

# ADMINISTRATIVE REPORT

**Title:** DAV 25-197637\C – 951 Portage Ave

**Issue:** For variances to enable the construction of a mixed use commercial and multi-family building.

**Critical Path:** Director of Planning, Property, and Development

## AUTHORIZATION

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

## RECOMMENDATIONS

The Urban Planning and Design Division **approves** the application to vary the "C2 PDO-1 Malls and Corridor" Development and Design Standards of the Winnipeg Zoning By-Law No. 200/2006 for the construction of a mixed use building to permit as follows:

- 1) a non-residential ground floor height of 12.25 feet (3.73 metres) instead of 14 feet (4.27 metres);
- 2) no exterior window treatment (visual markers).

Subject to the following condition(s):

1. That, if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.
2. That, prior to the issuance of development permits, the owner must submit plans showing the location and design of a suitable window treatment (visual marker) consistent with bird-friendly window design on the Owner's Land ("Works") to the Director of Planning, Property and Development and thereafter must construct the Works in substantial conformance with the window treatment and maintain the Works to the satisfaction of the Director.

## REASON FOR THE REPORT

- This report provides information regarding the subject application's compliance with The City of Winnipeg Charter, section 249.
- This report is required because the current plans of development do not comply with the Malls and Corridors Planned Development Overlay. Specifically:

- The applicant has not proposed a bid friendly window treatment.
- The applicant has proposed a residential ground-floor height of 12.25' instead of 14'.

## FILE/APPLICANT DETAILS

**FILE:** DAV 25-197637\C  
**RELATED FILES:** N/A  
**COMMUNITY:** City Centre Committee  
**NEIGHBOURHOOD #:** 1.112 - (ST. MATTHEWS)

**SUBJECT:** To vary the "C2 PDO-1 Malls and Corridor" Development and Design Standards of the Winnipeg Zoning By-Law No. 200/2006 for the construction of a mixed use building to permit as follows:  
 1) a non-residential ground floor height of 12.25 feet (3.73 metres) instead of 14 feet (4.27 metres);  
 2) no exterior window treatment (visual markers).

**LOCATION:** 951 Portage Ave  
**LEGAL DESCRIPTION:** PARCEL A PLAN 66219

**APPLICANT:** Matt Cibinel (MAC Architecture Ltd)  
 1239 Wellington Cres  
 Winnipeg, MB R3N 0A1

## HISTORY

N/A

## 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:

- is consistent with *Plan Winnipeg* and any applicable secondary plan;
- 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;
- 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
- is compatible with the area in which the property to be affected is situated.

## SITE DESCRIPTION

- The property is located on the north side of Portage Avenue, between Lipton Street and Banning Street in the St. Matthews neighbourhood of the Daniel McIntyre ward.
- The property is located in an “Urban Mixed Use Corridor” policy area as identified in *Complete Communities 2.0*.
- The property is zoned “C2” Commercial - Community district.
- The property is approximately 23,064 square feet in area.
- The property currently contains two commercial buildings and a parking area.



