

ADMINISTRATIVE REPORT

Title: DCU 25-135820\C – 363 Wardlaw Ave

Issue: For consideration of a Conditional Use for a multiple-family building with dwelling units located on the first storey of a principle building in a commercial district.

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

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

DECISION AND CONDITIONS

The Urban Planning and Design Division **approves** the application for a Conditional Use under Winnipeg Zoning By-Law No. 200/2006 and Use Specific Standards to permit the establishment of dwelling units located on the first storey of a principal building.

Subject to the following condition(s):

1. That if any development granted by the Order is not established within two (2) years of the date thereof, the Order, in respect of that Conditional Use shall terminate.

REASON FOR THE REPORT

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

FILE/APPLICANT DETAILS

FILE: DCU 25-135820\C

RELATED FILES: DAV 25-135812/C

COMMUNITY: City Centre Committee

NEIGHBOURHOOD #: 1.111 - (RIVER-OSBORNE)

SUBJECT: For a Conditional Use under Winnipeg Zoning By-Law No. 200/2006 and Use Specific Standards to permit the establishment of dwelling units located on the first storey of a principal building.

LOCATION: 363 Wardlaw Ave
LEGAL DESCRIPTION: LOT 26 PLAN 27488 35/36 ST B

APPLICANT: Chris Thorne (Chris Thorne Consulting)
5 Donald St
Winnipeg, MB R3L 2T3

OWNER: 6864776 MANITOBA LTD.
311 Hargrave St 101
Winnipeg, MB R3B 0V8

HISTORY

N/A

DISCUSSION

CRITERIA FOR APPROVAL

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

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

SITE DESCRIPTION

- The subject property is located on the north side Wardlaw Ave (corner lot abutting Scott St), in the River-Osborne neighbourhood of the Fort Rouge - East Fort Garry ward.
- The subject site is 3,561 square feet in area. The site is currently occupied by a single-family home built in 1883.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the “Established Neighbourhood – Mature Community” policy area. The site is also designated as a “Village Mixed-Use Transition” area in the *Osborne Village Neighbourhood Plan*. The property is zoned “C1” Commercial - Neighbourhood District.
- The subject site is also located in an area covered by the Osborne Village Neighbourhood Plan (OVNP). The site is designated under the Local Area Plan as “Village Mixed Use Transition.”



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A commercial building zoned “C1” Commercial - Neighbourhood.

South: Wardlaw Avenue, then single- and multi-family buildings zoned “RMF-M” Residential - Multi-Family (Medium).

East: Scott Street, then a newly constructed apartment building zoned “RMU” Residential - Mixed-Use. At the southeast corner of Scott St and Wardlaw Ave is a site zoned “M1” Manufacturing - Light.

West: Single-, two-, and multi-family buildings zoned “RMF-M” Residential - Multi-Family (Medium).

