

ADMINISTRATIVE REPORT

Title: DCU 25-267414\C – 111 Nassau St N

Issue: For consideration of a Conditional Use for a multiple-family dwelling in the “R2” 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 the Winnipeg Zoning By-law No. 200/2006 to permit the establishment of a multi-family dwelling use.

Subject to the following condition:

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.
2. That the development shall be constructed in substantial conformance with the plans attached and identified as Sheets 1-3 for File No. DCU 25-267414\C, dated February 2, 2026, and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

OR

That the Owner must submit plans showing the location and design of any and all proposed:

- i. buildings;
- ii. accessory parking areas;
- iii. garbage enclosures;
- iv. fencing; and
- v. landscaping

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

REASON FOR THE REPORT

- The applicant is proposing to build a 10-unit multi-family dwelling and requires a Conditional Use to permit a multi-family dwelling in the “R2” District, per requirements of the *Winnipeg Zoning By-Law*.
- This report provides information regarding the subject application’s compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE: DCU 25-267414\C
RELATED FILES: DAV 25-267424\C
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.110 - (McMILLAN)

SUBJECT: For a Conditional Use under Winnipeg Zoning By-law No. 200/2006 to permit the establishment of a multi-family dwelling use.

LOCATION: 111 Nassau St N
LEGAL DESCRIPTION: LOT 14 PLAN 27359 36/37 ST B

APPLICANT: Sunil Sharma (Bluestone Homes Inc.)
10 Donald St Suite 203
Winnipeg, MB R3C 1L5

OWNER: 10234273 MANITOBA LTD.
3 Kilmer Ave
Winnipeg, MB R3K 0B7

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 Nassau St, in the McMillan neighbourhood of the Fort Rouge - East Fort Garry ward.
- The subject site is 6,577 square feet in area. The site is currently occupied by a 5-unit multi-family building built in 1904.
- The subject site is accessed by a paved back lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the “Established Neighbourhood – Mature Community” policy area. The property is zoned “R2” Residential - Two-Family District.
- The subject site is also located with an area covered by the *Osborne Village Neighbourhood Plan (OVNP)*. The site is designated under the Neighbourhood Plan as “Village Medium Density Residential.”



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Two-family dwellings zoned “R2” Residential - Two-Family.

South: Single-family dwellings and a triplex zoned “R2” Residential - Two-Family.

East: Nassau St, then two- and multi-family dwellings zoned “R2” Residential - Two-Family.

West: Rear lane, then a two-family dwelling and condominium units zoned “R2” Residential - Two-Family.

