Agenda – City Centre Community Committee – November 16, 2026

PUBLIC HEARINGS

Item No. 4 Variance – 578 Agnes Street
(Daniel McIntyre Ward)
File DAV 150461/2026D [c/r DAZ 214/2026]

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval of the application to vary the proposed "RMF-L Mature Communities PDO-1" Development and Design Standards Winnipeg Zoning By-law No. 200/2006 to permit the following:

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

    A. a lot area of 5,223 square feet (483.23 square metres) instead of 20,000 square feet (1,858.06 square metres)

    B. a front yard of 3 feet (0.91 metres) instead of 14 feet (4.27 metres);

    C. a north side yard of 4.5 feet (1.37 metres) instead of 14 feet (4.27 metres);

    D. a south side yard of 6.5 feet (1.98 metres) instead of 14 feet (4.27 metres);

    E. a lot area per dwelling unit of 325 square feet (30.19 square metres) instead of 400 square metres (37.16 square metres);

    F. 5 parking spaces instead of 16 spaces;

2. for the establishment of an accessory parking area to permit

    A. parking spaces within 10 feet (3.05 metres) of a window to a habitable room where the sill is located 5 feet or less from grade;

    B. insufficient buffering of a parking or loading area located within 20 feet (6.10 metres) of a rear lot line adjacent to a residential district;

Subject to the following condition(s):

1. That, the 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 214/2026.

2. That prior to the issuance of any development permits, a signed letter of commitment/comfort with a government funder shall be submitted to the City confirming

the provision of a minimum of fifty percent (50%), or fewer if deemed necessary by the Director of Planning, Property, and Development, of the dwelling units permitted in excess of one (1) unit per 360 square feet of lot area shall be 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 permits, a signed Affordability Monitoring Agreement with the Province of Manitoba shall be submitted to the City confirming that a minimum of fifty percent (50%), or fewer if deemed necessary by the Director of Planning, Property, and Development, of the dwelling units permitted in excess of one (1) unit per 360 square feet of lot area shall be affordable dwelling units, to the satisfaction of the Director of Planning, Property and Development, to be thereafter maintained to the satisfaction of the Director."

3. That a light-proof fence be installed along the interface between the proposed multi-family dwelling and the vehicle parking area to mitigate vehicle headlight glare, to the satisfaction of the Director of Planning, Property and Development.

File: DAV 150461/2026D

Applicant: Serhal Consulting Inc. (Daniel Serhal)

Premises Affected: 578 Agnes Street

Legal Description: LOT 11 PLAN 33375 70/71 ST JA, hereinafter called "the land"

Property Zoned: "R2 Mature Communities PDO-1" (Residential Two-Family)
Proposed "RMF-L" (Residential Multi-Family, Large)

Nature of Application: To vary the proposed "RMF-L Mature Communities PDO-1" Development and Design Standards Winnipeg Zoning By-law No. 200/2006 to permit the following:

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

    A. a lot area of 5,223 square feet (483.23 square metres) instead of 20,000 square feet (1,858.06 square metres);

    B. a front yard of 3 feet (0.91 metres) instead of 14 feet (4.27 metres);

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    D. a south side yard of 6.5 feet (1.98 metres) instead of 14 feet (4.27 metres);

    E. a lot area per swelling unit of 325 square feet (30.19 square metres) instead of 400 square metres (37.16 square metres);

    F. 5 parking spaces instead of 16 spaces;

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

Nature of Application: (continued)

A. parking spaces within 10 feet (3.05 metres) of a window to a habitable room where the sill is located 5 feet or less from grade;

B. insufficient buffering of a parking or loading area located within 20 feet (6.10 metres) of a rear lot line adjacent to a residential district.

Exhibits Filed:

1. Application dated June 26, 2026
2. Notification of Public Hearing dated October 30, 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. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Plans, Sheets 1 to 6 inclusive, for File DAV 150461/2026D dated June 26, 2026
7. Report from the Urban Planning Division dated November 3, 2026
8. Inspection Report

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

Moved by Councillor

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

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

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

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

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

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

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

Supporting Reasons:

Moved by Councillor

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

Moved by Councillor

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

Exhibit "7" referred to in File DAV 150461/2026D

ADMINISTRATIVE REPORT

Title: DAV 26-150461\D – 578 Agnes Street

Issue: For consideration of a Variance associated with the construction of a 16-unit multi-family building.