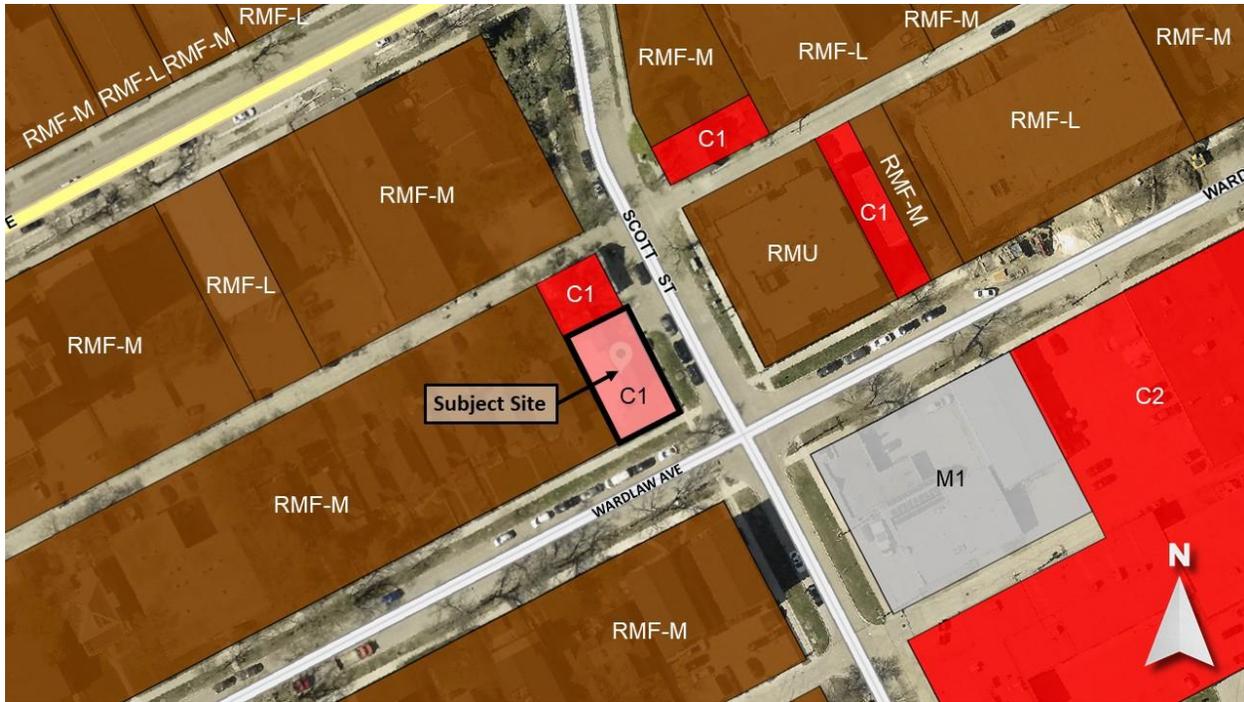


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- Approval of a Conditional Use is required in order to construct a 4-unit (fourplex) multi-family dwelling.
- The existing single-family dwelling on site will be demolished.
- The proposed building is three storeys in height with an entrance to units 1 and 2 on the front façade, and an entrance to units 3 and 4 on the rear façade.
- The building footprint is 36 feet wide by 26.5 feet long.
- The design of the building includes several different cladding materials, with masonry veneer (charcoal) wrapping around the entire building on the main floor. Two colours of smooth finish stucco and horizontal lap siding are also featured.
- Balconies for each unit are included in the building design on the main and second floors overlooking Wardlaw Avenue.
- The applicant is proposing 4 parking stalls located at the rear of the site, accessed from an existing entry/egress onto Scott Street.
- Of the 4 parking stalls, 1 is accessible/visitor parking.
- The landscaping plan shows 5 Manitoba Maple trees and 19 Potentilla (Abbotswood) shrubs.
- The proposal also requires variances for density, front yard, building height, pedestrian connection, and bicycle parking requirements. The Administrative Report for the associated Variances can be found under File DAV 25-135812\C.

COLLABORATIVE PLANNING

The applicant engaged the Urban Planning and Design Division for preliminary discussions prior to making a formal application. The preliminary discussions resulted in a number of site plan changes per feedback from the Division, including simplifying elevation lines, adding masonry veneer to the façade, and adding landscaping to the east corner side yard. Following these changes, the Division expressed their preliminary support and advised to proceeding with the Variance and Conditional Use applications.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy 2.0 (CCDS 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.

- The subject property is located in an Established Neighbourhood designated as a “Mature Community” as outlined in *CCDS 2.0*.
- The Vision for Established Neighbourhoods is for them 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.
- Goal 1 states “encourage compatible residential development within Established Neighbourhoods to build more *Complete Communities* and align with the City's residential intensification target.”
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:
 - 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.*
 - 1.9 *Small-scale residential uses other than single-family residential may be accommodated on collector streets and local streets with a public lane and where compatible with adjacent land uses, and in consideration of the factors listed in policy section 1.6.*
- *CCDS 2.0* states Mature Communities “present some of the best opportunities to accommodate infill development, to increase housing choice and to maximize the use of existing infrastructure.”
- Goal 2 states “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.”
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

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 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 aesthetics of the street and neighbourhood.

2.8 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.

2.11 Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.

- Goal 3 states “ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.”
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.

- Goal 8 states “facilitate the redevelopment of Established Neighbourhoods that contributes to the further development of walkable, bikeable and transit-oriented communities in accordance with city pedestrian and cycling strategies”.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

8.4 For properties with public lane access, vehicular access should be taken from the public lane in order to reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property.

8.5 All developments should provide a private pedestrian pathway that connects to a public sidewalk or multi-use pathway where present.

The subject proposal aligns with the above applicable policies for Mature Communities for the following reasons:

- The development will help achieve residential intensification targets, including that a minimum of 50% of all new dwelling units be accommodated in the intensification target area of the City;
- The development will positively contribute to the surrounding neighbourhood by providing additional housing options;
- The proposed development will better utilize existing infrastructure including the street network, water and wastewater service capacity and city services such as library, recreation and education;
- The proposed density is compatible with the surrounding context and meets the intention of the “Village Mixed-Use Transition” designation in the *Osborne Village Neighbourhood Plan*, which permits building heights of up to four storeys; and
- The building is oriented to the street, has a height and scale similar to surrounding buildings, uses a variety of building materials, adds to the architectural interest of the area, includes features such as balconies, and takes vehicular access from the rear laneway.

