

ADMINISTRATIVE REPORT

Title: DAV 25-210580\C – 2750 King Edward St

Issue: For the construction of a new 99-unit multi-family residential building.

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Jerez, RPP, MCIP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division **approves** the application to vary the “RMF-M” Development and Design standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

- 1) for the construction of a multi-family dwelling building to permit:
 - a) a front yard of 14 feet (4.26 metres) instead of 25 feet (7.62 metres);
 - b) a front yard balcony projection of 6.5 feet (1.98 metres) instead of 5 feet (1.52 metres);
 - c) an east side yard balcony projection of 6.5 feet (1.98 metres) instead of 5 feet (1.52 metres);
 - d) a south side eave projection of 10 feet (3.04 metres) instead of 5 feet (1.52 metres)
 - e) an east side eave projection of 8 feet (2.43 metres) instead of 5 feet (1.52 metres)
- 2) for the establishment of an accessory parking area to permit:
 - a) a front yard of 8 feet (2.59 metres) instead of 25 feet (7.62 metres);
 - b) no east corner side yard instead of 20 feet (6.09 metres).

Subject to the following condition:

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.

REASON FOR THE REPORT

- The applicant is proposing to build a 99-unit multi-family residential building and requires Variances to enable the proposed development.

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

FILE/APPLICANT DETAILS

FILE: DAV 25-210580\C

RELATED FILES: 25-183002 ZR

COMMUNITY: Lord Selkirk - West Kildonan Committee

NEIGHBOURHOOD #: 3.327 - North Inkster Industrial

SUBJECT: To vary the "RMF-M" Development and Design standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

- 1) for the construction of a multi-family dwelling building to permit:
 - a) a front yard of 14 feet (4.26 metres) instead of 25 feet (7.62 metres);
 - b) a front yard balcony projection of 6.5 feet (1.98 metres) instead of 5 feet (1.52 metres);
 - c) an east side yard balcony projection of 6.5 feet (1.98 metres) instead of 5 feet (1.52 metres);
 - d) a south side eave projection of 10 feet (3.04 metres) instead of 5 feet (1.52 metres)
 - e) an east side eave projection of 8 feet (2.43 metres) instead of 5 feet (1.52 metres)
- 2) for the establishment of an accessory parking area to permit:
 - a) a front yard of 8 feet (2.59 metres) instead of 25 feet (7.62 metres);
 - b) no east corner side yard instead of 20 feet (6.09 metres).

LOCATION: 2750 King Edward St

LEGAL DESCRIPTION: LOT 1 DASZ 27/2021

APPLICANT: Julio Silva (Affinity Architecture)
207 Stafford St 201
Winnipeg, MB R3M 2J1

OWNER: 10122038 MANITOBA LTD.
82 Baltic Bay
Winnipeg, MB R2P 1L8

HISTORY

DASZ 27/2021

On November 29, 2021 Lord Selkirk - West Kildonan Community Committee approved a consolidation and rezoning of the site to an "RMF-M PDO-1 AIRPORT VICINITY" Residential Multi-Family (Medium) District for the development of a four (4) storey residential multi-family development with 69 dwelling units and 111 accessory parking spaces.

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 site is located at the northwest corner of King Edward Street and Commercial Avenue, in the North Inkster Industrial neighbourhood and the Old Kildonan Ward.
- The subject site is approximately 1.82 acres in lot area (+/-79,455 square feet), with +/- 336 feet of frontage on King Edward Street to the east, and +/- 246 feet of frontage on Commercial Avenue to the south.
- The site is currently occupied by agricultural uses including a single-family dwelling and accessory farm/storage buildings.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhood – Recent Communities policy area, and is designated “High Density Residential” policy area under the *Precinct ‘T’ Area Structure Plan*.
- The site is currently zoned “RMF-M” Residential Multi-family (Medium) District and is within Area 2 of the Airport Vicinity Protection Area Planned Development Overlay 1 (PDO-1 Airport Vicinity) Schedule “D” under the Winnipeg Zoning By-law.



Figure 1: Aerial photo of subject site and surrounding area (flown 2024)

SURROUNDING LAND USE AND ZONING (See Figure 2)

- North:** Place of worship (Gurdwara Kalgidhar Darbar) zoned “EI PDO-1 AIRPORT VICINITY” Educational and Institutional District.
- South:** Commercial Avenue; then vacant land approved for rezoning from “A PDO-1 AIRPORT VICINITY” Agricultural District to “M1-PDO-2 Inksbrook Employment Lands Planned Development Overlay” Manufacturing-Light under file DASZ 17/2018 for the development of a secondary school.
- East:** King Edward Street; then single-family dwellings zoned “R1-S” Residential Single-Family (Small) District.
- West:** Two-family dwellings with frontage on Cheema Drive zoned “R2 PDO-1 AIRPORT VICINITY” Residential Two-Family District.