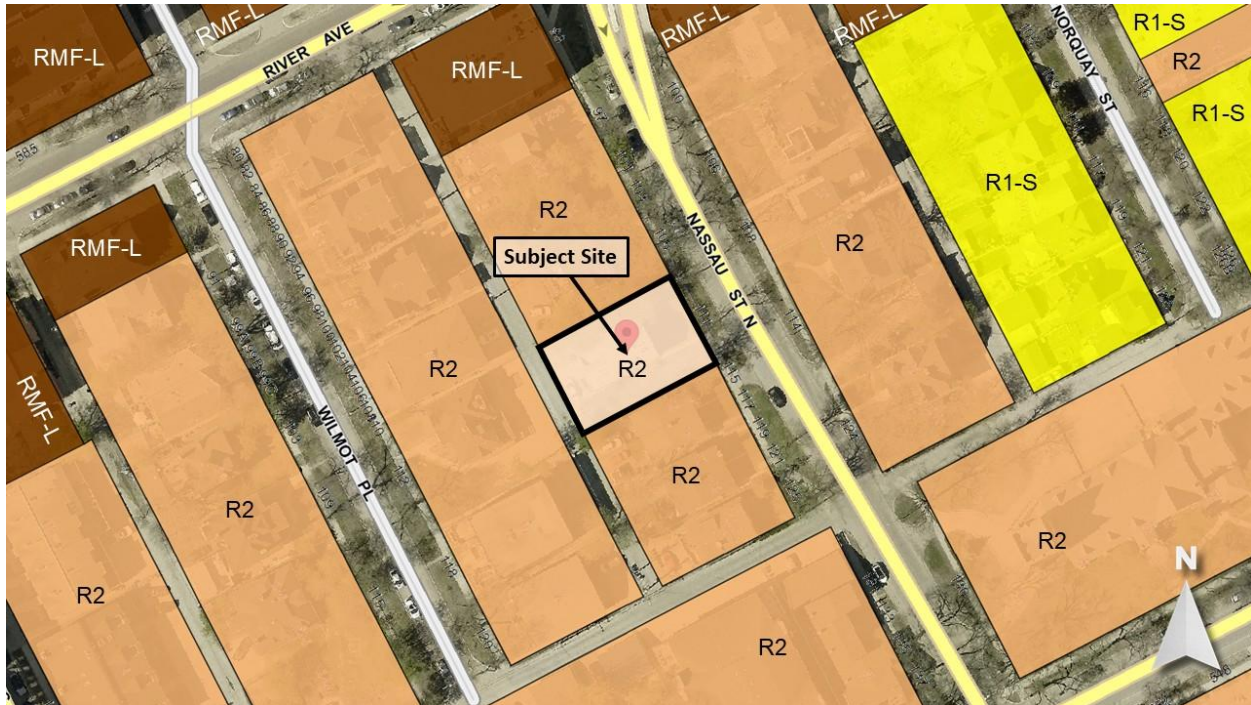


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant seeks a Conditional Use to permit a multi-family dwelling in the “R2” District.
- The existing 5-unit dwelling on site will be demolished.
- The proposed building is three storeys (~35 feet) in height. Units 1 and 2 are accessed directly from the front, while units 3-10 are accessed from side entrances located on the north and south sides of the building.
- The applicant is proposing 7 parking stalls located at the rear of the site accessed from the public lane. Of the 7 stalls, 1 is accessible parking and 1 is visitor parking.
- Secure, indoor bicycle storage is provided at the northwest corner of the building near the rear parking area.
- The landscaping plan details the addition of 2 trees and 10 shrubs.
- The proposal also requires Variances for density, parking stall, and parking buffering requirements of the *Winnipeg Zoning By-Law 200/2006*. The Administrative Report for the associated Variances can be found under File DAV 25-267424\C.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The applicant engaged with the Urban Planning and Design Division for preliminary discussions prior to making a formal application. The Division expressed support for 10 units on the property, as well as a reduction in parking stalls to 7, under the condition that two (2) affordable units were provided per the parameters of the City’s Parking Reductions for Affordable Housing program, as well as the provision of five (5) secure, indoor bicycle parking stalls. The Division

also requested several site plan/building layout changes, including the addition of front entrances facing Nassau Street and a reduction in the percentage of stucco finish on the front façade. The developer complied with all requests.

With the Public

No information was received regarding neighbourhood consultation.

ANALYSIS AND ISSUES

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.

- 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 Medium Density Residential” designation in the *Osborne Village Neighbourhood Plan* (detailed in the next section), which permits building heights between two and 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 Osborne Village, 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 Medium Density Residential” designation in the *Neighbourhood Plan*, which is described as:
 - ***4.1.3 Village Medium Density Residential (V-MDR) Policies:***
 - ***4.1.3.A Encourage a mixture of single-family homes, duplexes, triplexes, fourplexes, townhomes, and multiple-family buildings;***
 - ***4.1.3.B New development will have a minimum of two storeys and a maximum of four storeys in height in order to preserve the scale and pedestrian oriented character of this area.***

CONDITIONAL USE

The proposed 10-unit multi-family development requires approval of a Conditional Use as the property is zoned “R2” Residential - Two-Family, where multi-family developments can only be established through a Conditional Use approval.

