Agenda – Executive Policy Committee – July 8, 2025

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

ADDENDUM REPORTS

Item No. 21 Subdivision and Rezoning – 69, 71, 73 Maryland Street and land between 73 Maryland Street and 701 Westminster Avenue (Fort Rouge-East Fort Garry Ward) File DASZ 5/2025 [c/r DAV 212250/2024D]

COMMUNITY COMMITTEE RECOMMENDATION:

On July 3, 2025, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision proposed under Development Application No. DASZ 5/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated June 24, 2025 and attached as Schedule "A" to this report, with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "CMU Mature Communities PDO-1" Commercial Mixed-Use District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated June 24, 2025 and attached as Schedule "A" to this report.

3. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated May 28, 2025 to the satisfaction of the Director of Planning, Property and Development.

4. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 5/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

5. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

COMMUNITY COMMITTEE RECOMMENDATION (Continued):

6. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with Recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

7. That Development Application No. DASZ 5/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

8. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with Recommendations 8 and 9, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

11. That Development Application No. DASZ 5/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

12. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

13. That the order for variance DAV 24-212250\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 5/2025.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On July 3, 2025, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

COMMUNITY COMMITTEE:

On June 24, 2025, in accordance with Rule 51(11) of The Procedure By-law No. 50/2007, the public hearing of the City Centre Community Committee scheduled to be held on this day at 10:30 a.m. was rescheduled to its special meeting on July 3, 2025 due to lack of a quorum.

PUBLIC HEARING SUMMARY

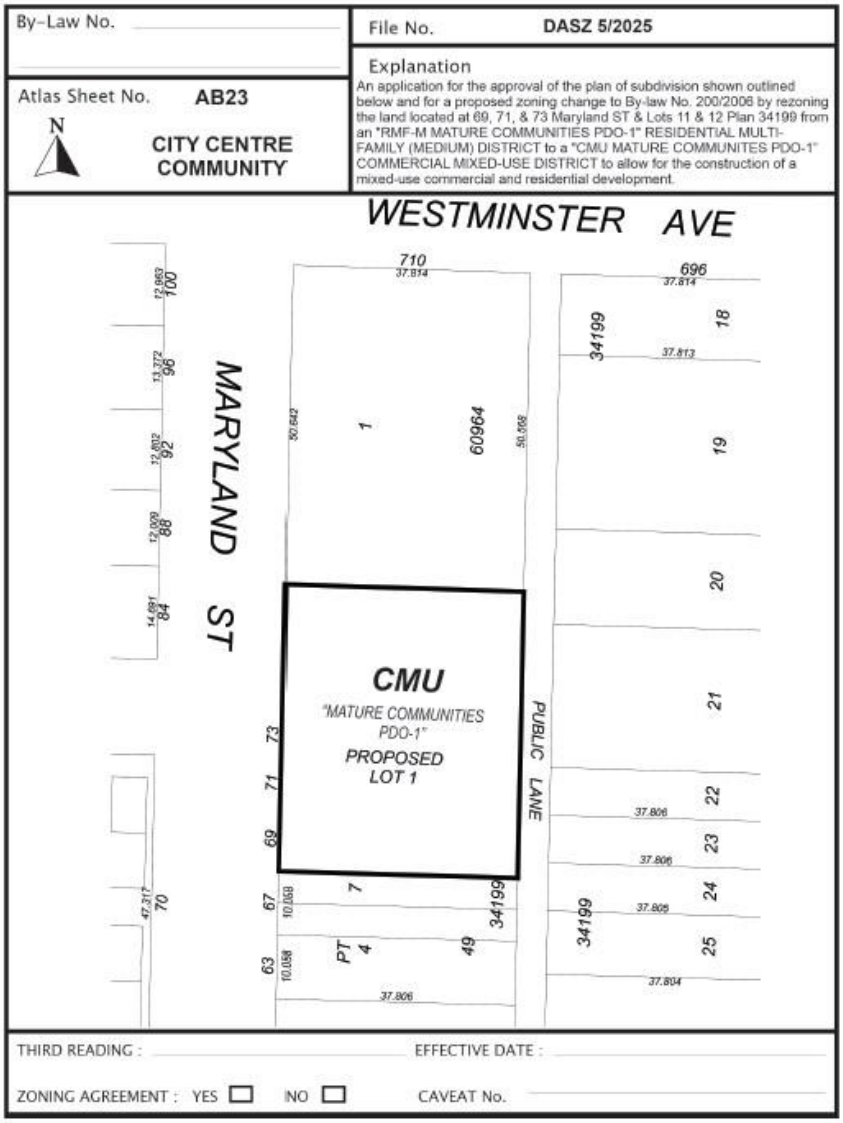
File: DASZ 5/2025

Before: City Centre Community Committee
Councillor Rollins, Chairperson
Councillor Gilroy
Councillor Orlikow