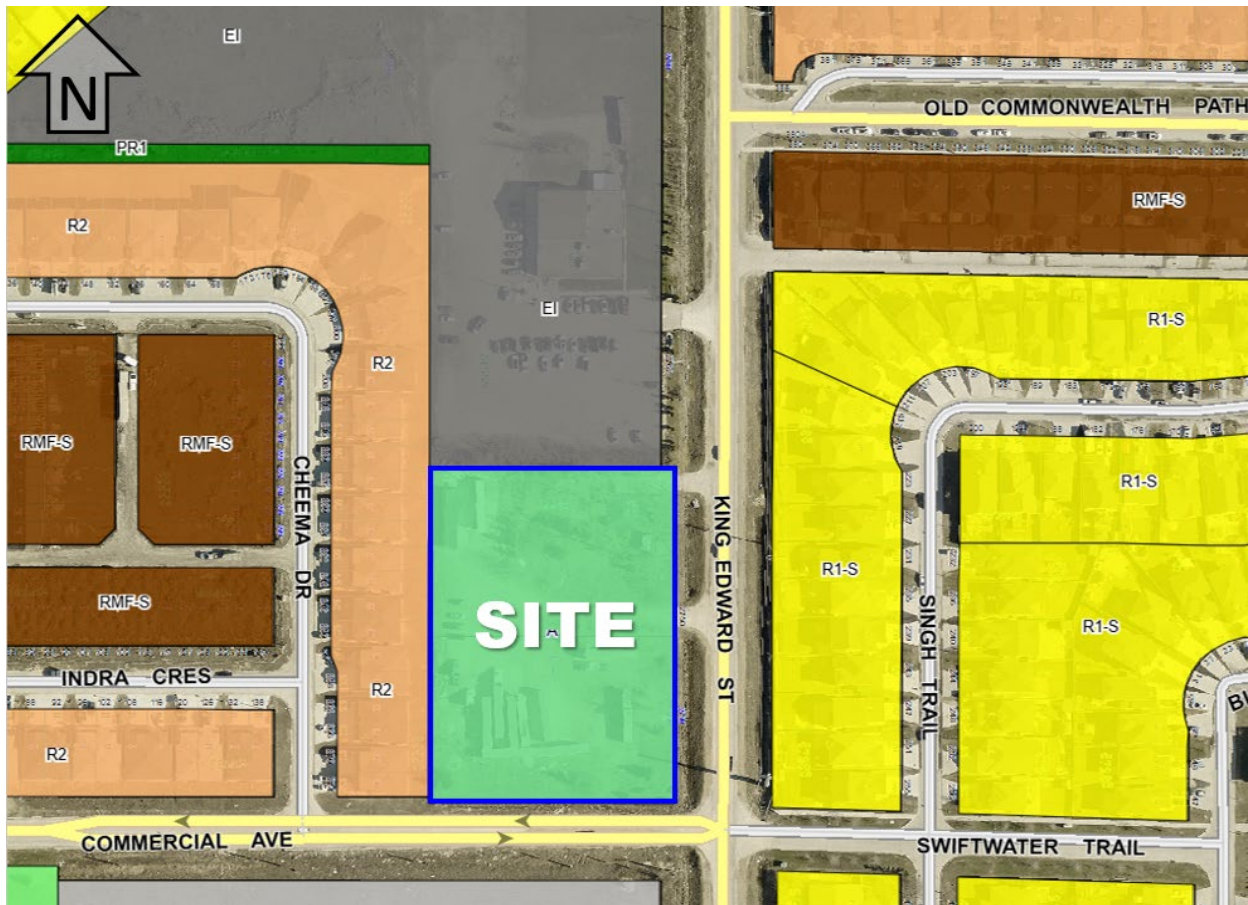


Figure 2: Zoning of the site and surrounding area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to construct a 99 unit, six (6) storey multi-family residential building on the subject site.
- The proposed building will be 68 feet in height, and is configured in an L-shape along both the Commercial Drive (front yard) and King Edward (east corner side yard) street edges.
- The proposed building would provide a mix of two-bedroom and three-bedroom units, and amenities for residents including a multi-purpose room, gym, and indoor pool.
- Cladding materials consist of fibre cement lap siding in white, light grey, dark grey and with a wood-look, with glass balcony panels.
- Site access would be taken from approaches on Commercial Drive and King Edward Street.
- A total of 149 surface parking stalls are proposed to be located behind and along the north side of the proposed building (a 1:1.5 unit to parking ratio), including 3 standard accessible stalls, 2 van accessible spaces, and 44 small car parking spaces.
- The applicant is proposing to provide a total of 18 bicycle parking spaces on the subject site. Bike racks are shown beside the pathway to the King Edward Street entrance, abutting the future public sidewalk.
- A garbage enclosure is located in the accessory parking area near the north property line.

- A 6 foot high wood fence and an 8 foot deep landscaped buffer are proposed along the west property line, abutting residential uses.

COLLABORATIVE PLANNING AND CONSULTATION

The applicant engaged in discussion with the Urban Planning & Design Division prior to submitting the subject application revising plans to incorporate feedback.

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 2045*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is located in an "Established Neighbourhood – Recent Community" in *Complete Communities'* Urban Structure map. Established Neighbourhoods will accommodate contextually sensitive growth and change to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- With regard to this proposal, the key policies guiding the development of Established Neighbourhoods include:
 - 1.0 *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*
 - 1.1 *Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
 - 1.6 *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:*
 - *Applicable City-endorsed policies or guidelines;*
 - *Existing zoning of the property and adjacent properties;*
 - *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
 - *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
 - *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;*
 - *The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
 - *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.*

- 2.0 *Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.*
- 2.3 *Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.*
- 2.4 *Encourage the use of high-quality, energy efficient, and durable exterior building facade materials.*
- 2.6 *Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.*
- 2.9 *Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:*
- a) Window placement that supports passive surveillance;*
 - b) Unit entrances with direct access to the street;*