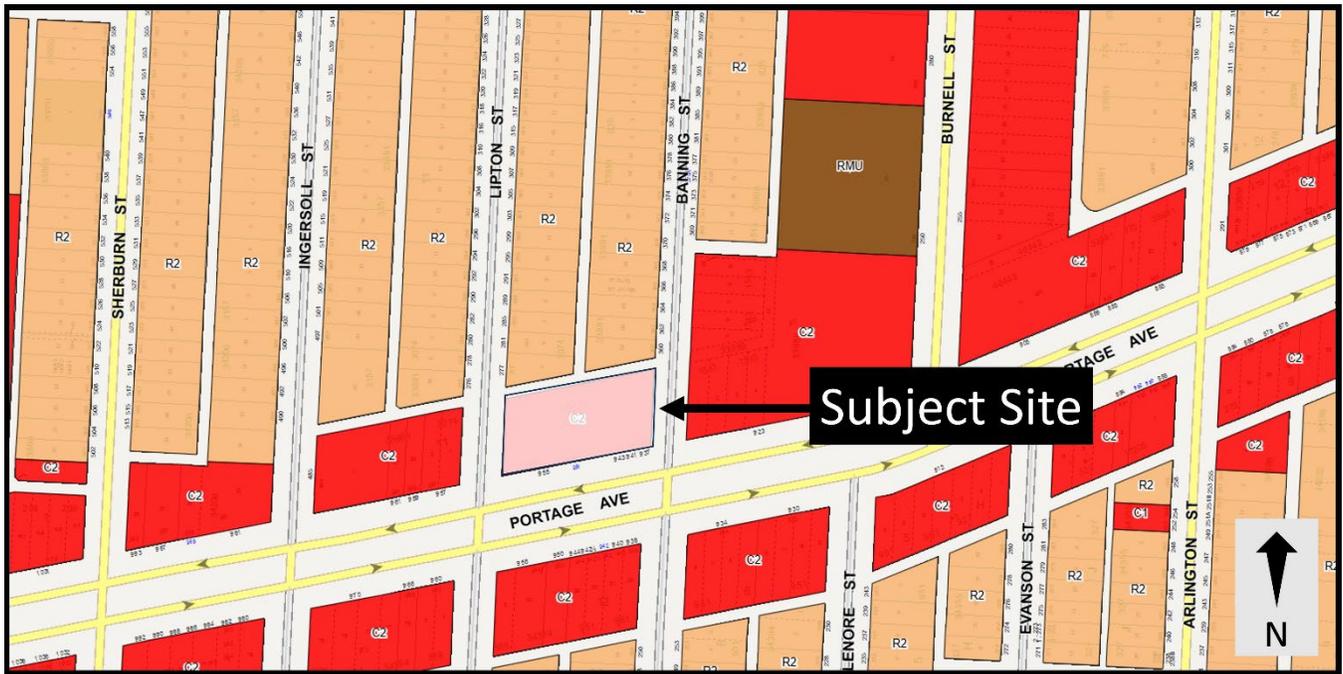
**Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2024).**

**North:** A rear lane, then single-family residential uses zoned “R2” Residential Two-Family district.

**South:** Portage Avenue, then commercial buildings zoned “C2” Commercial - Community district.

**East:** Banning Street, then a parking area and commercial development zoned “C2” Commercial - Community district.

**West:** Lipton Street, then commercial buildings zoned “C2” Commercial - Community district.



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

**DESCRIPTION OF THE PROPOSED DEVELOPMENT**

- The applicant intends to construct a mixed use building with commercial uses on the ground floor and 85 dwelling units on the upper floors. The building would:
  - Be six stories in height.
  - Be clad with a combination of vertical flute, brick, and smooth EIFS.
  - Include commercial units with floor to ceiling windows at ground floor facing Portage Avenue.
  - Include a main entrance for the residential units at the southeast corner, including a small seating area.
  - Include sidewalk extensions in front of each commercial unit.
  - Include a second through third floor projection.
  - Have a 20’ rear yard to the rear lane.
  - Have a 4’ front yard setback to the ground floor, and a 2’ front yard setback to the upper floors.
- The proposal also includes covered parking accessed from the rear lane and screened from view by a landscaped buffer and fence.
- A total of 28 parking stalls and 43 secure indoor bicycle parking stalls are proposed.