Public Hearing: July 3, 2025
Council Building, 510 Main Street

Applicant: Integra Building Systems (Leon Reimer)

Subject:



Premises Affected: 69, 71, 73 Maryland Street and land between 73 Maryland Street and 701 Westminister Avenue

For submission to: Executive Policy Committee

Prepared by: Z. Mohan, Committee Clerk
City Centre Community Committee

Report date: July 3, 2025

Community Committee Recommendation:

On July 3, 2025, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision proposed under Development Application No. DASZ 5/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated June 24, 2025 and attached as Schedule "A" to this report, with such minor changes as may be required.

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12. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

13. That the order for variance DAV 24-212250\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 5/2025.

The City Centre Community Committee provided the following supporting reasons for its recommendation:

1. This is creating more density.

2. I think that it's important that they're upfront what they're going to have, which is a hotel. They're very upfront about that.

3. The design and the build to the building looks and feels like the neighbourhood.

4. It's a good project.

Objections under the Charter:	Total number of valid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated March 13, 2025 2. Notification of Public Hearing dated April 16, 2025 3. Manitoba Status of Title(s) 3233576/1, 3233579/1, 3233575/1, 3233578/1 4. Letter of authorization dated June 17, 2024 from 710 Westminister Ltd. (Leon Reimer) to Integra Building Systems (Leon Reimer) 5. Plans (9 pages) 6. Report from the Urban Planning Division dated June 1, 2025 7. Inspection Report 8. Notice of Adjournment dated June 26, 2024 9. Presentation dated July 3, 2025, in support of the application submitted by the Andrew G Wilkinson at the public hearing 10. Recording of Representations

REPRESENTATIONS:

In Support:

Jeff Appelt
Leon Reimer
Andrew Wilkinson

In Opposition:

Nil

For Information:

Nil

For the City:

D. Chyz-Lund, District Planner, Planning, Property and Development Department
C. Ho, Planner, Planning, Property and Development Department

Exhibit “6” referred to in File DASZ 5/2025

ADMINISTRATIVE REPORT

Title: DASZ 5/2025 – 69-75 Maryland Street

Issue: For consideration at the public hearing for a subdivision and rezoning to permit the development of a mixed use hotel and multifamily building.

Critical Path: City Centre Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council.

AUTHORIZATION

Author	Department Head	CFO	CAO
A. Ross, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 5/2025 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix “B” to this report and as shown on the map dated June 24, 2025 and attached as Schedule “A” to this report, with such minor changes as may be required.
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5. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with

recommendations 1 and 2 (the “By-law”) and bring same directly to Council by way of communication for first reading.

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12. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
13. That the order for variance DAV 24-212250\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 5/2025.

REASON FOR THE REPORT

- Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The report is being submitted for the Committee’s consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subdivision and rezoning for DASZ 5/2025 – 69-75 Maryland Avenue may be approved with conditions.

HISTORY

N/A

CONSULTATION

Relevant City departments per the Administrative Coordinating Group.

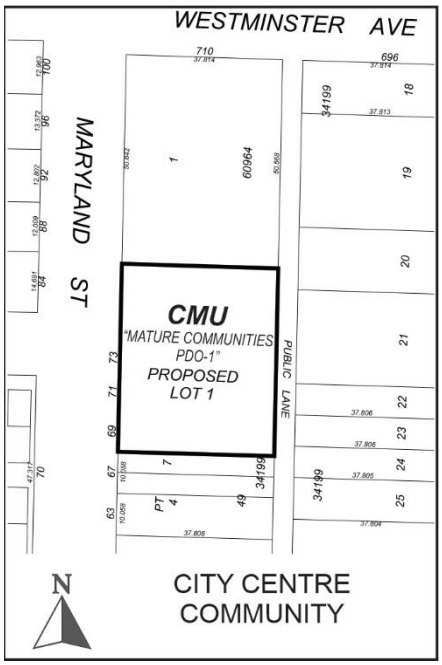
SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP
Date: June 1, 2025