Critical Path: City Centre Community Committee

AUTHORIZATION

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

RECOMMENDATION

The Urban Planning and Design Division recommends **approval** of the application to vary the proposed "RMF-L Mature Communities PDO-1" Development and Design Standards Winnipeg Zoning By-law No. 200/2006 to permit the following:

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

a) a lot area of 5,223 square feet (483.23 square metres) instead of 20,000 square feet (1,858.06 square metres)

b) a front yard of 3 feet (0.91 metres) instead of 14 feet (4.27 metres);

c) a north side yard of 4.5 feet (1.37 metres) instead of 14 feet (4.27 metres);

d) a south side yard of 6.5 feet (1.98 metres) instead of 14 feet (4.27 metres);

e) a lot area per dwelling unit of 325 square feet (30.19 square metres) instead of 400 square metres (37.16 square metres);

f) 5 parking spaces instead of 16 spaces;

2) for the establishment of an accessory parking area to permit

a) parking spaces within 10 feet (3.05 metres) of a window to a habitable room where the sill is located 5 feet or less from grade;

b) insufficient buffering of a parking or loading area located within 20 feet (6.10 metres) of a rear lot line adjacent to a residential district;

Subject to the following condition(s):

1. That, the 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 214/2026.

2. That prior to the issuance of any development permits, a signed letter of commitment/comfort with a government funder shall be submitted to the City confirming the provision of a minimum of fifty percent (50%), or fewer if deemed necessary by the Director of Planning, Property, and Development, of the dwelling units permitted in excess of one (1) unit per 360 square feet of lot area shall be 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 permits, a signed Affordability Monitoring Agreement with the Province of Manitoba shall be submitted to the City confirming that a minimum of fifty percent (50%), or fewer if deemed necessary by the Director of Planning, Property, and Development, of the dwelling units permitted in excess of one (1) unit per 360 square feet of lot area shall be affordable dwelling units, to the satisfaction of the Director of Planning, Property and Development, to be thereafter maintained to the satisfaction of the Director."

3. That a light-proof fence be installed along the interface between the proposed multi-family dwelling and the vehicle parking area to mitigate vehicle headlight glare, to the satisfaction of the Director of Planning, Property and Development.

REASON FOR THE REPORT

- The applicant is proposing 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, which would replace a 20-unit multi-family building that was destroyed by fire.

- The proposed development does not meet the dimensional standards of the "RMF-L" district, or the required parking, and therefore Variances are needed.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 26-150461\D**
RELATED FILES:	DAZ 214/2026,
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.108 - (DANIEL McINTYRE)
SUBJECT:	To vary the proposed "RMF-L Mature Communities PDO-1" Development and Design Standards Winnipeg Zoning By-law No. 200/2006 to permit the following: 1) for the construction of a multi-family dwelling to permit: a) a lot area of 5,223 square feet (483.23 square metres) instead of 20,000 square feet (1,858.06 square metres) b) a front yard of 3 feet (0.91 metres) instead of 14 feet (4.27 metres); c) a north side yard of 4.5 feet (1.37 metres) instead of 14 feet (4.27 metres); d) a south side yard of 6.5 feet (1.98 metres) instead of 14 feet (4.27 metres); e) a lot area per dwelling unit of 325 square feet (30.19 square metres) instead of 400 square metres (37.16 square metres); f) 5 parking spaces instead of 16 spaces; 2) for the establishment of an accessory parking area to permit a) parking spaces within 10 feet (3.05 metres) of a window to a habitable room where the sill is located 5 feet or less from grade; b) insufficient buffering of a parking or loading area located within 20 feet (6.10 metres) of a rear lot line adjacent to a residential district;
LOCATION:	578 Agnes St
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

HISTORY

- 578 Agnes Street was previously the location of a 20-unit multi-family building that was destroyed by fire.

- The previous building had a 0’ front yard, 4’ side yards, an 8’ rear yard, and zero parking spaces.