 - c) Front porches;*
 - d) Balconies;*
 - e) Awnings;*
 - f) Lighting; and*
 - g) Height of primary entrances*
- 2.12 *New development should respect and complement the existing character of the built form of surrounding properties.*
- 2.13 *Where appropriate, taller buildings should use step backs and roof design to mitigate negative impacts on adjacent properties and provide a more comfortable pedestrian environment.*
- 2.15 *Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.*
- 2.17 *Where motor vehicle parking must be accessed from a front street, it should be effectively screened or incorporated into the building in a manner that positively contributes to the attractiveness of the streetscape.*
- 2.21 *Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.*
- 2.22 *Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

“RMF-M” Residential Multi-Family Medium District

- The “RMF-M” zoning district is intended to accommodate the development of multi-family units in areas with medium to high residential densities.
- The dimensional standards for multifamily structures in the “RMF-M” zone are: a minimum front yard of 25 feet; a minimum rear yard of 25 feet; a minimum side yard of 8 feet, and, a maximum building height of 60 feet. The minimum lot area is 9,000 square feet and the minimum lot area per dwelling unit is 800 square feet.

Variances Requested

- The applicant is proposing to provide a front yard of 14 feet instead of 25 feet, therefore a Variance is required.
- In addition, the applicant is proposing to provide a front yard of 8 feet to the accessory parking area instead of 25 feet and no east corner side yard to parking instead of 20 feet, therefore Variances are required.
- The applicant is proposing to provide a front yard and an east side yard balcony projection of 6.5 feet instead of 5 feet, therefore Variances are required.
- The drawings submitted show a south side eave projection of 10 feet and an east side eave projection of 8 feet instead of 5 feet, therefore Variances are required.

ANALYSIS OF VARIANCES

Reduced Setbacks

- The Public Service supports the front yard setback Variance from 25 feet to 14 feet, a front yard of 8 feet to the accessory parking area instead of 25 feet, and no east corner side yard to the parking area instead of 20 feet for the following reasons:
 - Property requirements to widen the adjacent streets are a key reason for the subject variance, specifically the requirement to subdivide 9.65 feet to widen the north side of the Commercial Avenue right-of-way abutting the site, and 15 feet to widen the west side of the King Edward Street right-of-way per the recommendations in the Schedule “B” Report of the Administrative Report for previous File No. DASZ 27/2021. The overall lot area reduction is 7,581 square feet.
 - The setback to the building wall along Commercial Avenue is 20 feet 1 inch, however the setback reduction reflects covered balconies at the southwest corner of the building.
 - The proposed setbacks provide adequate space for street edge landscaping.
 - The requested front yard reduction to the proposed building supports a pedestrian-friendly, active street edge which is generally encouraged by the Urban Planning and Design Division on corner lots.