1. Appendix A Planning Report
2. Appendix B Proposed By-Law
3. Schedule A Plan of Subdivision and Rezoning
4. Schedule B Report of the Administrative Coordinating Group

APPENDIX A – Planning Report

DATE:	June 5, 2025
FILE:	**DASZ 5/2025**
RELATED FILES:	DAV 24-212250\D
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.103 - (WEST BROADWAY)
SUBJECT:	For a Subdivision and Rezoning for DASZ 5/2025 – 69-75 Maryland Avenue to permit the development of a mixed use hotel and multifamily building.
LOCATION:	**69-75 Maryland St**
LEGAL DESCRIPTION:	LOT 8 PLAN 34199 79 ST JA



APPLICANT: Leon Reimer (Integra Building Systems)
42090 Penner Drive Dr (PO Box 624)
Steinbach, MB R5G 1M5

OWNER: 710 WESTMINSTER LTD.
(PO BOX 325)
BLUMENORT, MB R0A 0C0

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the east side of Maryland Street, between Wolseley and Westminster Avenues, in the West Broadway neighbourhood of the Fort Rouge - East Fort Garry ward.
- The subject site is 18,511 square feet in size and currently contains a gravel lot and 3 dwellings which will be demolished.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Mature Communities policy area. The property is currently zoned “RMF-M” – Residential Multifamily – Medium) District.



Figure 1: Aerial photo of subject site and surrounding area

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Mixed uses zoned "RMU" – Residential Mixed Use

South: Single family uses zoned "RMF-M" – Residential Multifamily - Medium

East: Rear lane, then commercial uses zoned "C2" – Commercial Community

West: Maryland Street, then multifamily uses zoned "RMF-M" – Residential Multifamily - Medium



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- **The applicant seeks** to develop a 6-storey bulding with 15 hotel suites on the main floor and 45 dwelling units on upper floors.
- **The development requires a subdivision in order to consolidate 4 lots, and a rezoning to "CMU" – Commercial Mixed Use to support the mixed use proposal.**
- **The development contains 16 vehicle parking spaces located within an internal parking structure and will include a car share vehicle.**
- **The development also includes a 22-stall indoor bike room, outdoor parking, and front patio space.**
- **The development also requires** variances for yards, density, landscaping and parking, which are **analyzed in the Administrative Report for Associated File** DAV 24-212250\D.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The applicant worked with the Urban Planning Division on design adjustments through the planning process. The applicant agreed to:

- Provide compliant-width van accessible stalls
- Ensure all main floor windows and doors are glazed with transparent glass to provide interplay between interior and exterior of the building at the sidewalk.
- Provide indoor, secure bike parking.
- Extend the main floor wood siding back along the sides at least 20 ft. as these parts of the façade will be very visible from the sidewalk.
- Provide a walkway on the north side running back to front for pedestrian functionality.

With the Public

No information was received regarding neighbourhood consultation.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The Complete Communities Direction Strategy 2.0 **(CCDS 2.0)** is a citywide secondary plan that guides growth, development, and land use in the City of Winnipeg.

In CCDS 2.0, the City targets a minimum of 50% of all new dwelling units being accommodated in the residential intensification target area outlined in Section B1. General Growth Goal 2: 2.0, which includes Established Neighbourhoods.

The proposed development falls within the Established Neighbourhoods – Mature Communities policy area.

Policy 1.9 of this section states:

> *"1.7 Mid-rise residential uses will generally be accommodated on arterial streets where compatible with adjacent land uses, where they can be conveniently served by transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6."*

Mid-rise residential is defined on p. 96 as:

- *"The design of taller buildings up to 6 storeys on the edge of existing adjacent residential neighbourhoods that may be smaller in form and lower in density.*
- *Allows predominantly medium scale multi-residential buildings 4-6 storeys in height.*
- *Allows for some intensification in a form that respects the scale and character of the community while meeting the needs of a diverse population."*

At 6 storeys in height, the proposed development meets the above polices.

