Minute No. 433
Minutes – Council – July 17, 2025

Report – Standing Policy Committee on Property and Development – July 4, 2025

Item No. 15 Subdivision and Rezoning – 1321 and 1325 Beaumont Street (River Heights-Fort Garry Ward) File DASZ 39/2024 [c/r DAV 163001/2024D]

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the subdivision proposed under Development Application No. DASZ 39/2024 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, subject to the following:

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated June 2, 2025 and attached as Schedule "B" to this report;

    B. That the City enter into, execute and deliver with the developer a Servicing Agreement in accordance with Recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"); and

    C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU Mature Communities PDO-1" Residential 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, subject to the following conditions:

Report – Standing Policy Committee on Property and Development – July 4, 2025

COUNCIL DECISION (continued):

A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

i. That no building or structure on the land shall exceed a height of 75 ft., excluding permitted projections;

ii. That any development on the land shall incorporate such measures and controls as may be necessary to ensure that storm water or snow melt run-off flows from the land entering the drainage system do not exceed the design flows computed using the Rational Design Method with a run-off coefficient of 0.35;

iii. That development on the land shall be constructed to ensure that the wastewater sewers servicing said development are connected directly to the 450 mm wastewater sewer on Riverwood Avenue, thus ensuring that only peak dry weather flows from the development are conveyed to the said wastewater sewer on Riverwood Avenue;

iv. That the Owner shall provide and maintain water supply on the land for fire fighting purposes to the satisfaction of the Director of the Winnipeg Fire Paramedic Service;

v. That the owner shall maintain the retaining wall adjacent to the northern property limit of the land, in accordance with plans that were submitted to and approved by the City pursuant to Clause 9 of Caveat 83-117349, under File No. DAZ 225/83;

vi. That the Owners shall maintain the four (4) foot wide landscaped buffer zone along the northern property limit of the land from Beaumont Street to the western limit of Burgundy Crescent, all in accordance with the plans that were submitted to and approved by the City pursuant to Clause 9 of Caveat 83-117349, under File No. DAZ 225/83;

Report – Standing Policy Committee on Property and Development – July 4, 2025

COUNCIL DECISION (continued):

vii. That no vehicular approach for ingress or egress to the land shall be constructed from or to Burgundy Crescent and that such impediments or structures as were authorized by the City pursuant to Clause 9 of Caveat 83-117349, under File No. DAZ 225/83 shall be maintained by the Owner so as to limit access to the land from Burgundy Crescent to pedestrian traffic only;

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

a. buildings
b. accessory parking areas
c. private approaches
d. garbage enclosures
e. fencing
f. landscaping
g. free-standing signage

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") 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.

3. That Caveat 83-117349, under File No. DAZ 225/83 dated June 15, 1983, be discharged.

4. That the City enter into, execute and deliver with the Developer

A. a Servicing Agreement in accordance with recommendation 1; and

B. a Zoning Agreement in accordance with recommendation 2,

and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

Report – Standing Policy Committee on Property and Development – July 4, 2025

COUNCIL DECISION (continued):

5. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

6. 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 39/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

7. 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.

8. 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.

9. That Development Application No. DASZ 39/2024 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.

10. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

11. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

Report – Standing Policy Committee on Property and Development – July 4, 2025

COUNCIL DECISION (continued):

12. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and Zoning Agreement are not registered in accordance with recommendations 10 and 11, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

13. That Development Application No. DASZ 39/2024 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.

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

15. That the order for variance DAV 24-163001/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 39/2024.

Report – Standing Policy Committee on Property and Development – July 4, 2025

DECISION MAKING HISTORY:

Moved by Councillor Duncan,
That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

Councillor Wyatt was absent from the vote on the above motion.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 8, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On July 4, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On July 3, 2025, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 2. A. viii, delete the words “and the City Centre Community Committee”

and forwarded the matter to the Standing Policy Committee on Property and Development.