Osborne Village Neighbourhood Plan

- The *Osborne Village Neighbourhood Plan* provides policies for development in the Osborne Village neighbourhood and has statutory authority as a secondary plan. The *Neighbourhood Plan* is made up of specified designations that respect the existing development patterns in place and provide opportunities for future growth.
- The proposed development is compatible with the surrounding context and meets the intention of the “Village Mixed-Use Transition” designation in the *Neighbourhood Plan*, which has the following intent:
 - *“The Village Mixed-Use Transition area provides for transition between commercial concentrations and predominantly (and historically) residential areas, where residential and low-impact commercial activities can co-exist in a mixed-use environment. Development within this category is to retain current built forms and lot configurations, and to encourage mixed-use redevelopment.” (p. 29)*

CONDITIONAL USE

The proposed 4-unit multi-family development requires approval of a Conditional Use as the property is zoned “C1” Commercial - Neighbourhood, where dwelling units are not permitted to be located on the first storey of any principle building, per Use Specific Standard 67.1 of the *Winnipeg Zoning By-law*.

As per the *Osborne Village Neighbourhood Plan*, this property is located in the “Village Mixed-Use Transition” designation, which allows for new developments and additions to have a minimum height of two storeys and a maximum height of four storeys. Although the proposed apartment building does not feature a commercial use on the ground floor, the immediate surrounding area can be defined as mostly residential, with the only non-residential use being the Rainbow Resource Centre at 174 Scott Street. The secondary plan strives for a mix of uses, but does not state that commercial uses must be included in developments. Therefore, although the property is zoned commercial, a residential-only development is not out of place with the

surrounding context. It is also worth noting that the proposed 4-unit multi-family building would replace an aged single-family home built in 1883.

Based on the above, the proposed Conditional Use is consistent with *CCDS 2.0* and the *Osborne Village Neighbourhood Plan*, and fits within the context of the surrounding area.

REASONS FOR DECISION

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

- (a) is consistent with *Plan Winnipeg* and any applicable secondary plan;
In that, the proposed Conditional Use will enable a development that increases neighbourhood population and to contributes to the physical renewal and revitalization of an older neighbourhood.
- (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 site design and building design elements of the proposed development align with the surrounding context and help reduce any potential adverse effects on the neighbouring properties and surrounding area.
- (d) is compatible with the area in which the property to be affected is situated.
In that, the proposed development is compatible with existing development on Wardlaw Avenue and in the River-Osborne neighbourhood.

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.
- City Building Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.
- City Building Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

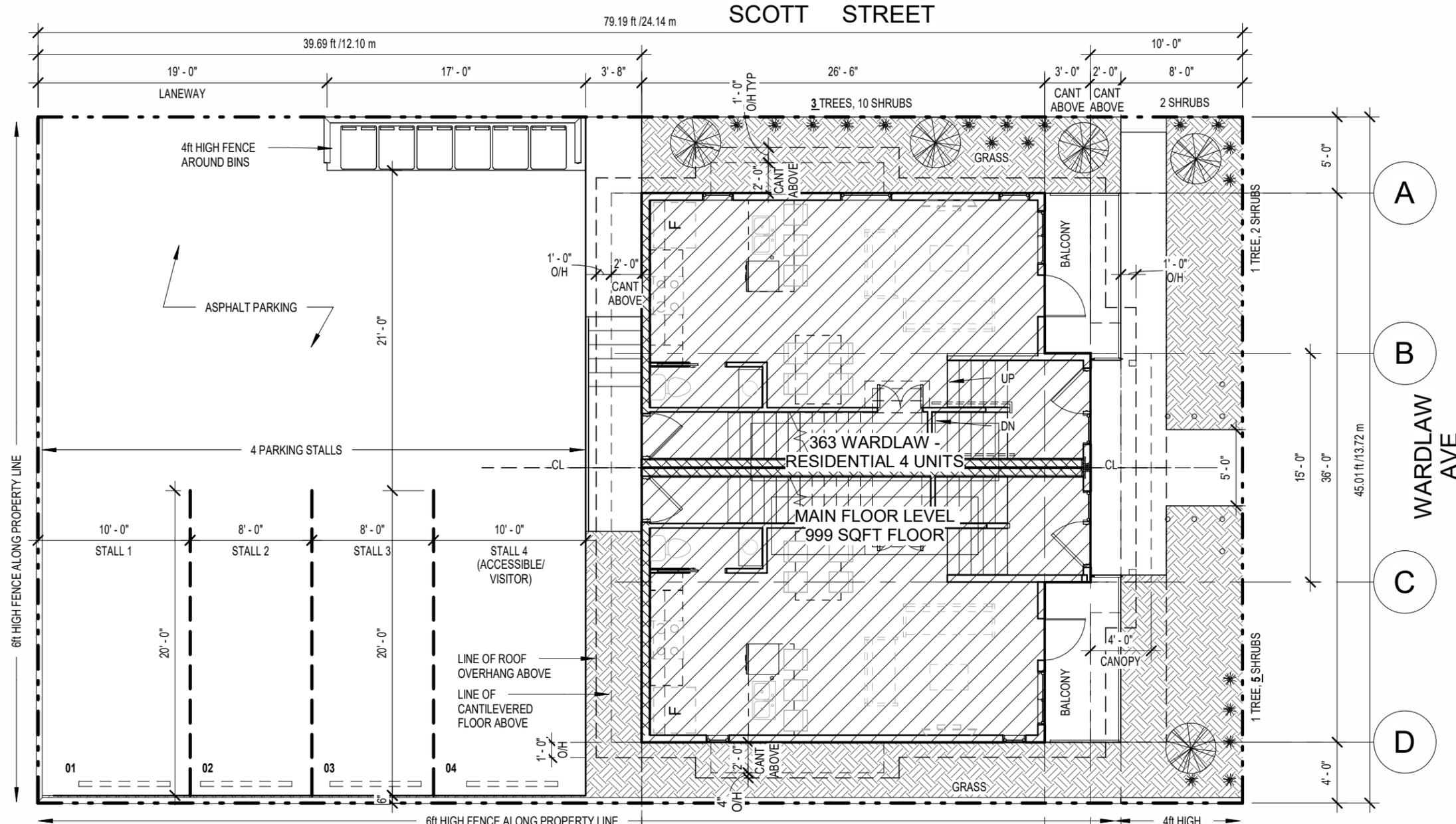
Strategic Opportunity 4: Facilitate Compact, Complete Development and Increase Density.