## **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 "Urban Mixed Use Corridor" policy area of *CCDS 2.0*. The following goals and policies of *CCDS 2.0* apply to the proposal:

- Goal 3 - *Ensure Corridors provide a comfortable pedestrian environment and attractive public realm.*

#### *Urban Mixed Use Corridors*

- *3.1 Ensure that development on Urban Mixed Use Corridors is designed to prioritize a comfortable pedestrian environment and attractive public realm through the use of design elements which may include, but are not limited to the following:*
  - *3.1.1 Providing minimal building setbacks from the public right-of-way to define the street edge.*
  - *3.1.2 Having entrances provide direct access to the public sidewalk.*
  - *3.1.3 Promoting a fine-grained and transparent street-level façade with active ground floor uses.*
  - *3.1.5. Minimizing impacts of vehicular access and parking on the pedestrian environment by having vehicular access off of existing lanes.*
  - *3.1.6 Encouraging the location of parking above- or below-grade, or behind the primary building. Parking located beside the building may be acceptable if the parking area occupies a minimal area and high-quality screening from the public right-of-way is provided.*
  - *3.1.7 Promoting pedestrian-scale signage.*
- *3.2 Fine-grained local commercial uses and vertical mixed-use buildings with ground floor commercial uses will be encouraged.*

The proposed building includes a front yard setback of 2' to the upper floors, and 4' to the ground floor, which is a minimal front yard setback that defines the street edge.

The proposed commercial units all include direct access to the Portage Avenue sidewalk, while the main entrance to the residential units is located at the southwest corner of the building and includes a direct connection to Portage Avenue with a seating area.

The existing vehicle approaches off of the flanking streets are being removed, with a single vehicle access point proposed from the rear lane. All parking is located behind the building, with an enclosure, fencing, and landscaped buffer screening the parking from view of surrounding properties.

Signage is located directly above the ground floor commercial units and the main floor lobby and is oriented towards the sidewalk along Portage Avenue.

**Reason for the Variances**

*Main floor height*

- The Malls and Corridors Planned Development Overlay requires the non-residential ground floor height to be at least 14'. The applicant has proposed a non-residential ground floor height of 12.25'. For this reason, a variance is needed.

*Window treatment*

- The Malls and Corridors Planned Development Overlay requires exterior window treatment to prevent bird collisions. The applicant has not proposed any window treatments on their windows. For this reason, a variance is required.

**Analysis of Variances**

*Main floor height*

- The required 14' main floor is intended to create a large, open, and comfortable commercial space for ground floor commercial uses. While below the required 14' main floor height, the proposed height of 12.25' is still a significant main floor height. Further, the applicant has proposed floor to ceiling windows across all commercial units, a sidewalk extension in front of each commercial unit, and raised planter beds delineating each commercial unit. Together, these features create a large, open commercial environment that remains oriented towards Portage Avenue. For these reasons, the variance is supportable.

*Window treatment*

- In correspondence with the Public Service, the applicant indicated sourcing the correct windows to comply with the by-law is difficult. The Public Service acknowledged that a suitable alternative could be accepted. Therefore, a condition on this approval has been included requiring an alternative bird friendly window treatment be submitted to the Director of Planning, Property and Development. For this reason, the variance is supportable.

**CONDITIONS OF APPROVAL**

*Window treatment*

No window treatment was provided with the submitted plans, necessitating a variance. To address this, a condition has been included requiring a suitable bird friendly window treatment be submitted to the Director of Planning, Property and Development prior to the issuance of a development permit.

## REASONS FOR RECOMMENDATIONS

In the context of Section 247(3), the Urban Planning Division recommends **approval** 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 mixed use commercial and residential development in alignment with the policies of the 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*, proposed variances and accompanying conditions are relatively minor in number and align with Complete Communities 2.0 and the intent of the Malls and Corridors Planned Development Overlay.
- (d) is compatible with the area in which the property to be affected is situated.  
*In that*, the development is six stories in height, incorporates a substantial rear yard setback to the adjacent residential uses, and provides ground floor commercial uses consistent with the commercial character of this portion of Portage Avenue.