As per the *Osborne Village Neighbourhood Plan*, this property is located in the “Village Medium Density Residential” designation, which allows for medium-density multi-family buildings between 2-4 storeys. The addition of a 10-unit multi-family building is an appropriate density for Nassau Street. The block features similar levels of density, including 13- and 20-unit apartments abutting River Ave, a five-plex, fourplex, two triplexes, and several duplexes. This property is also located within 400 metres of several public transit routes including the D16, D19, and F6, and to three major arterial streets, including River Avenue, Stradbrook Avenue, and Osborne Street (also a *CCDS 2.0* designated Urban Mixed Use Corridor). The proposed 10-unit multi-family building would replace an aged 5-unit dwelling built in 1904.

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 block.

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 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 Nassau Street and in the McMillan 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

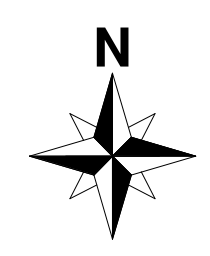
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Isaiah Stonehouse, MCP
Date: Friday, February 27, 2026
File No. DCU 25-267414\C

BACK LANE

NASSAU STREET



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DCU 267414/2025C
SHEET # 1 OF 3
DATE: Feb. 2, 2026

MAIN FLOOR
 1/4" = 1'-0"

TOTAL Sq. Ft. / FLOOR

- MAIN FLOOR
- UNITS 1-4: 399.88 (1699.52 total)
- SECOND FLOOR
- UNITS 5-8: 482.63 (1930.52 total)
- THIRD FLOOR
- UNITS 9-10: 881.81 (1763.62 total)
- TOTAL Sq. Ft.: 5293.66**

SITE INFO:

BUILDING FOOTPRINT:	1760.12	(26.78%)
PARKING:	1560.00	(23.74%)
SIDEWALK (CONC.):	1484.47	(22.74%)
SOFT LANDSCAPING (SOD):	1757.33	(26.74%)
TOTAL LOT:	6571.92	

- SITE NOTES:**
1. INCLUDE 6'-0" HIGH OPAQUE FENCING ALONG THE SIDE PROPERTY LINES ADJUTING EXISTING NEIGHBOURING BUILDINGS (INCLUDE PARKING AREAS FOR BOTH NEIGHBOURING PROPERTIES AND FOR CORNER FLANKING YARDS ON CORNER LOTS)
 2. INCLUDE ELECTRICAL SERVICE PANEL CAPACITY W/ CONDUITS INSTALLED ADJACENT TO OUTDOOR PARKING AREAS
 3. MECHANICAL EQUIPMENT NOT INDICATED ON SITE PLAN TO BE LOCATED AT THE REAR OF THE BUILDING OR ON THE CORNER FLANKING SIDE YARD, NOT VISIBLE FROM THE STREET
 4. ALL SUMP PUMP DISCHARGE PIPES DISCHARGING WEIRING THE WATER SHALL BE LOCATED SUCH THAT EFFECTIVE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS IS ACHIEVED

- LANDSCAPING NOTES:**
1. PLANTING TYPES, SIZES AND LOCATIONS TO BE DETERMINED BY LANDSCAPING CONTRACTOR
 2. FRONT YARD (NASSAU STREET):
 - A. TWO (2) TREES, AND SIX (6) SHRUBS
 3. 2 GALLON SHRUBS & 2.5" CALIPER TREES
 4. TREES MUST BE PLANTED NOT LESS THAN 6.56 FEET (2.0 METRES) FROM A PUBLIC SIDEWALK, A MINIMUM OF 3.28 FEET (1.0 METRES) FROM A PROPERTY LINE, AND SHOULD BE LOCATED AT A SUFFICIENT DISTANCE FROM THE BUILDING TO ALLOW FOR FULL CANOPY AND ROOT SYSTEM DEVELOPMENT
 5. ENSURE A VARIETY OF DIFFERENT SPECIES ARE SELECTED TO INCREASE THE DIVERSITY OF THE URBAN CANOPY
 6. REFER TO ARBORIST REPORT FOR ANY EXISTING LARGE TREES

- SHRUB OPTIONS:**
- GOLDMOUNT SPREA
 - VARIOUS NINEBARK
 - HYDRANGEA
 - FORSYTHIA
 - JAPANESE BARBERY
 - BURNING BUSH
 - KARL FOESTER
 - LITTLE LIME HYDRANGEA
 - SUMMER WINE NINEBARK
 - GLOW GRL SPREA