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

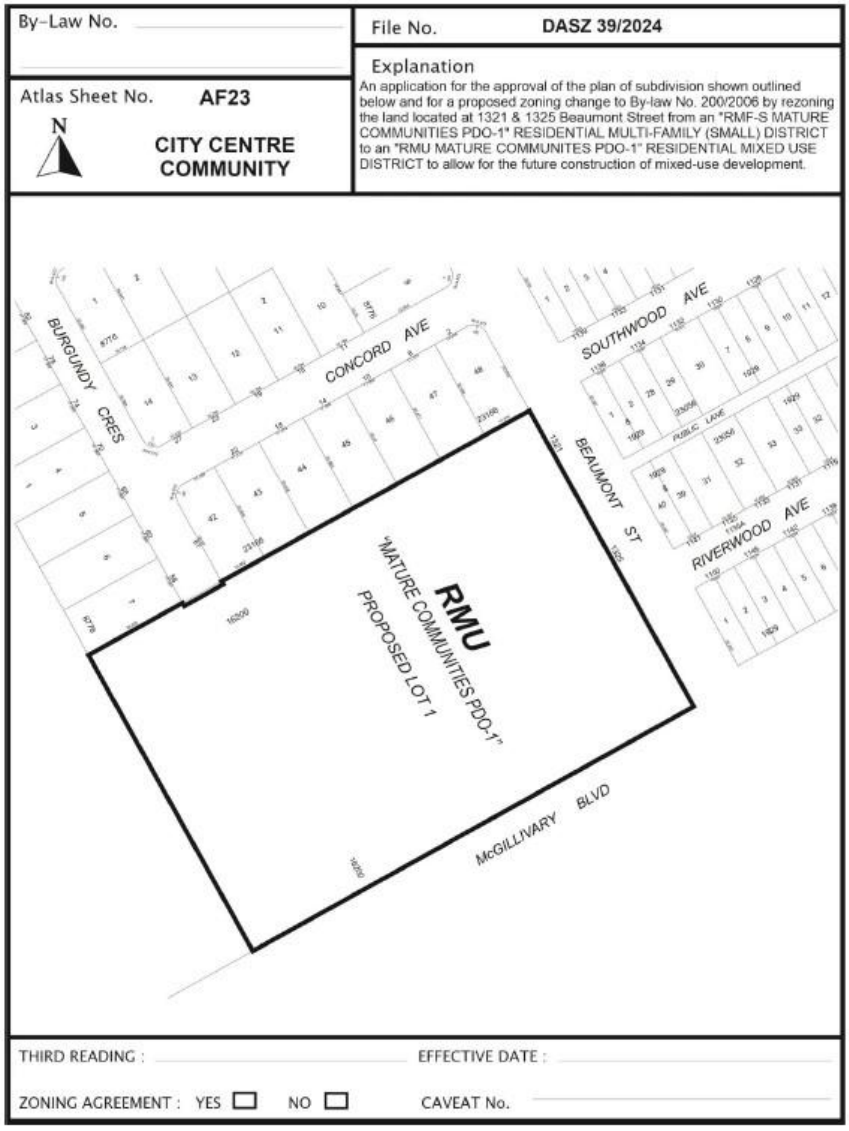
File: DASZ 39/2024

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

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

Applicant: McGowan Russell Group Inc. (Jackie Wilkie)

Subject:



Premises Affected: 1321 and 1325 Beaumont Street

For submission to: The Standing Policy Committee on Property and Development

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 recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 39/2024 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, subject to the following:

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated June 2, 2025 and attached as Schedule "B" to this report;

    B. That the City enter into, execute and deliver with the developer a Servicing Agreement in accordance with Recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"); and

    C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU Mature Communities PDO-1" Residential 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, subject to the following conditions:

A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

i. That no building or structure on the land shall exceed a height of 75 ft., excluding permitted projections;

ii. That any development on the land shall incorporate such measures and controls as may be necessary to ensure that storm water or snow melt run-off flows from the land entering the drainage system do not exceed the design flows computed using the Rational Design Method with a run-off coefficient of 0.35;

iii. That development on the land shall be constructed to ensure that the wastewater sewers servicing said development are connected directly to the 450 mm wastewater sewer on Riverwood Avenue, thus ensuring that only peak dry weather flows from the development are conveyed to the said wastewater sewer on Riverwood Avenue;

iv. That the Owner shall provide and maintain water supply on the land for fire fighting purposes to the satisfaction of the Director of the Winnipeg Fire Paramedic Service;