- The City of Winnipeg’s *Development Procedures By-Law* enables multi-family buildings to be replaced at their existing density if the application to establish the same density is submitted within two years following the date on which the multi-family dwelling was damaged or destroyed.

- In this instance, the damage took place more than two years ago, meaning the only way to establish a similar density as to what previously existed here is through a Rezoning to the “RMF-L” Residential Multi-Family (Large) district.

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 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

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.*

At three and a half stories, the proposed building is considered a low-rise development under *CCDS 2.0* policies. 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.

- 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.*

  Building Setbacks

  - *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.*

The proposed building includes a 3'-1 9/16" front yard, bringing the building close to the front property line along Agnes Street. While smaller than typically supported by existing policy, this front yard is consistent with the surrounding area, including the building directly north and the building that previously occupied the lot this development is planned for.

Building Design

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

- *2.5 Encourage a variety of architectural styles.*
- *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.*

The proposed building includes two types of cement siding in both a vertical and horizontal pattern. In addition, the building includes a varied roofline, juliet balconies, and a covered entryway. Together, these features create visual interest that positively contributes to the aesthetics of both streets the building is located on.

Pedestrian orientation

- *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*

The proposed building includes a ground floor entrance that provides direct access to Agnes Street, along with significant window coverage along the street. Together, these features promote the pedestrian orientation of the building.

Massing and scale

- *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
- *2.14 Avoid buildings that create long blank walls facing public streets.*
- *2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.*

The proposed three and a half storey building (approximately 38'-2 13/16" measured to the mid point of the roof) is consistent with surrounding development, which includes both one, two, and three and a half storey development.

The use of varying façade materials, changed window size / shape, significant window coverage, and juliet balconies all break up the horizontal massing of the proposed building.

Parking and loading

- *2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:*

a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;
b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and
c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing

The parking is accessed from the rear lane. Parking taken from the rear lane, rather than from a front drive aisle, reduces the risk of conflict between pedestrians and vehicles and preserves the existing green space along the public boulevard.

Site design

- *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.*

As discussed, the proposed building height of three and a half stories is similar to surrounding development and is similar to the building that previously occupied the site.

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.

Reasons for the Variances

Reduced lot area and lot area per dwelling unit (Variances 1 a and 1 e)

- The “RMF-L” district requires a minimum lot area of 20,000 square feet, and allows density at a maximum of one dwelling unit per 400 square feet of lot area. The subject property is 5223 square feet in area, and with 16 proposed dwelling units this would result in a lot area per dwelling unit of 325 square feet. For these reasons, Variances are needed.

Reduced front yard (Variance 1 b)

- Front yards along established streets are required to meet either the average front yard of surrounding development, or the required Special Yard listed in the Zoning By-Law, whichever is more restrictive. In this case, the average front yard for this portion of the block of Agnes Street is 14’, while the applicant has proposed a front yard of 3’. For this reason, a Variance is needed.

Reduced side yards (Variances 1 c and 1 d)

- In the “RMF-L” district, side yards are required to be a minimum of 8’, plus an additional 2’ for each storey above the ground floor. This results in required side yards of 14’ for this development, while the applicant has proposed a north side yard of 4.5’ and a south side yard of 6.5’. For these reasons, Variances are needed.

Reduced parking (Variance 1 f)

- Multi-family developments in mature neighbourhoods require parking at a ratio of one stall per dwelling unit. The number of proposed dwelling units is 16, while the number of proposed parking stalls is five. For these reasons, a Variance is needed.

Parking spaces within 10’ of a habitable room (Variance 2 a)

- Parking stalls are required to be at least 10’ away from the windows of habitable rooms . In this case, the front of the parking stalls are located 5’ from the building wall. For this reason, a Variance is needed.

Insufficient buffering of a parking area (Variance 2 b)

- Parking within 20’ of a rear lot line is required to be buffered if it is adjacent to residential uses. In this case, the application shows parking perpendicular to the lane with no buffering between the stalls and the lane.