- TREES OPTIONS: (LARGE/MEDIUM):**
- AMUR MAPLE
 - MING CHERRY
 - NAVIGATOR PEAR

- BUILDING NOTES:**
1. WINDOW SIZES ON ARCHITECTURAL PLANS INDICATE ACTUAL WINDOW DIMENSIONS. REFER TO SHOP DRAWINGS FOR ROUGH OPENINGS.
 2. WINDOW WELLS MAY BE REQUIRED BASED ON GRADING SITE CONDITIONS.
 3. POSTS TO BE THE SAME NUMBER OF FLIES AS THE BEAM, UNTEL OR GIRDER THEY SUPPORT.
 4. UNTELS LESS THAN 4'-0" TO BE 2x2x10 UNLESS OTHERWISE SPECIFIED.
 5. UNTELS GREATER THAN 4'-0" TO BE 3x2x10 w/ DOUBLE JACKS EACH END.
 6. OVERHANGS TO BE 1'-0" UNLESS OTHERWISE SPECIFIED.
 7. GARAGE ROOF VENTING PER 919.1.
 8. HOUSE ROOF VENTING PER 919.1.2

111 NASSAU STREET N
10-PLEX

MAIN FLOOR PLAN /
SITE PLAN

A	ISSUED FOR PRELIMINARY REVIEW	12.05.2025
B	ISSUED FOR ZONING REVIEW	10.06.2025

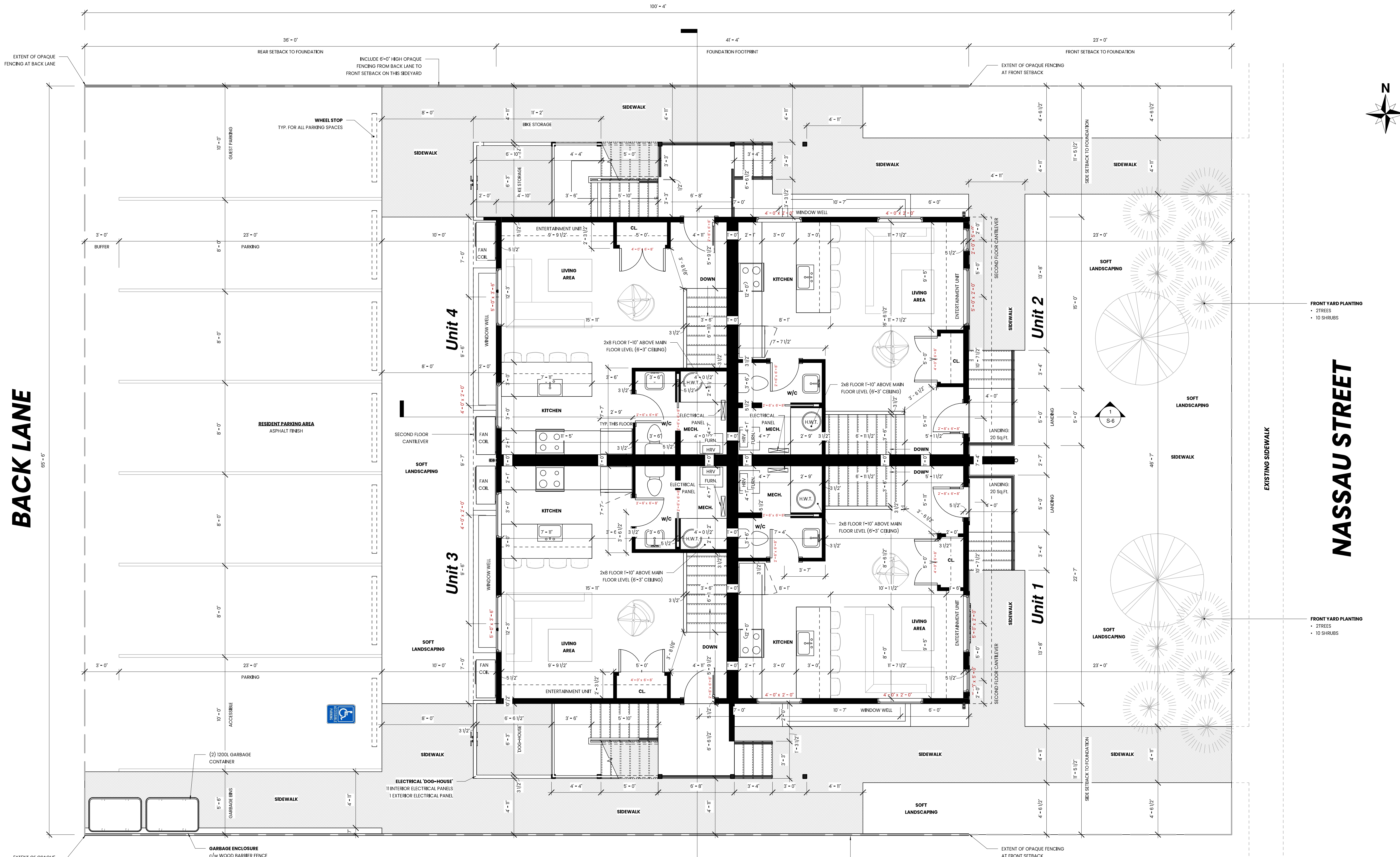
THIS DRAWING ARE THE PROPRIETARY WORK PRODUCT OF WPG DRAFTING & DESIGN. THE USE OF THIS DRAWING AND / CONCEPTS FOUND THERE-IN WITHOUT THE WRITTEN PERMISSION OF WPG DRAFTING & DESIGN IS PROHIBITED. THIS DRAWING IS INTENDED ONLY FOR THE BUILDING PERMIT & CONSTRUCTION OF 111 NASSAU STREET NORTH, AND IT IS NOT AUTHORIZED TO OBTAIN ADDITIONAL BUILDING PERMIT ON ANY OTHER SITE