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: Isaiah Stonehouse, MCP
Date: Thursday, June 5, 2025
File No. DCU 25-135820\C



ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: **DAV 135812/ 2025C**

SHEET # 1 OF 5

APPLICANT(SGN): _____

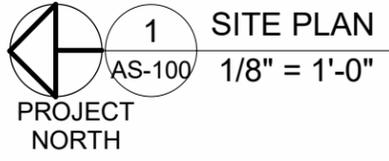
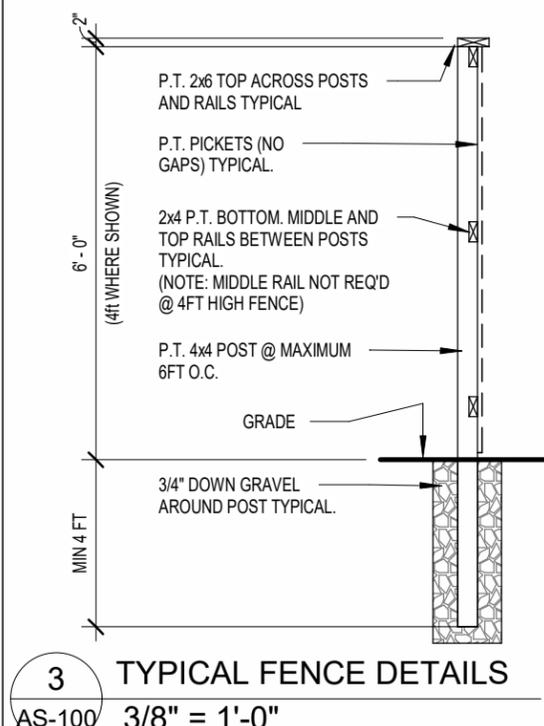
ZONING OFFICER: Diana Lopez

DATE: May 7, 2025

DATE: 04-19-2025

ISSUE DATE: _____

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TREE/SHRUB SCHEDULE:
ALL TREES AND SHRUBS ARE TO BE CONFIRMED BY OWNER.

ITEM	TYPE	SPECIES	SIZE:
TREE	1	MANTIOBA MAPLE	2.5" CALIPER (MIN 5'-0 HIGH)
SHRUB	1	POTENTILLIA (ABBOTTSWOOD)	2 GALLON

- DRAWING NOTES:**
- ALL FINISHES & FURNISHINGS TO BE SELECTED BY OWNER. WHERE FINISHES SHOWN, FOR REFERENCE ONLY.
 - OWNER AND GC TO CONFIRM LOCATION OF MAIL BOXES WITH CANADA POST.
 - EXISTING BUILDING TO BE DEMOLISHED IN ITS ENTIRETY

PLAN OF DEVELOPMENT:
ZONING: C1
EXISTING USE: RESIDENTIAL BUILDINGS
PROPOSED USE: 4 RESIDENTIAL UNITS.