Analysis of Variances

Reduced lot area and lot area per dwelling unit (Variances 1 a and 1 e)

- While a 20-unit multi-family building previously existed on the site, that density cannot be reestablished under the existing “R2” zoning because more than two years have passed since the building was destroyed. The “RMF-L” district is necessary to enable a similar density to what previously existed on the site for many years. For this reason, the lot area Variance is supportable.
- The Public Service regularly supports density variances of up to 10% where the surrounding neighbourhood includes features that are compatible with higher densities – including surrounding amenities, existing multi-family development, and area-specific policies that encourage multi-family uses. Given the site’s previously existing density, its proximity to Sargent Avenue - a designated Urban Mixed Use Corridor under *CCDS 2.0*, the high number of surrounding amenities, the high density in the surrounding neighborhood, and the

proximity to an AT path and frequent transit, a density variance of one dwelling unit per 360 square feet of lot area is supportable outright at this location.

- On a case-by-case basis, the Public Service will support density variances beyond 10% in the "RMF-L" district when the proposal is participating in the "Density Bonus Pilot Program."
- The program requires half of all units in excess of 360 square feet of lot area be deemed affordable. In this instance, this results in the requirement that one of the additional units must be affordable. The applicant has agreed to provide one affordable unit as part of their proposal.
- For these reasons, the Variances are supportable.

Reduced front yard (Variance 1 b)

- The proposed front yard of 3' is a substantial reduction which would ordinarily not be supported. However, the previously existing building at this site had a 0' front yard setback. Further, the building abutting the subject site to the north has a 0' setback to Agnes Street. Lastly, the City of Winnipeg has requested 4' 6" of land at the rear of the property for the purpose of widening the lane, reducing the buildable area of the lot. For these reasons, the Variance is supportable.

Reduced side yards (Variances 1 c and 1 d)

- The side yards in the "RMF-L" district are intended to ensure that large buildings – up to 150' in height – are sufficiently separated from adjacent development. However, the proposal is nowhere near the maximum allowed height for an "RMF-L" building and is instead 3.5 stories in height.
- Minimal side yard setbacks are a common feature of multi-family development in this area, including directly north of the site at 664 Sargent Avenue, and three properties south of the subject site at 568 Agnes Street. In addition, the building that previously existed on the subject site had 4' side yards. The proposed side yards are therefore consistent with surrounding and previously existing multi-family development. Both side yards are 6' 9" – except for a small one-storey utility closet in the north side yard that is located 4' 5" from the property line.
- For these reasons, the Variances are supportable.

Reduced parking (Variance 1 f)

- In this area, the Public Service regularly supports parking ratios of 0.6 stalls per dwelling unit.
- The applicant has proposed a total of five parking stalls, which includes one accessible stall and one stall dedicated for a car share vehicle. Car share stalls are counted as an additional 12 stalls, but are generally not allowed to account for more than half of the development's required parking.
- Given that the development is reducing the number of overall dwelling units on the site from 20 to 16 while simultaneously adding five new parking stalls including a car share vehicle for use by tenants in the surrounding neighbourhood, the Variance is supportable.

Parking spaces within 10' of a habitable room (Variance 2 a)

- Given the relatively narrow depth of the lot after the 4' 6" is taken for the purpose of a lane widening, a 10' separation between the parking stalls and the building is challenging to accommodate. To mitigate the impacts of vehicles parking close to the building, a light proof

fence is recommended as a condition of the approval, minimizing the impacts of vehicle headlights on the habitable rooms. The applicant is supportive of this condition.
- For these reasons, the Variance is supportable.

Insufficient buffering of a parking area (Variance 2 b)

- Given the proposed development provides parking off the rear lane, it is not possible to provide a landscaped buffer between the rear of this property and the adjacent residential zoning district. No landscaped buffer between parking areas at the rear of properties and adjacent residential development is a common feature of this neighbourhood, including this lane. For these reasons, the Variance is supportable.

CONDITIONS OF APPROVAL

Affordable Housing Monitoring

- Given that part of the rationale for supporting the proposed density relies on the provision of an affordable housing unit, a condition is recommended requiring monitoring to ensure that 50% of the dwelling units exceeding 360 square feet of lot area per unit are affordable. This requirement is expressed as a percentage rather than a fixed number to ensure that, if the overall unit count is reduced, the number of affordable units may also be reduced in a manner consistent with the Density Bonus Pilot Program.