Sheet Size : 24x36

Date	January 23, 2026
Drawn By	RK
Checked By	RK

A-4

Scale As indicated





FRONT ELEVATION (NASSAU STREET)

1/4" = 1'-0"

EXTERIOR MATERIALS (Sq.Ft.):

PREMIUM STUCCO:	249.61
HORIZONTAL SIDING:	345.39
VERTICAL SIDING:	1072.31
VERTICAL WOOD KWP:	246.57
REGULAR STUCCO:	4229.70

ZONING AND PERMIT BRANCH

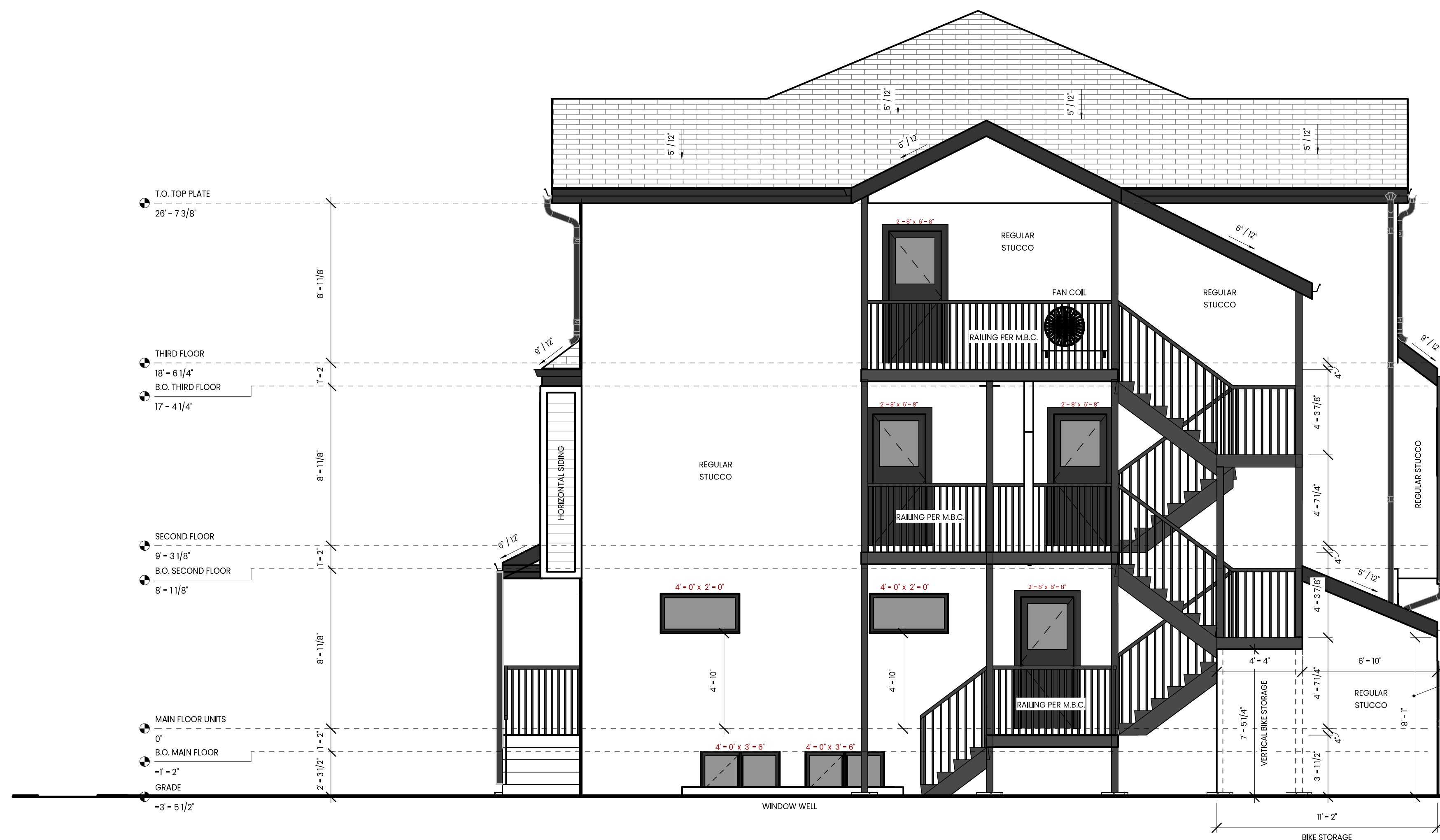
THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DCU 267414/2025C

SHEET # 2 OF 3

DATE: Feb. 2, 2026

- BUILDING NOTES:**
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 - OVERHANGS TO BE 1'-0" UNLESS OTHERWISE SPECIFIED.
 - GARAGE ROOF VENTING PER 9.19.1.
 - HOUSE ROOF VENTING PER 9.19.1.2

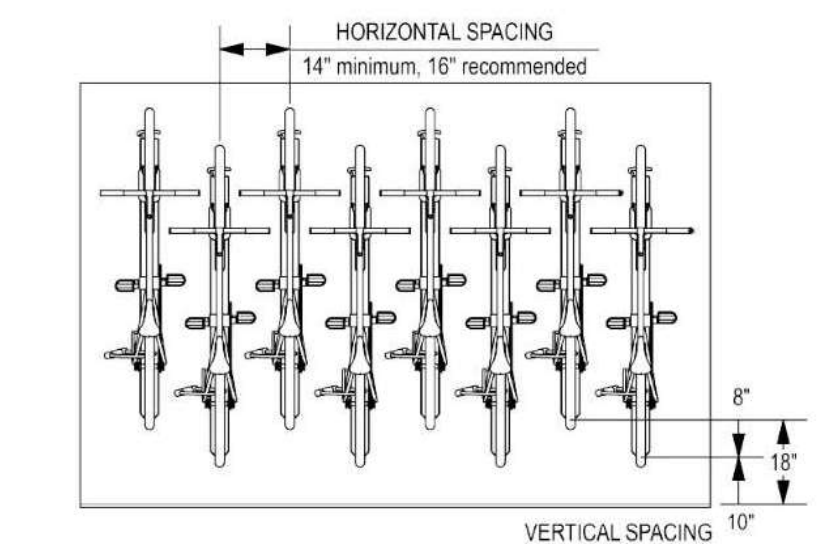


RIGHT ELEVATION

1/4" = 1'-0"

