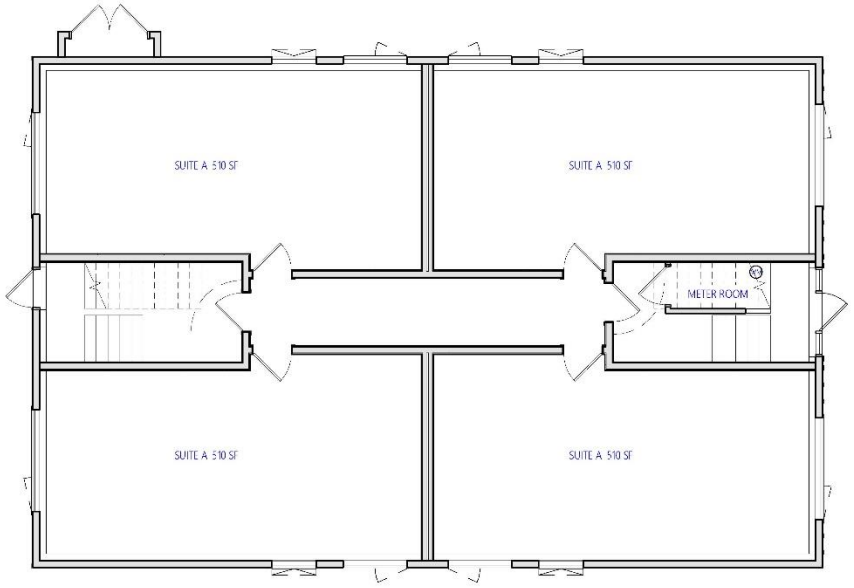
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SUITE TYPE ANALYSIS

TYPE	AREA	LEVEL 000	LEVEL 100	LEVEL 200-300	TOTAL
SUITE A	510 SQ. FT.	4	4	4 (8)	16
1 BEDS		4	4	4 (8)	16



1 LEVEL 000 PRES PLAN 1/8" = 1'-0"

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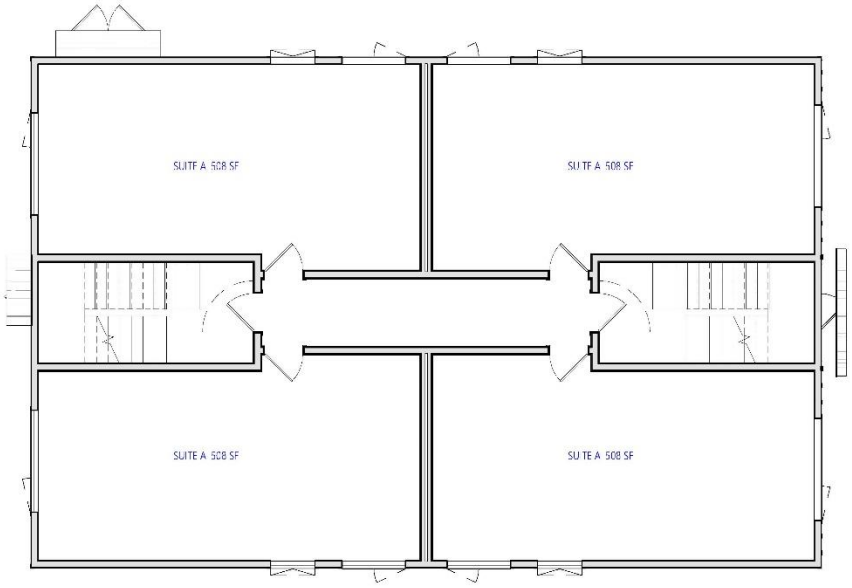
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1 LEVEL 100 PRES PLAN 1/8" = 1'-0"

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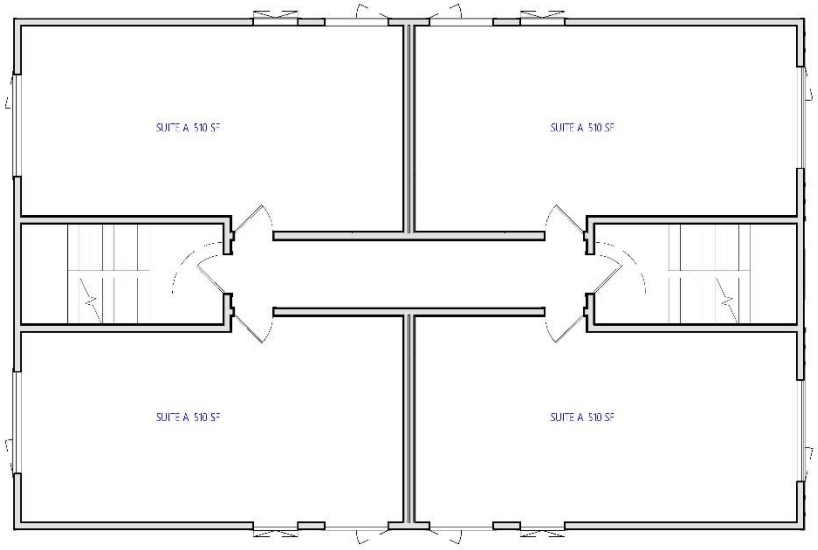
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1 LEVEL 200-300 PRES PLAN 1/8" = 1'-0"

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P203



1 EAST 1/8" = 1'-0"



2 NORTH 1/8" = 1'-0"

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P401



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



2 SOUTH 1/8" = 1'-0"

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