Light-Proof Fence

- To mitigate the impacts of vehicle headlights on habitable rooms at the rear of the property, a condition has been included that requires a light-proof fence be added to the development.

REASONS FOR DECISION

In the context of Section 247(3), the Urban Planning and Design Division recommends **approval** of the application for the following reasons:

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

In that, the proposed Variances will enable the establishment of a multi-family residential development – replacing a development that was destroyed by fire – in alignment with the policies of OurWinnipeg 2045 and Complete Communities 2.0.

(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 proposed development's setbacks and contextual design reduce potential impacts on adjacent uses.

(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 proposed Variances enable the establishment of a multi-family development that is comparable to what previously existed on this lot but that cannot be accommodated under the new Zoning district.

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

In that, the proposed building has been designed to blend into the existing area context by orienting the main entrance to the street, using similar setbacks to existing development, maintaining a similar height to existing development on the block, and by incorporating design elements such as a pitched roof and varying façade materials that are comparable to other existing development in the area.

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 aligns with *OurWinnipeg2045* in general because it would facilitate the development of a multi-family building in an area characterized by multi-family buildings, mixed use buildings, and one and two-family buildings.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the *Winnipeg Climate Action Plan* (*WCAP*) and it was determined that the *WCAP* is not applicable to this specific report.

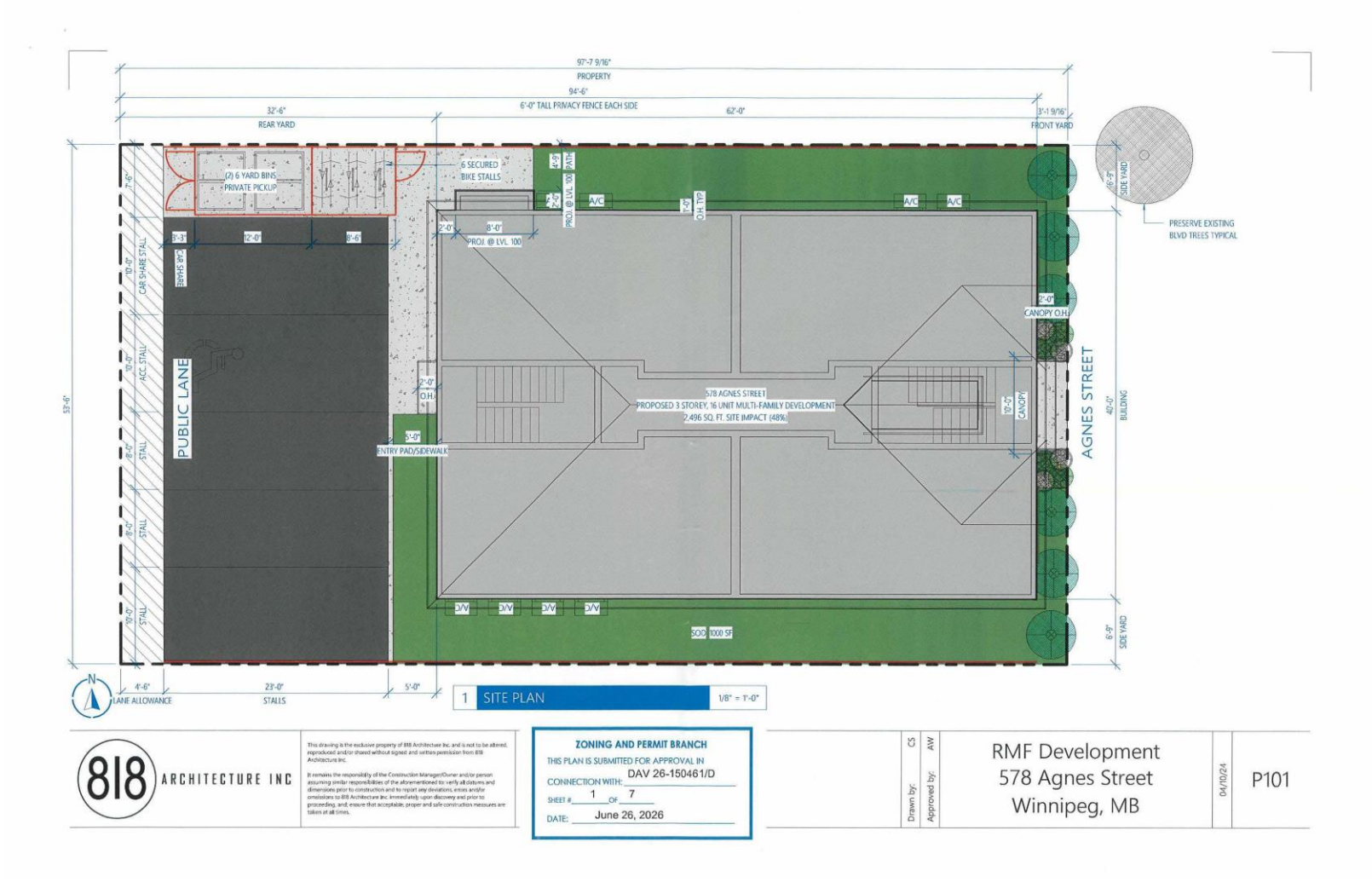
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