Vertically-staggered Bike Racks

14"-16" Between racks
8"-12" Staggered height



Vertical Bike Storage Site Planning

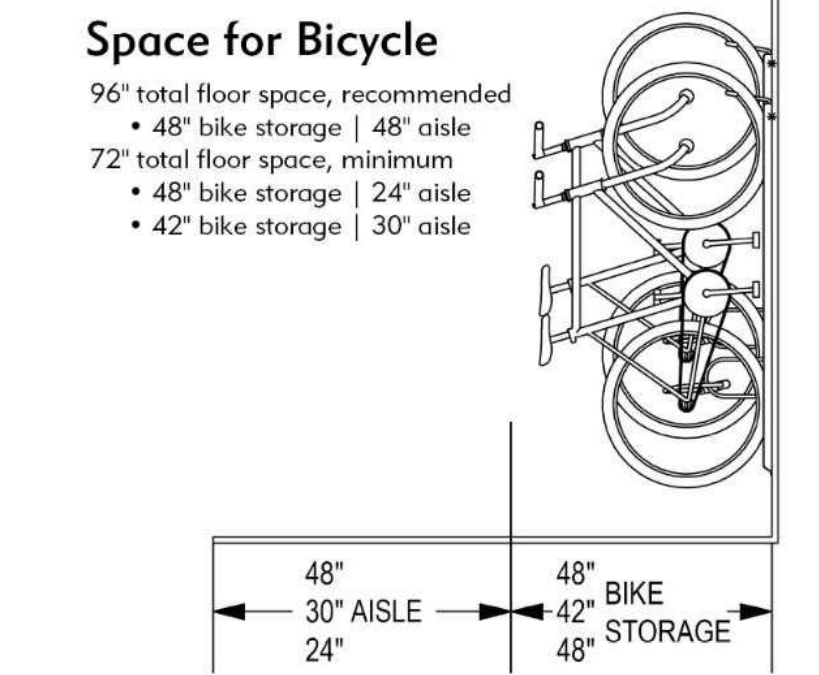
Space for Bicycle

96" total floor space, recommended

- 48" bike storage | 48" aisle

72" total floor space, minimum

- 48" bike storage | 24" aisle
- 42" bike storage | 30" aisle



111 NASSAU STREET N
10-PLEX

FRONT & RIGHT SIDE
ELEVATIONS

A	ISSUED FOR PRELIMINARY REVIEW	12.05.2025
B	ISSUED FOR ZONING REVIEW	10.06.2025

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Sheet Size : 24x36
Date : January 23, 2026
Drawn By : RK
Checked By : RK

A-2

Scale : As indicated



REAR ELEVATION (BACK LANE)

1/4" = 1'-0"

EXTERIOR MATERIALS (Sq.Ft.)

PREMIUM STUCCO:	249.61
HORIZONTAL SIDING:	345.39
VERTICAL SIDING:	1072.31
VERTICAL WOOD KWP:	246.57
REGULAR STUCCO:	4229.70

LEFT ELEVATION

1/4" = 1'-0"



BUILDING NOTES:

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7. GARAGE ROOF VENTING PER 9.10.1.
8. HOUSE ROOF VENTING PER 9.10.2.

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DCU 267414/2025C

SHEET # 3 OF 3

DATE: Feb. 2, 2026

111 NASSAU STREET N
10-PLEX

REAR & LEFT SIDE ELEVATIONS

A	ISSUED FOR PRELIMINARY REVIEW	12.05.2025
B	ISSUED FOR ZONING REVIEW	10.06.2025

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Sheet Size : 24x36

Date January 23, 2026

Drawn By RK

Checked By RK

A-3

Scale As indicated