v. That the owner shall maintain the retaining wall adjacent to the northern property limit of the land, in accordance with plans that were submitted to and approved by the City pursuant to Clause 9 of Caveat 83-117349, under File No. DAZ 225/83;

vi. That the Owners shall maintain the four (4) foot wide landscaped buffer zone along the northern property limit of the land from Beaumont Street to the western limit of Burgundy Crescent, all in accordance with the plans that were submitted to and approved by the City pursuant to Clause 9 of Caveat 83-117349, under File No. DAZ 225/83;

vii. That no vehicular approach for ingress or egress to the land shall be constructed from or to Burgundy Crescent and that such impediments or structures as were authorized by the City pursuant to Clause 9 of Caveat 83-117349, under File No. DAZ 225/83 shall be maintained by the Owner so as to limit access to the land from Burgundy Crescent to pedestrian traffic only;

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

a. buildings
b. accessory parking areas

c. private approaches
d. garbage enclosures
e. fencing
f. landscaping
g. free-standing signage

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") ~~***and the City Centre Community Committee***~~ 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.

3. That Caveat 83-117349, under File No. DAZ 225/83 dated June 15, 1983, be discharged.

4. That the City enter into, execute and deliver with the Developer

   A. a Servicing Agreement in accordance with recommendation 1; and

   B. a Zoning Agreement in accordance with recommendation 2,

   and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

5. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

6. 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 39/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

7. 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.

8. 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.

9. That Development Application No. DASZ 39/2024 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.

10. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

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12. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and Zoning Agreement are not registered in accordance with recommendations 10 and 11, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

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

15. That the order for variance DAV 24-163001/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 39/2024.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

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

1. I first want to commend the developer. I always make sure to commend developers when they reach out to do an incredible job with the neighbourhood. This did not start off this way, when the development first came forward to the neighbourhood. There was a fair number of calls to the office. Again, that's why I do believe in public hearings and do why I do believe we should talk to the residents. They saw that, yeah, facing the street where all the houses were, maybe not the best idea. So, they spun the buildings sideways. Fantastic right there.

2. They dealt with the parking issue, we may have to come back later on with that. Again, it is close to a bus rapid transit station.

3. The fact that Sam Reality is incredible in their ability to do supportive housing. I'll admit it, it's sad to see this little jewel gone. But it is getting old. It was always my last door-knocking spot. I'd always go to this one because it just made me chuckle. This little fourplexes, the little four things around, it's really cute, but it just got tired. I understand that, its been around for quite a long time. But provided a real nice home for a lot of people. But this will provide more homes.

4. It's facing McGillvray, a lot of this development it's facing McGillvray, which is where we really do want to see this kind of development going.

5. High quality design, they've got the green space. They've listened to my whining about trees and everything like that quite well.

6. We did look at the traffic flow and I have been convinced that we'll leave it as is. The traffic will naturally, as they have mentioned there will be lights going in, will naturally go out that way. I do invite people to not drive their kids to school, it's two blocks away. Hopefully Victoria will become a very active community in the future, but we're not sure how long that will take.

7. For those reasons, and many more, I'm quite supportive of this development.

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 December 10, 2024 2. Notification of Public Hearing dated January 15, 2025 3. Manitoba Status of Titles 2702810/1, 3041707/1 4. Letter of authorization dated September 19, 2024 from S.A.M Properties Holding Inc. to McGowan Russell Group Inc. 5. Caveat 83-117349 6. Shadow Study dated March 21, 2024 7. Plans (5 pages) 8. Revised Plans (3 pages) 9. Report from the Urban Planning Division dated June 11, 2025 10. Inspection Report 11. Communication dated June 23, 2025, from Jackie Wilkie in support to the application 12. Notice of Adjournment dated June 26, 2025 13. Communication dated July 2, 2025, from Jackie Wilkie in support of the application 14. Recording of Representations

REPRESENTATIONS:

In Support:

Jesse Boychuk
David Gurvey
Trent Piazzoni
Jackie Wilkie

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
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit “9” referred to in File DASZ 39/2024

ADMINISTRATIVE REPORT

Title: DASZ 39/2024 – 1321 Beaumont Street

Issue: For consideration at the public hearing for a Subdivision and Rezoning to permit the development of a mixed use multifamily development composed of 4 buildings.