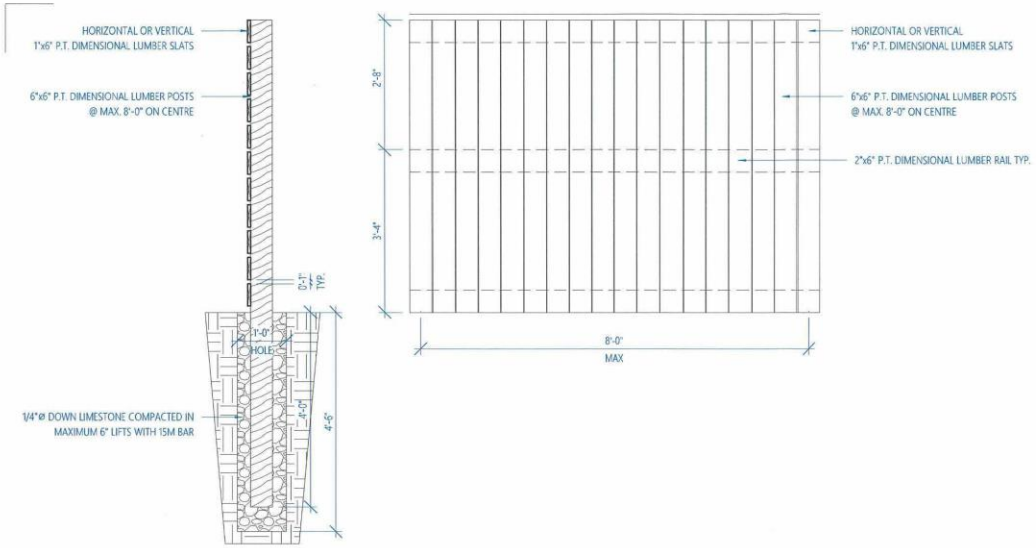
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

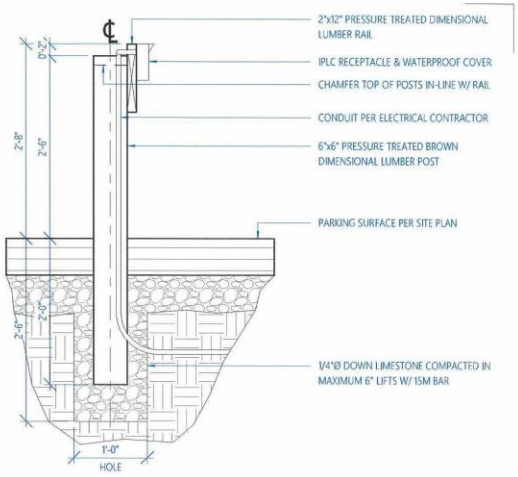
Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Dylan Chyz-Lund, RPP, MCIP
Date:	Tuesday, November 3, 2026
File No.	DAV 26-150461\D