In addition to above, the proposal meets the CCDS 2.0 vision of Established Neighbourhoods 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."*

Other relevant Established Neighbourhoods policies regarding the hotel portion include:

- *"4.0 Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.*
- *4.6 Vertical commercial/residential mixed-use development is generally supported where local commercial development currently exists, where there is the presence of a public lane."*

As a small scale (one level) hotel use in walking distance of many shops and services on Sherbrook Street, and being located on a large site with a rear lane, the proposal meets the above polices.

WINNIPEG ZONING BY-LAW 200/06

The Division believes "CMU" – Commercial Mixed Use is an appropriate zoning district because it supports development that aligns with the mid-rise residential, mixed-use vision established in CCDS 2.0 through the following Established Neighbourhood policies:

- *Mid-rise residential uses will generally be accommodated on arterial streets where compatible with adjacent land uses, where they can be conveniently served by transit and local commercial amenities.*

  At 6 storeys in height, the proposal is mid-rise and it is located on an arterial street served by transit and local commercial amenities.

- *Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.*

  The proposal's addition of hotel suites will add to the mix of options for the neighbourhood.

- *Vertical commercial/residential mixed-use development is generally supported where local commercial development currently exists, where there is the presence of a public lane.*

  Although most area commercial has been traditionally found along Sherbrook Street, commercial development has recently been established immediately north at the corner of Maryland and Westminster (offices), and exists at Maryland and Wolseley (Shorty's Pizza), at Maryland and Westminster (Food Fare) and Maryland and Sara (offices).

SERVICING / DEPARTMENTAL CONSIDERATIONS

Water and Waste

The Water and Waste Department advises there is adequate water servicing for the proposed development. Additional review will be required by the Department should the plans of development change during the design process.

The subject land is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed future development cannot exceed the allowable discharge rate.

The Urban Planning & Design Branch, Planning, Property and Development Department advises that the Developer is required to preserve and protect City-owned trees, including those immediately adjacent to the subject site on Maryland.

Further details can be found in Schedule B.

SUMMARY

The Urban Planning Division supports the subdivision and rezoning, because**:**

- CCDS 2.0 supports mid-rise residential uses on arterial streets where compatible with adjacent land uses, where they can be conveniently served by transit and local commercial amenities.
- CCDS 2.0 supports a range of commercial services and amenities within walking distance to meet daily needs.
- CCDS 2.0 supports vertical commercial/residential mixed-use development where local commercial development currently exists, where there is the presence of a public lane.
- The proposal meets the CCDS 2.0 vision of Established Neighbourhoods 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."*
- **The site contains adequate servicing to support the proposal.**

OURWINNIPEG POLICY ALIGNMENT

The proposal aligns with the Key Direction of *OurWinnipeg* that applies to the Mature Communities Policy Area, which states: "*Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population."*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposal complies with the *Winnipeg Climate Action Plan* because the proposed development would increase the residential intensification of an established neighbourhood.

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.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Andrew Ross RPP, MCIP
DASZ 5/2025 – 69-75 Maryland Avenue

Schedule “A” for File No. DASZ 5/2025, City Centre Community Committee, June 24, 2025