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 39/2024 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, subject to the following:

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such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “RMU Mature Communities PDO-1” Residential 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, subject to the following conditions:

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(d) garbage enclosures;

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(f) landscaping; and

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on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the City Centre Community Committee 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.

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5. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

6. 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 39/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

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14. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

15. That the order for variance DAV 24-163001\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 39/2024.

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 39/2024 – 1321 Beaumont Street 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 11, 2025

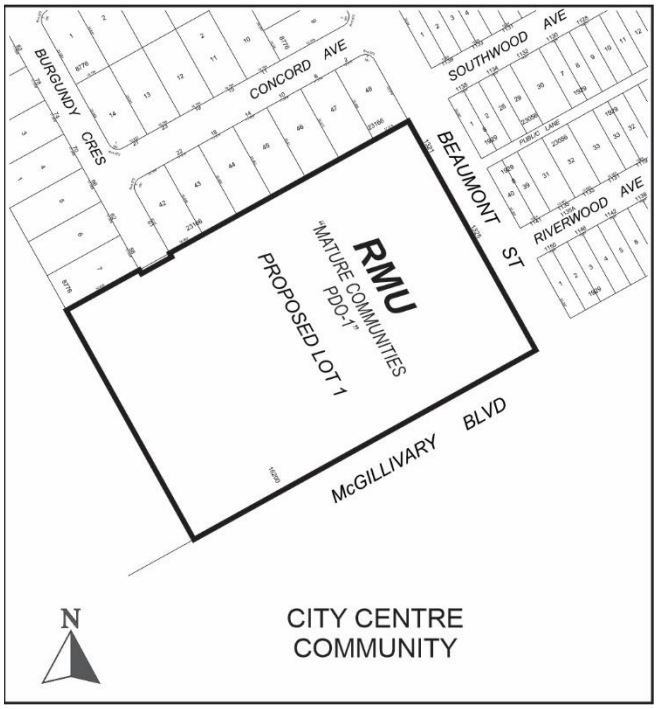
1. Appendix A Planning Report
2. Appendix B Proposed By-Law
3. Schedule A Plan of Subdivision and Rezoning
4. Schedule B Report of the Administrative Coordinating Group

APPENDIX A – Planning Report

DATE:	June 11, 2025
FILE:	**DASZ 39/2024**
RELATED FILES:	DAV 24-163001\D
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.602 - (BEAUMONT)

SUBJECT: For a Subdivision and Rezoning to permit the development of a mixed use multifamily development composed of 4 buildings.

LOCATION: **1321 Beaumont St**
LEGAL DESCRIPTION: 1/2 16200 6/7 ST B



APPLICANT: Jackie Wilkie (McGowan Russell Group Inc.)
825 St. Joseph St
Winnipeg, MB R2H 3A8

OWNER: S.A.M. PROPERTIES HOLDING INC.
(425 ELGIN AVE, WINNIPEG, MB, CANADA, R3A 1P2)
Winnipeg, MB R3A 1P2

DISCUSSION

SITE DESCRIPTION

- The subject property is located on northwest corner of Beaumont Street and McGillivray Boulevard, in the Beaumont neighbourhood of the River Heights - Fort Garry ward.
- The subject site is 215,059 square feet (approximately 5 acres) in area. The site is currently occupied by a series of townhouses built in the mid 1980s.
- The subject site is accessed from Beaumont Street.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Mature Communities policy area. The property is zoned “RMF-S” – Residential Multifamily – Small District.



Figure 1: Aerial photo of subject site and surrounding area

SURROUNDING LAND USE AND ZONING

North: Single family uses zoned "R1-L" – Residential Single Family - Large

South: McGillivray Boulevard, then multifamily uses zoned "RMF-S" – Residential Multifamily - Small

East: Beaumont Street, then single family uses zoned "R1-M" – Residential Single Family - Medium

West: Funeral home uses zoned "C3" – Commercial Corridor



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- **The applicant seeks** to develop four buildings 7 storeys in height (with portions stepped down to 3 or 4 storeys), in 4 phases with a total of 431 dwelling units, approximately half of which are planned as affordable. The plans show that:
    - Building 1 (Phase 1) will contain 138 residential units and 2 commercial units
    - Building 2 will contain 72 residential units and 9,000 sq. ft. of commercial space
    - Building 3 will contain 135 residential units
    - Building 4 will contain 86 residential units