Exhibit “6” referred to in File DAV 150461/2026D





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 9/16"
REAR YARD	25'-0"		30% = 29'-0 9/32"		28'-0"
SIDE YARD	4'-0"		6'-0"		6'-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% (1,045 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
- EXISTING 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 CALIPER 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

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ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-150461/D
SHEET # 2 OF 7
DATE: June 26, 2026

Drawn by: CS
Approved by: AW

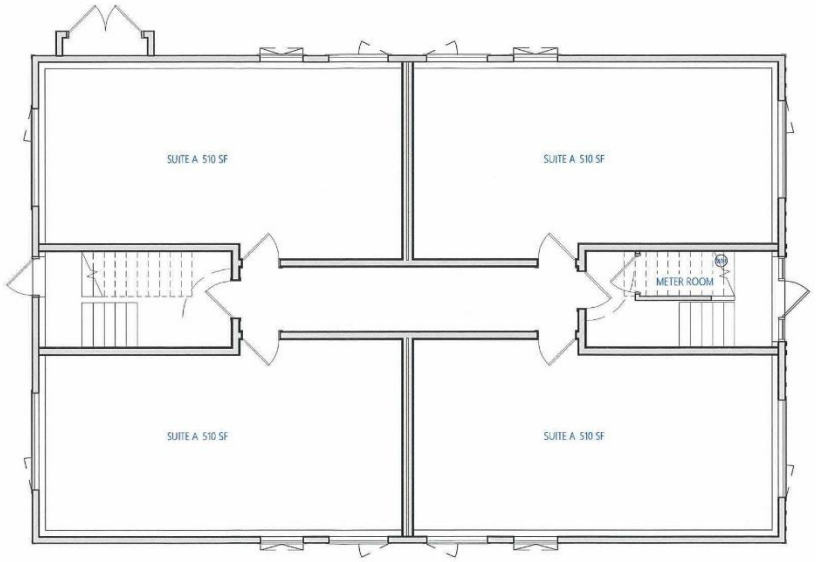
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P102

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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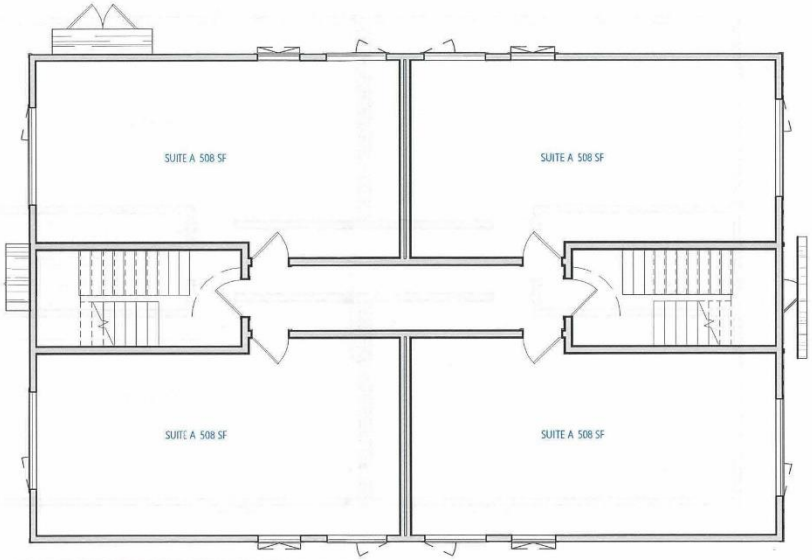
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-150461/D
SHEET # 3 OF 7
DATE: June 26, 2026

Drawn by: CS
Approved by: AW

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P201



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

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ZONING AND PERMIT BRANCH
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CONNECTION WITH: DAV 26-150461/D
SHEET # 4 OF 7
DATE: June 26, 2026

Drawn by: CS
Approved by: AW

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P202



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



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

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ZONING AND PERMIT BRANCH
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CONNECTION WITH: DAV 26-150461/D
SHEET # 6 OF 7
DATE: June 26, 2026

Drawn by: CS
Approved by: AW

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P401



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



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

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ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 26-150461/D
SHEET # 7 OF 7
DATE: June 26, 2026

Drawn by: CS
Approved by: AW

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