By-Law No. _____

File No. **DASZ 5/2025**

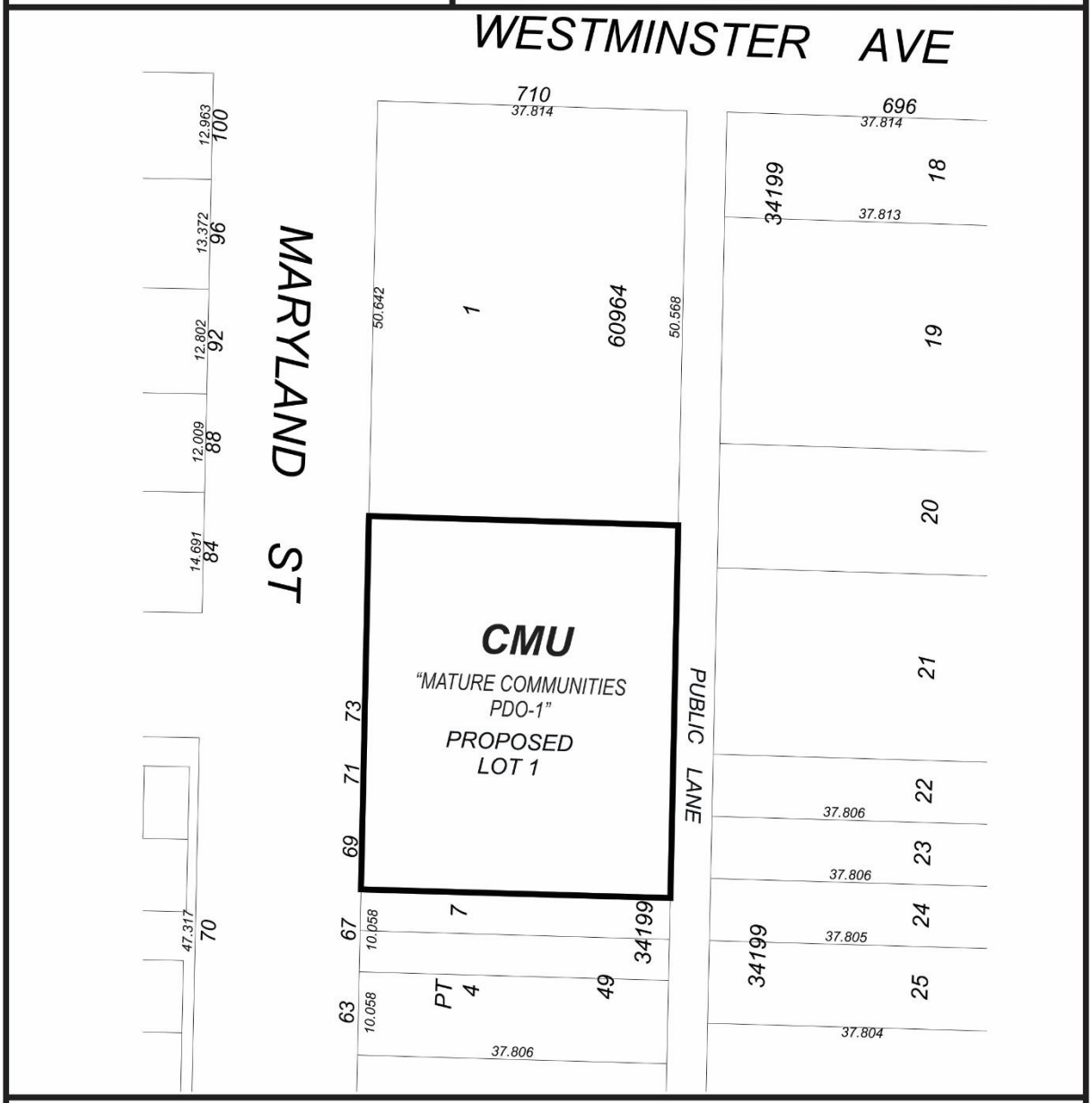
Atlas Sheet No. **AB23**

N

CITY CENTRE COMMUNITY

Explanation

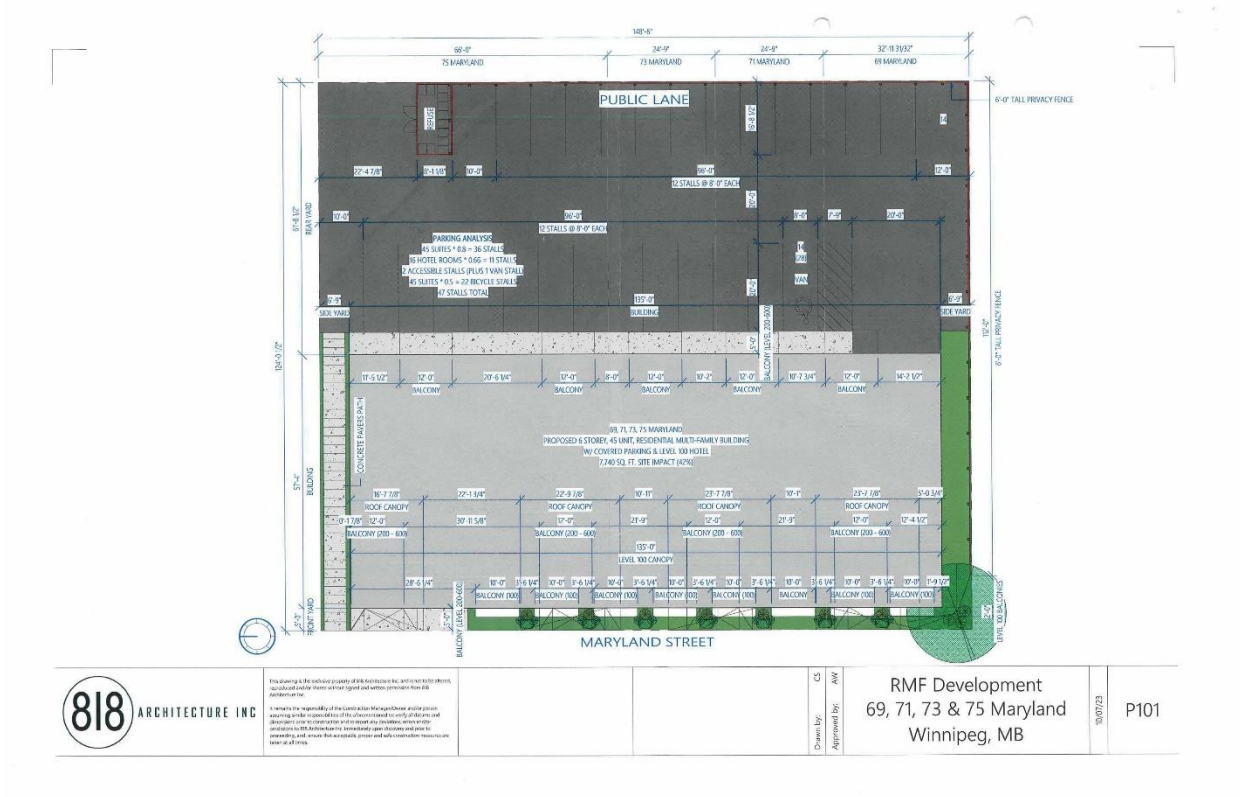
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 69, 71, & 73 Maryland ST & Lots 11 & 12 Plan 34199 from an "RMF-M MATURE COMMUNITIES PDO-1" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to a "CMU MATURE COMMUNITES PDO-1" COMMERCIAL MIXED-USE DISTRICT to allow for the construction of a mixed-use commercial and residential development.

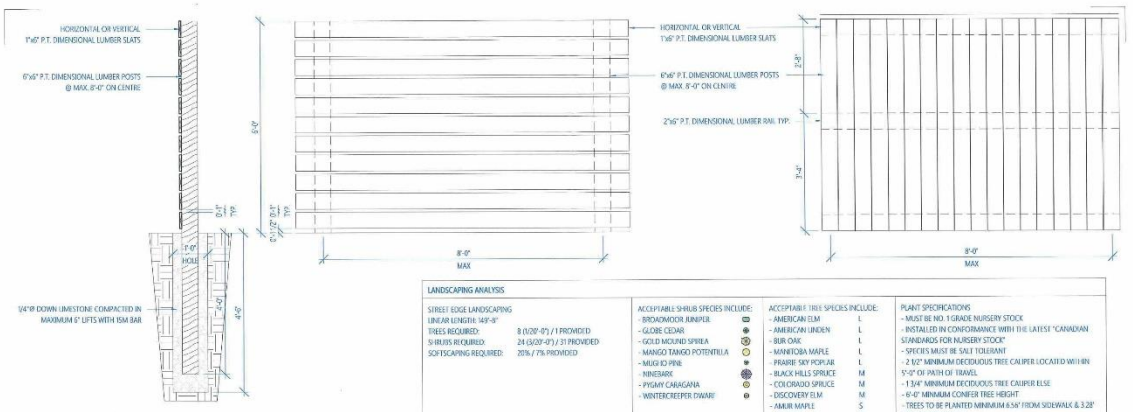


THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “5” referred to in File DASZ 5/2025





1 FENCE DETAIL 1/2" = 1'-0"

ZONING / INFILL GUIDELINE ANALYSIS

CATEGORY	MINIMUM	MAXIMUM	PROVIDED
ZONING	CMU PROPOSED		
LOT AREA	11,000 SQ. FT.		18,558 SQ. FT.
LOT AREA PER UNIT	800 SQ. FT.		403 SQ. FT.
LOT WIDTH	N/A		149'-8"
FRONT YARD	25'-0" / - PER COW ALIGNMENT		5'-0"
REAR YARD	25'-0"		61'-8 1/2"
SIDE YARD	8'-0" / 6'-0"		6'-9" & 6'-9"
BUILDING HEIGHT		70'-0"	69'-3 27/32"
LOT COVERAGE		50% = 9,278 SQ. FT.	42% = 7,740 SQ. FT.
MAIN ENTRANCE HEIGHT		4'-0"	8'-0"