## CONSULTATION

- N/A

## OURWINNIPEG POLICY ALIGNMENT

*OurWinnipeg* is the City of Winnipeg's long-range development plan. Applicable Policies for Mature Communities include the following:

### 6.23 Urban Mixed Use Corridors

- *Prioritize the creation of a comfortable pedestrian environment and attractive public realm along Urban Mixed Use Corridors through design guidelines and infrastructure investments..*

The proposed development application **aligns** with *OurWinnipeg* because the design of the proposed multi-family building uses a variety of design elements including an articulated façade, pedestrian orientation, and landscaping to create a comfortable pedestrian environment and attractive public realm.

## WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

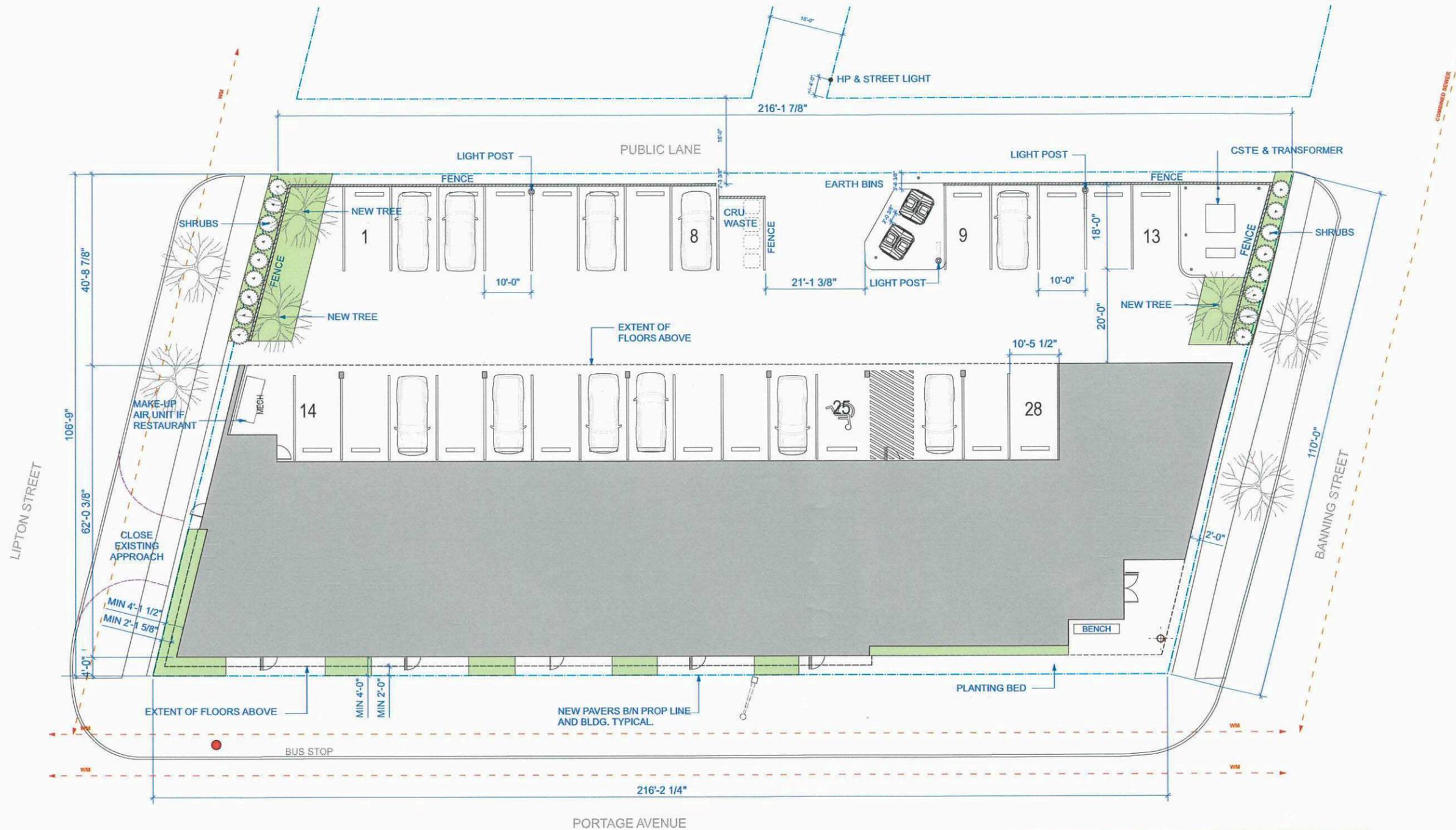
Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the *Winnipeg Climate Action Plan (WCAP)* and it was determined that the *WCAP* is not applicable to this specific report.

## WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the *Winnipeg Poverty Reduction Strategy (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 and Design  
Prepared by: Dylan Chyz-Lund, MCP  
Date: September 24, 2025  
File No: **DAV 25-197637C**



1 SITE PLAN  
Scale: 1:125

**ZONING AND PERMIT BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 197637/25C

SHEET # 1 OF 3

APPLICANT (SGN): \_\_\_\_\_

ZONING OFFICER: M. Lubia

DATE: September 24, 2025

Drawings and specifications are the property of the architect; the copyright in the same being reserved to them. No reproduction may be made without the permission of the architect, and when made, must bear the architect's name.

The contractor is to verify dimensions and date noted herein with conditions on the site and is responsible for reporting discrepancies to the architect.

SEAL

951 PORTAGE AVENUE  
MIXED-USE DEVELOPMENT

WINNIPEG, MANITOBA

**SITE PLAN**

PROJECT NO. 2501 A102







1 WEST ELEVATION  
Scale: 3/32" = 1'-0"

2 SOUTH ELEVATION  
Scale: 3/32" = 1'-0"

EW1 = vertical fluted EIFS  
EW2 = Brick EIFS  
EW3 = Smooth EIFS



3 EAST ELEVATION  
Scale: 3/32" = 1'-0"

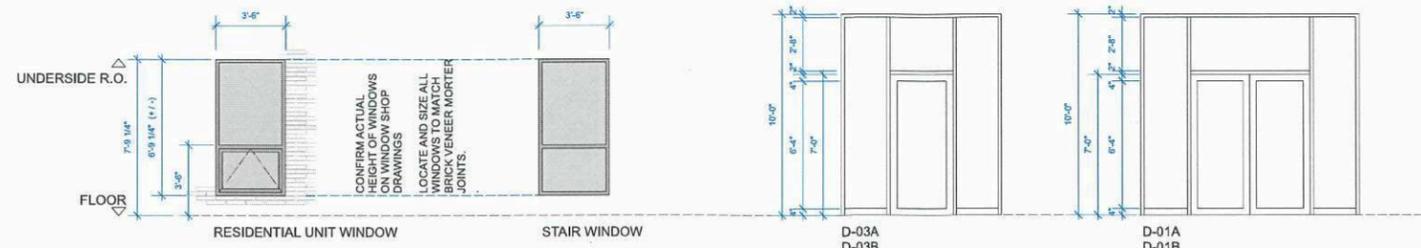
4 NORTH ELEVATION  
Scale: 3/32" = 1'-0"

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The contractor is to verify dimensions and data noted herein with conditions on the site and is responsible for reporting discrepancies to the architect.

KEYNOTES

- 1 SMOOTH FINISH, NO VERTICAL FLUTING, MATCH COLOUR. TYPICAL WHERE SHOWN.
- 2 SCUPPER, CENTER BETWEEN WINDOW OPENINGS

- 3
- 4
- 5
- 6
- 7
- 8



5 WINDOW ELEVATIONS  
Scale: 1/4" = 1'-0"

**ZONING AND PERMIT BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 197637/25C

SHEET # 30 OF 33

APPLICANT (SGN): \_\_\_\_\_

ZONING OFFICER: M. Lubia

DATE: Sept. 4, 2025