LOT AREA: 3,561 SQFT TOTAL
BLG COVER: 1,062 SQFT (1062/3561 = 29.8%)
RMF-M ZONING FOR MULTI-FAMILY = 3561/800 = 4.45.
PROVIDING 4 UNITS.
AREA SOFTSCAPE: 680 SQFT (680 / 3561 = 19%)

ZONING FRONT YARD: 10FT MAXIMUM
FRONT YARD ALIGNMENT: 10FT
PROVIDED: 10 FT AT MAIN, 8FT @ 3RD FLOOR CANTILEVER

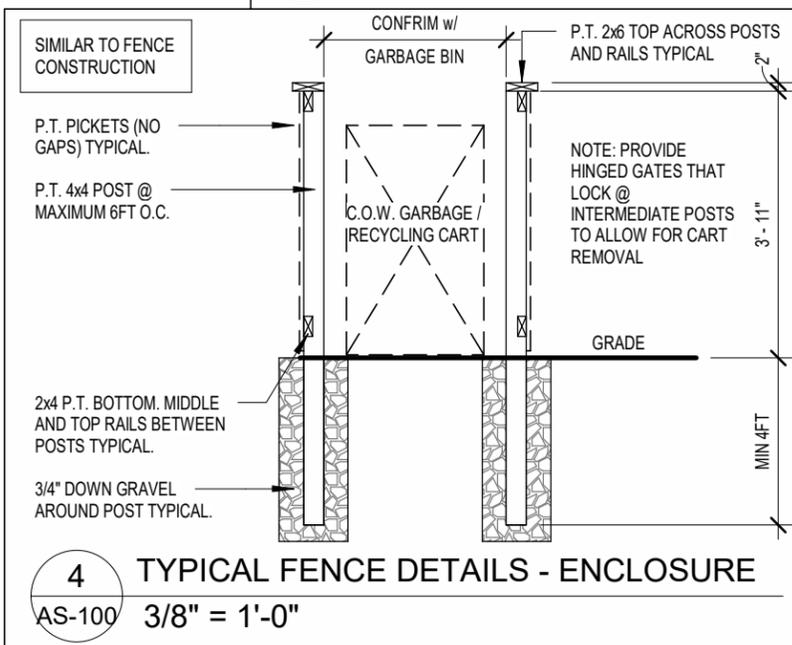
SIDE YARDS : 0FT PROVIDED: 4 & 5 FT
REAR YARD: 0FT PROVIDED: 39.69FT

PLAN OF DEVELOPMENT: CONTINUED

BLDG HEIGHT: 39FT PROVIDED: 36.17 FT
FLOOR AREA RATIO: 1.0 PROVIDED: > 1.0

LANDSCAPING:
STREET EDGE: TREE/30FT, 3 SHRUBS / 20FT REQUIRED:
SCOTT: 79.19FT = 3 TREES, 12 SHRUBS PROVIDED: 3 TREES, 12 SHRUBS
WARDLAW: 45.01FT = 2 TREES, 7 SHRUBS PROVIDED: 2 TREES, 7 SHRUBS

BLDG EDGE: NOT REQUIRED AS WE ARE WITHIN MAP 1 IN SCHEDULE C (SENTENCE 190. 5))



URBAN RIDGE HOMES | DEVELOPMENTS

101-311 HARGRAVE ST. WINNIPEG, MANITOBA, R3B 0V8 CANADA

PROJECT TITLE: **363 WARDLAW MF**

SHEET CONTENTS: **SITE PLAN**

SCALE: AS NOTED

CHECKED BY: _____

DATE: APRIL 2025 | S.J.

SHEET NO. **AS-100**

4/19/2025 6:15:56 PM



ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 135812/ 2025C

SHEET # 2 OF 5

APPLICANT(SGN): _____

ZONING OFFICER: Diana Lopez

DATE: May 7, 2025

FINISH OPTIONS:

<p>HORIZ PLANK FINISH</p> <p>AGED PEWTER OR SIM</p>	<p>SMOOTH FINISH STUCCO</p> <p>STO 37100 OR SIM</p>	<p>SMOOTH FINISH STUCCO</p> <p>STO 37307 OR SIM</p>
	<p>MASONRY VENEER FINISH</p> <p>'CHARCOAL'</p>	<p>TRIMS</p> <p>BLACK</p>
<p>ROOFING SHINGLES</p> <p>ONYX BLACK</p>	<p>STUCCO</p> <p>'WINTER LACE'</p>	<p>PARGING</p> <p>CONVENTIONAL LIGHT GREY</p>

OTHER FINISHES:

- DOORS:** PAINTED TO SIM COLOUR AS FASCIA
- RAILINGS:** SIM COLOUR AS FASCIA
- SUPPORT POSTS & OTHER FLASHINGS:** SIM COLOUR AS FASCIA
- FASCIA, EAVES, GUTTERS, DOWNSPOUTS:** STANDARD BLACK FINISH