LANDSCAPING ANALYSIS

STREET EDGE LANDSCAPING
LINEAR LENGTH: 149'-8"

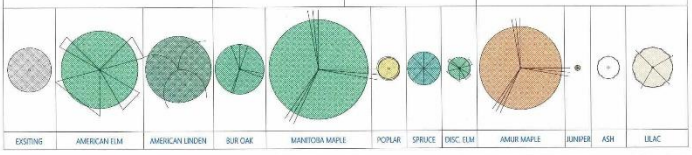
TREES REQUIRED:	8 (1/20'-0") / 1 PROVIDED
SHRUBS REQUIRED:	24 (3/20'-0") / 31 PROVIDED
SOFTSCAPING REQUIRED:	20% / 7% PROVIDED

ACCEPTABLE SHRUB SPECIES INCLUDE:
- BROADMOOR JUNIPER
- GLOBE CEDAR
- GOLD MOUND SPIREA
- MANGO TANGO POTENTILLA
- MUGHO PINE
- NINEBARK
- PYGMY CARAGANA
- WINTERCREEPER DWARF

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 8.56' FROM SIDEWALK & 3.28' FROM PROPERTY LINE
- LOCATE TREES TO ALLOW FOR FULL CANOPY & ROOT DEVELOPMENT



818 ARCHITECTURE INC

This drawing is the exclusive property of 818 Architecture Inc. and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc.

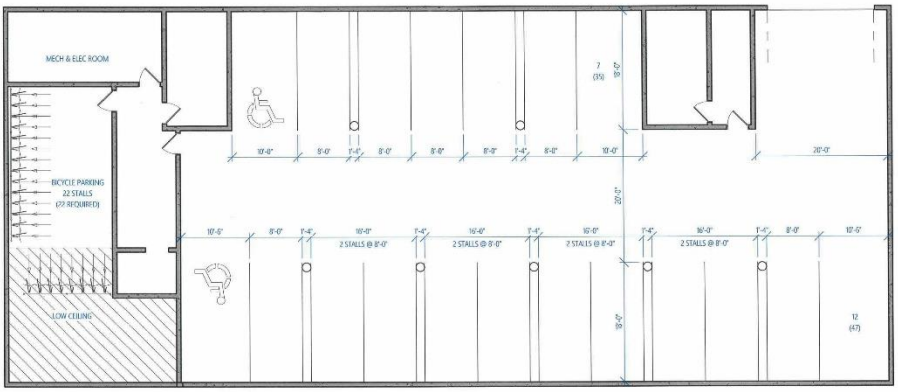
It remains the responsibility of the Construction Manager/Owner and/or person assuming similar responsibilities of the aforementioned to: verify all discrepancies and dimensions prior to construction and to report any discrepancies, errors and/or omissions to 818 Architecture Inc. immediately upon discovery and prior to proceeding, and ensure that acceptable, proper and safe construction measures are taken at all times.

Drawn by: CS
Approved by: AW

RMF Development
69, 71, 73 & 75 Maryland
Winnipeg, MB

10/07/23

P102



1 PARKADE PLAN 3/32" = 1'-0"

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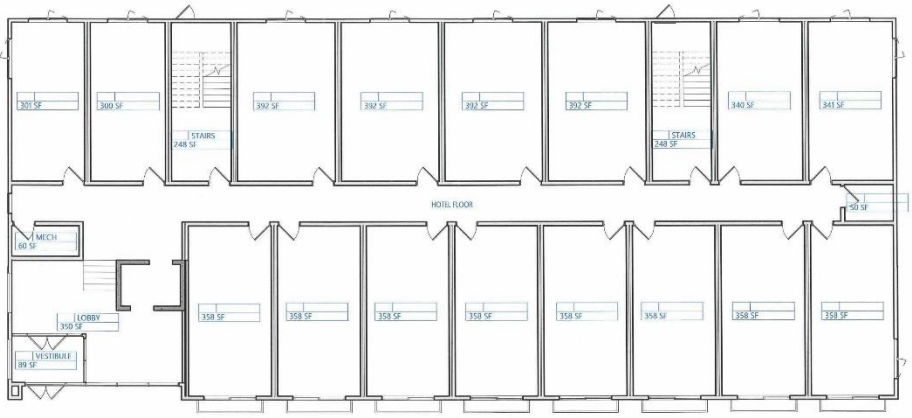
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Approved by: AW