Projections

- The applicant is proposing to provide a front yard and an east side yard balcony projection of 6.5 feet instead of 5 feet. The Public Service supports the requested Variance as the

proposed increase provides increased private amenity space for residence on street facing facades with no impact adjoining properties.

- The Public Service has no concerns regarding the proposed south side eave projection of 10 feet and an east side eave projection of 8 feet instead of 5 feet, is related to street facing facades, providing increased visual interest with no anticipated impact on abutting residential uses.

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 use supports Complete Communities 2.0 objectives of increasing the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- (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 residential development is compatible with the development in close proximity to the subject site.
- (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 Variances as applied for will allow the applicant to add a variety of housing to an area with servicing capacity to support additional growth which is consistent with the Complete Communities Direction Strategy 2.0.
- (d) is compatible with the area in which the property to be affected is situated.
In that, the proposed Variances would enable development that is compatible with the surrounding community.

CONSULTATION

In preparing this report there was internal consultation with: N/A

OURWINNIPEG 2045 POLICY ALIGNMENT

City Building Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan's sustainable development goals. Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods.

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

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given 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: Simi Jerez, RPP MCIP
Date: Friday, September 19, 2025
File No. DAV 25-210580\C

GENERAL NOTES - SITE PLAN:

- SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- PATCH AND REPAIR EXISTING PAVING TO TIE-IN WITH NEW WORKS (SEE CIVIL).

KEYNOTES - SITE PLAN RENOVATION:

- NEW 6'-0" WOOD FENCE
- ACCESSIBLE PEDESTRIAN CONNECTION MAX. 2% CROSS SLOPE MAX. 5% SLOPE.
- CURB RAMP (MAX 5% SLOPE). C/W DETECTABLE WARNING SURFACE
- 10'-0" SLIDING WOOD GATE C/W TRACK AND RAIL
- LINE OF ROOF OVERHANG ABOVE.

DEVELOPMENT DESCRIPTION

99 DWELLING UNITS DIVIDED ON 6 RESIDENTIAL STOREYS WITH PARKING AT GRADE

ZONING SUMMARY

ZONING DISTRICT: RMF-M

	REQ'D	PROV'D
LOT AREA (LA):	9,000	179,455 SF
DWELLING COUNT (DU):	99	99
LA/DU:	800	802.6
SETBACKS		
FRONT:	25'	25'
REAR:	25'	25'
CORNER SIDE:	20'	20' TO BUILDING 8'-3" TO PARKING
SIDE:	8'	8'
BUILDING HEIGHT	70'	68'
PARKING COUNT	149	149
STALL/DU	1:1.5	1:1.5
ACCESSIBLE STALLS	5 (2 VAN)	5 (2 VAN)
SMALL STALLS (MAX.)	49	44
BICYCLE PARKING	15	18

3	REVISED FOR PLAN APPROVAL	25-07-17	EH
2	ISSUED FOR PLAN APPROVAL	25-06-17	EH
1	ISSUED FOR CLIENT REVIEW	25-05-05	EH
No:	Revision:	Date:	By:

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Drawings and project manual, as instruments of service, are the property of the architect; the copyright in the same being reserved to him. No reproduction may be made without the permission of the architect, and when made must bear his name. All prints to be returned to the architect.
The contractor shall verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancies to the architect for adjustment, prior to proceeding.