5 FRONT ELEVATION (SOUTH)
 AE-200 3/16" = 1'-0"

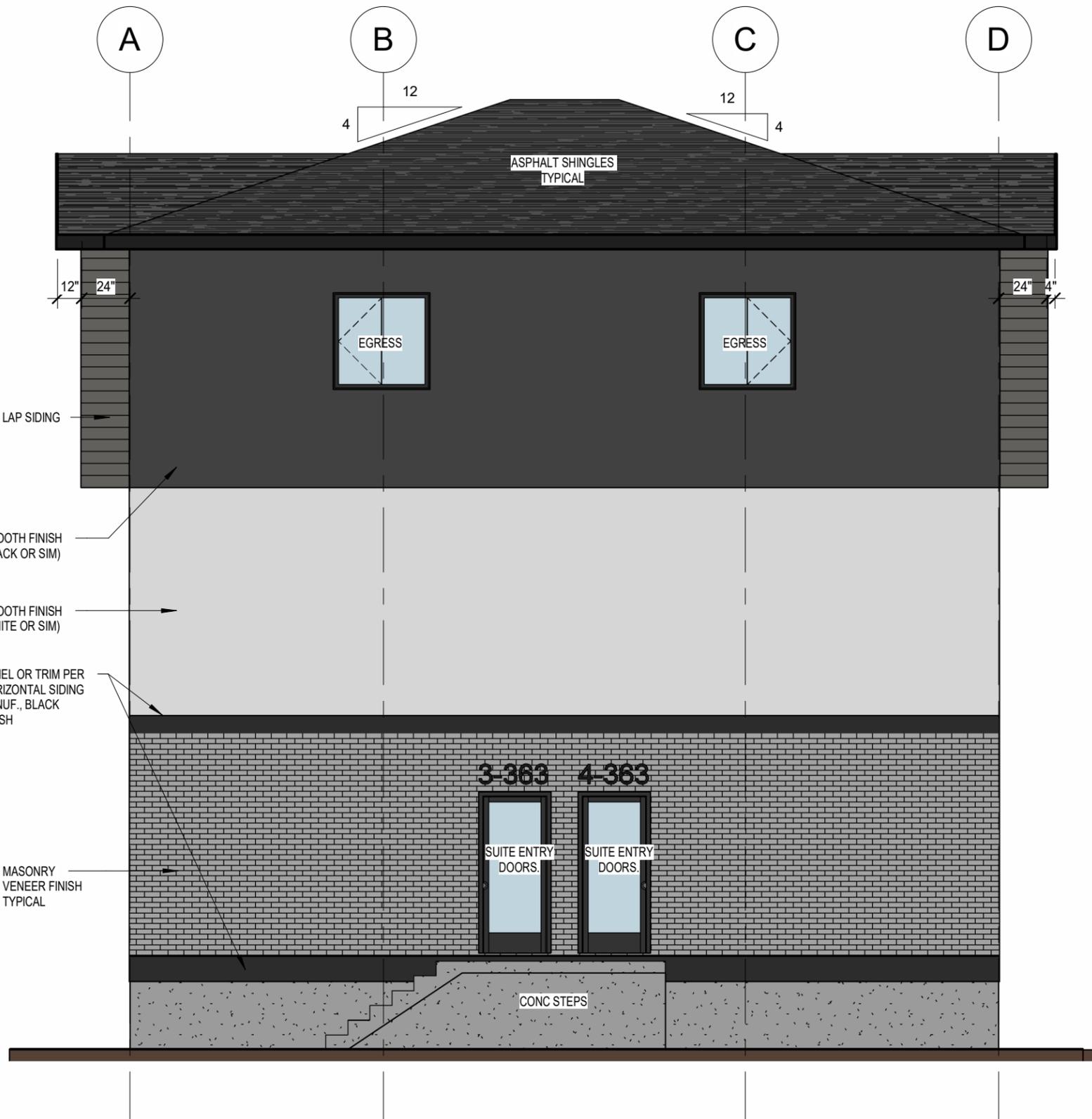
No.	ISSUE / REVISION	DATE
1	ISSUED FOR REVIEW	04-19-2025

PROJECT TITLE:	363 WARDLAW MF
SHEET CONTENTS:	ELEVATIONS
SCALE:	AS NOTED
CHECKED BY:	APRIL 2025 S.J.

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101-311 HARGRAVE ST. WINNIPEG, MANITOBA, R3B 0V8 CANADA

SHEET NO.
AE-200



BEARING
128' - 4 7/8"

THIRD FLOOR
120' - 3 3/4"

SECOND FLOOR
110' - 1 7/8"

MAIN FLOOR
100' - 0"

MN FLR ENTRIES
96' - 3"
GRADE
96' - 0"



ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 135812/ 2025C

SHEET # 3 OF 5

APPLICANT(SGN): _____

ZONING OFFICER: Diana Lopez

DATE: May 7, 2025

1 REAR ELEVATION (NORTH)
AE-201 3/16" = 1'-0"

No.	ISSUE / REVISION	DATE
	ISSUED FOR REVIEW	04-19-2025

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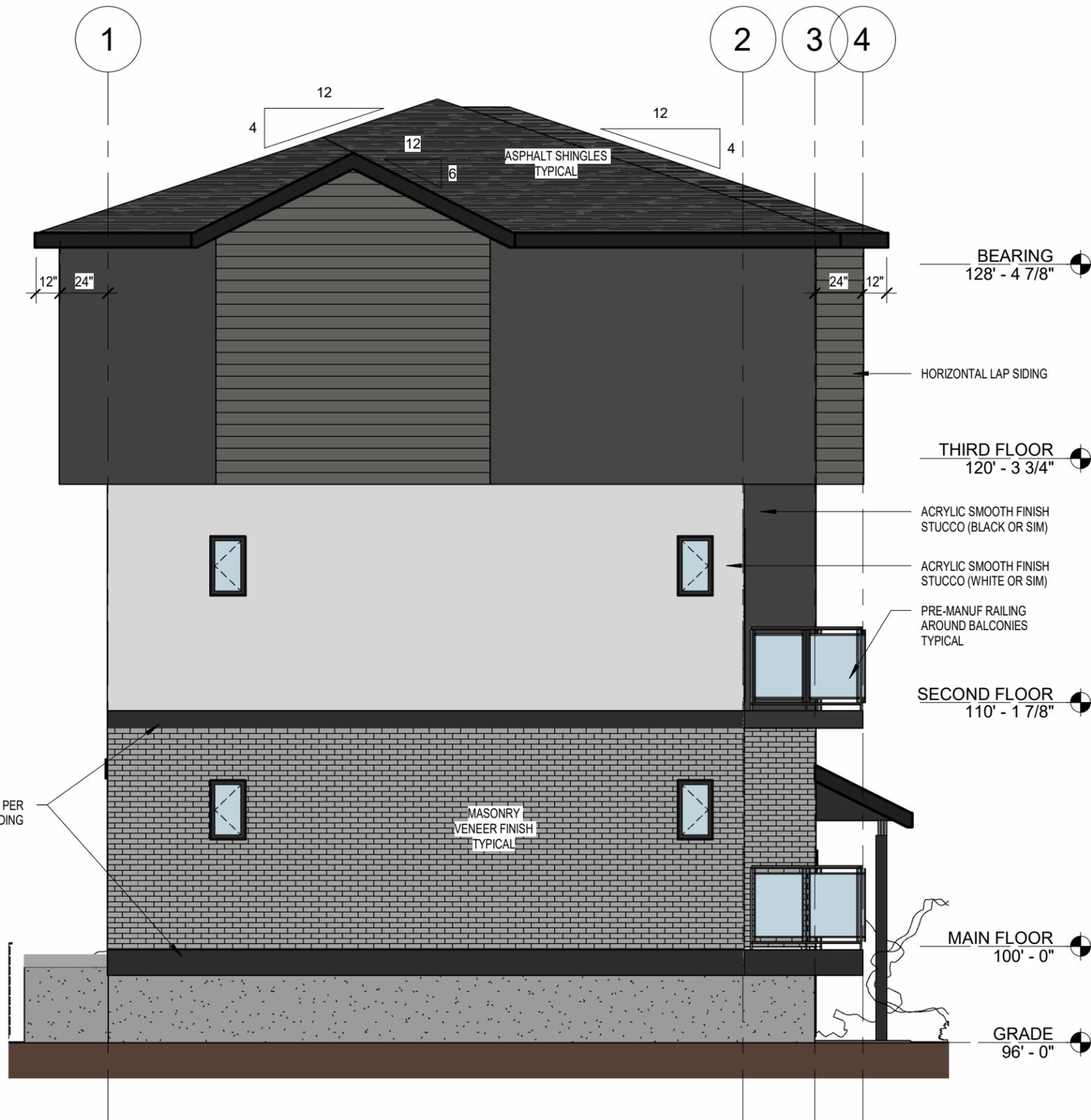
PROJECT TITLE:	363 WARDLAW MF
SHEET CONTENTS:	ELEVATIONS
SCALE:	AS NOTED
CHECKED BY:	S.J.
DATE:	APRIL 2025