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P201



1 LEVEL 100 PLAN 3/32" = 1'-0"

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P202



1 LEVEL 200-600 PLAN 3/32" = 1'-0"

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P203



WEST ELEVATION MATERIALS SUMMARY
TOTAL AREA = 9,422 SQ. FT.
STUCCO = 5,245 SQ. FT. (56%)
WOOD SIDING = 720 SQ. FT. (8%)
ALUMINUM = 1,374 SQ. FT. (15%)
FENESTRATION = 1,965 SQ. FT. (21%)

- CANOPY C/W PREFINISHED ALUMINUM FLAT STOCK BLACK
- PREFINISHED ALUMINUM FLAT STOCK BLACK
- ALUMINUM GUARDRAIL BLACK
- BALCONY C/W GEOMETRIC SOFFIT
- STUCCO WHITE
- CLEAR GLAZING TYPICAL ALL GLAZING
- FENESTRATION BLACK
- PREFINISHED ALUMINUM PANEL BLACK
- CANOPY C/W PREFINISHED ALUMINUM FLAT STOCK BLACK
- WOOD PLANK SIDING
- ALUMINUM STOREFRONT

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

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P401



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

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11/29/23

P402



1 NORTH ELEVATION 3/32" = 1'-0"



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

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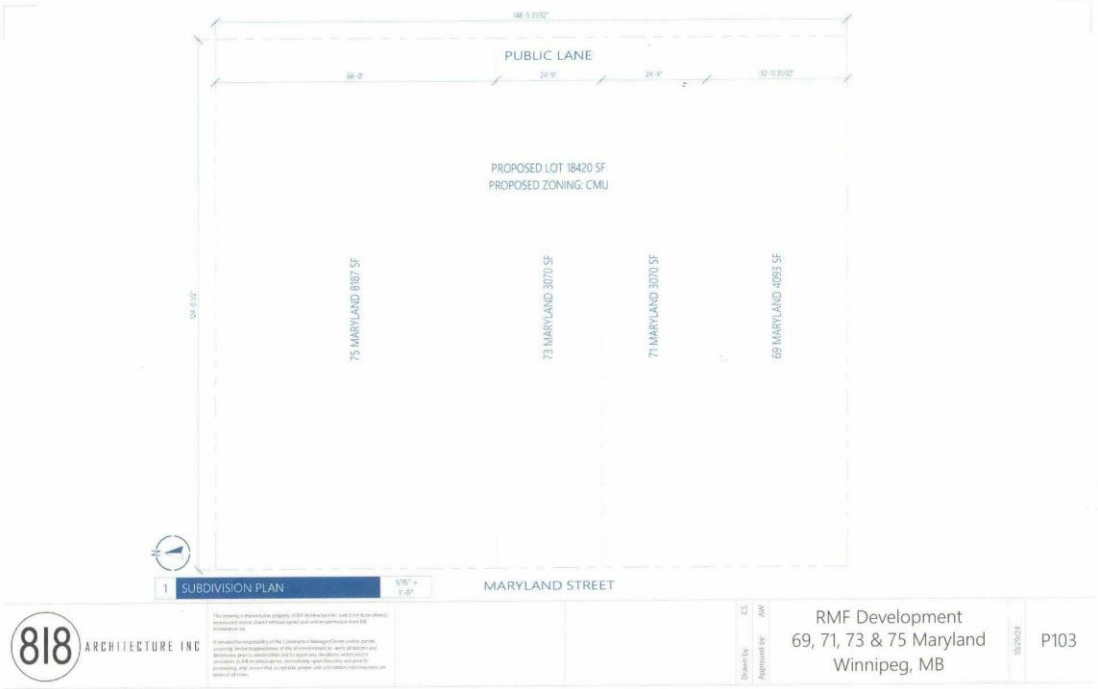
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P403



1 SUBDIVISION PLAN 1/16" = 1'-0"

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30/29/24

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