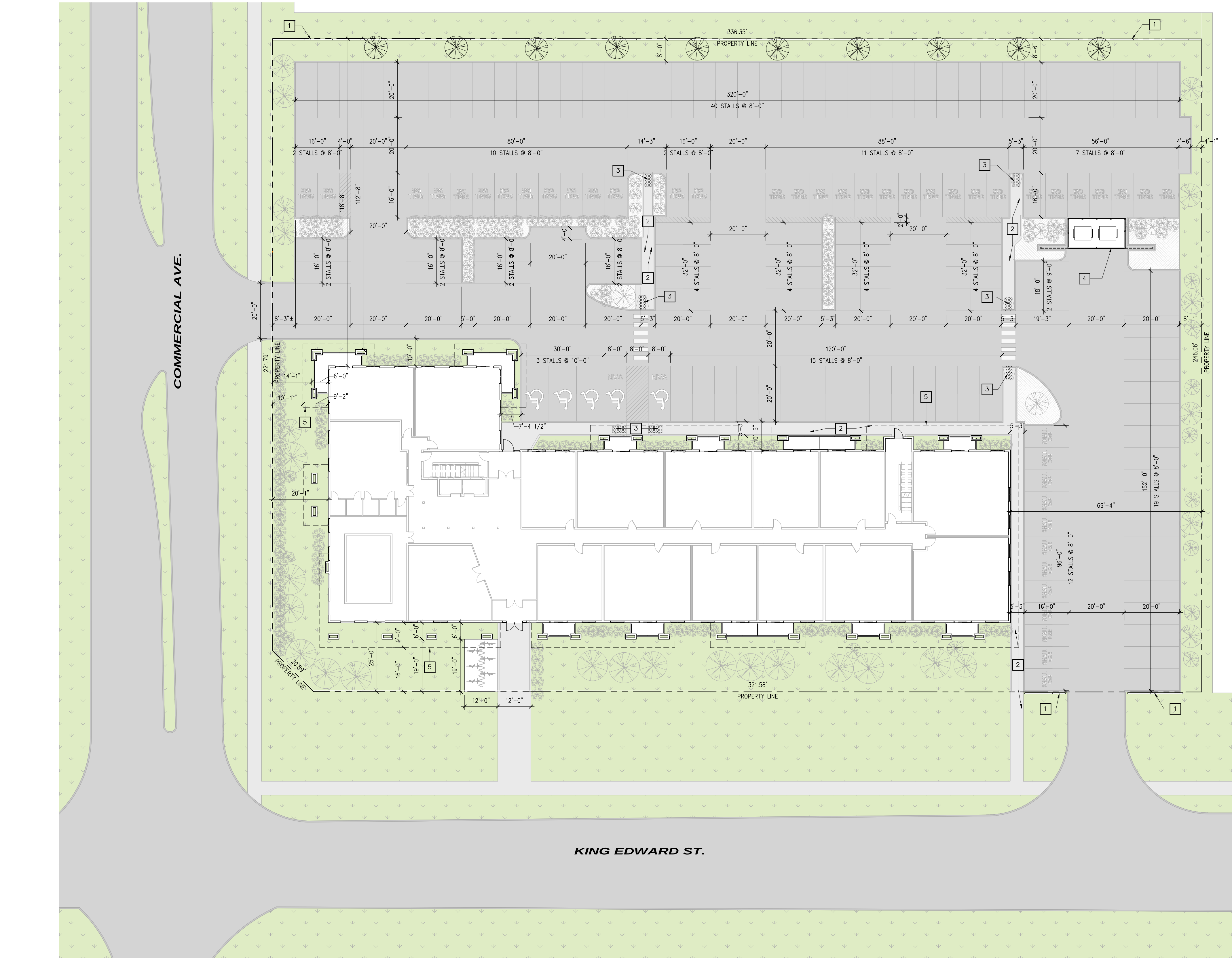
CLIENT NAME
10122038 MANITOBA
LTD.
PROPOSED RESIDENTIAL
DEVELOPMENT
2730, 2750 KING EDWARD ST.
WINNIPEG, MB

SITE PLAN

Drawn by: JS / AA Checked by: EH

A1.1

Project No: 21005 Date: JULY 2025



1 SITE PLAN
1" = 20'-0"
TRUE NORTH PROJECT NORTH



1 EAST ELEVATION
A4.1
1" = 10'-0"



2 WEST ELEVATION
A4.1
1" = 10'-0"

EXTERIOR FINISH LEGEND:

- EXTERIOR INSULATION AND FINISH SYSTEM**
- FC-1 FIBRE CEMENT LAP SIDING - WHITE
 - FC-2 FIBRE CEMENT LAP SIDING - WOOD - LOOK
 - FC-3 FIBRE CEMENT LAP SIDING - LIGHT GREY
 - FC-4 FIBRE CEMENT LAP SIDING - DARK GREY

PRFINISHED METAL FLASHINGS
NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.

- PF-01 -VIC WEST, BLACK
- ROOF AND CANOPY FASCIA

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Drawings and project manual, as instruments of service, are the property of the architect. The copyright in the same being reserved to him. No reproduction may be made without the permission of the architect, and when made must bear his name. All prints to be returned to the architect.
The contractor shall verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancies to the architect for adjustment, prior to proceeding.

CLIENT NAME
10122038 MANITOBA LTD.
PROPOSED RESIDENTIAL DEVELOPMENT
2730, 2750 KING EDWARD ST.
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: AA/JJS Checked by: MF/EH

A4.1