URBAN RIDGE
HOMES | DEVELOPMENTS

UR

101-311 HARGRAVE ST. WINNIPEG, MANITOBA, R3B 0V8 CANADA

SHEET NO.
AE-201



ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 135812/ 2025C

SHEET # 4 OF 5

APPLICANT(SGN): _____

ZONING OFFICER: Diana Lopez

DATE: May 7, 2025

3 SIDE ELEVATION (WEST)
 AE-202 3/16" = 1'-0"

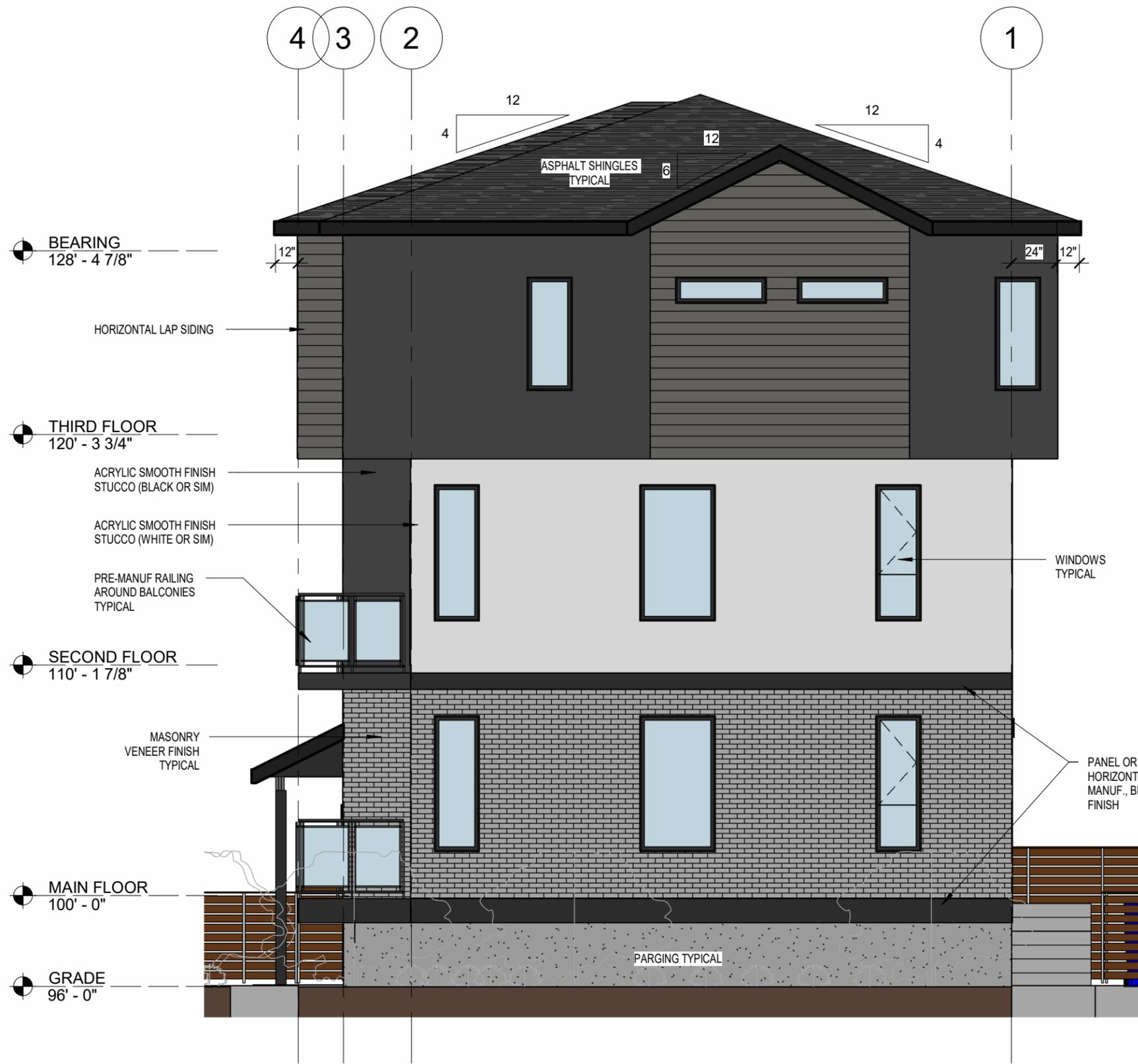
No.	ISSUE / REVISION	DATE
1	ISSUED FOR REVIEW	04-19-2025

PROJECT TITLE:	363 WARDLAW MF
SHEET CONTENTS:	ELEVATIONS
SCALE:	AS NOTED
DATE:	APRIL 2025
CHECKED BY:	S.J.

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 HOMES | DEVELOPMENTS

101-311 HARGRAVE ST. WINNIPEG, MANITOBA, R3B 0V8 CANADA

SHEET NO.
AE-202



ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 135812/ 2025C

SHEET # 5 OF 5

APPLICANT(SGN): _____

ZONING OFFICER: Diana Lopez

DATE: May 7, 2025

1 SIDE ELEVATION (EAST) - SIDE STREET
 AE-203 3/16" = 1'-0"

No.	ISSUE / REVISION	DATE
1	ISSUED FOR REVIEW	04-19-2025

PROJECT TITLE:	363 WARDLAW MF
SHEET CONTENTS:	ELEVATIONS
SCALE:	AS NOTED
DATE:	APRIL 2025
CHECKED BY:	S.J.

URBAN RIDGE
 HOMES | DEVELOPMENTS

UR

101-311 HARGRAVE ST. WINNIPEG, MANITOBA, R3B 0V8 CANADA

SHEET NO.
AE-203