- **Building 1 (Phase 1) contains full details. The other 3 buildings contain enough information to determine required variances but final details will be provided as the development proceeds through future phases. All buildings will have plan approval in order to finalize design details (Community Committee Plan Approval is required by way of existing caveat).**
- **Phase 1 involves demolishing 6 existing building and constructing one building containing multifamily units, a daycare and commercial space, with several existing buildings remaining onsite.**
- **Later phases will involve demolishing the remaining buildings and constructing 2 buildings with multifamily uses (Buildings 3 and 4), and 1 building with mixed use (multifamily and commercial (Building 2), and constructing a central green plaza.**
- **At final completion, the proposal will reduce the number of vehicular approaches from Beaumont Street from 4 to 2.**
- **The development contains 263 vehicle parking spaces, mostly outdoor surface stalls and some located inside Building 3.**
- **The development contains 130 bike stalls.**
- **The proposal requires a subdivision to consolidate 2 underlying lots and a rezoning to "RMU".**
- **The development also requires** variances for building separation space, parking, yards, and street edge landscaping. **which are analyzed in the Administrative Report for associated file DAV 24-163001/D.**

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The following adjustments were made through a 2024 pre-application, and through collaborative planning process:

- The Division recommended including building façades that are well-articulated, avoiding featureless building massing, and incorporating a minimum of two high quality cladding materials that reflect similar building materials in the surrounding area and prominent window coverage. Building 1 shows this and this will be confirmed for future buildings through plan approval.
- The Division recommended including as many active uses at grade as possible. Building 1 shows this and this will be confirmed for future buildings through plan approval.
- The Division recommended the inclusion of secure indoor bicycle storage as part of the development. Building 1 shows this and this will be confirmed for future buildings through plan approval.
- The Division indicated there would not be support for landscaping variances. A variance for street edge landscaping is requested, which is not supported by the Division.

With the Public

The applicant indicated the following:

> *"We have completed a series of public engagements that have directed modifications to the plan from the plan submitted for preapplication PA 23-211092. The main changes to the plan are for future phases of development including:*
>
> - *Changing the phase 3 building to a linear form and moving it to the limit of the rear yard along the cemetery*
> - *Changing the phase 4 building to a north south direction and relocating to the west.*
> - *Modifying the buildings to a stepped form to reduce the height closest to the neighbours.*
> - *Increasing parking where possible."*

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, 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. (5-8 storeys per the Definitions section of CCDS 2.0).*
- *Allows for some intensification in a form that respects the scale and character of the community while meeting the needs of a diverse population."*

The factors listed in Policy Section 1.6 are:

> *a. Applicable City-endorsed policies or guidelines;*
>
> *b. Existing zoning of the property and adjacent properties;*
>
> *c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
>
> *d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*

e. 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;

f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;

g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;

h. The supporting transit, pedestrian and active transportation network;

i. The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed.

The Division believes the factors in Policy Section 1.6 support 7 storeys in this location, because:

- The property is located along McGillivray Boulevard, and although Buildings 1 and 2 are 7 storeys high at Beaumont Street, these buildings are separated by approximately 68 ft. from the residential uses across Beaumont to the east.
- The portions of all buildings close to the lower density residential properties to the north are stepped down to 3 or 4 storeys in height. In addition, those 3-4 storey portions are set back approximately 60 ft. form the north, and the 7 storey portions are set back approximately 90 ft. from the north. These massing considerations reduce potential impact on adjacent properties.
- In pre-application feedback given to the applicant in 2024, the Urban Planning Division indicated:

  > *"Given the site is a corner property that abuts an arterial road with near direct access to the intersection of that arterial road, and is within close proximity to goods, services and amenities along Pembina Highway to the east, the Urban Planning and Design Division would be supportive of the establishment of a medium-rise (six to eight storey) mixed-use multi-family building at this location contingent upon submission of a site plan and elevations that demonstrate compliance with design considerations as detailed in Complete Communities Direction Strategy 2.0."*

- Sun shadow analysis provided by the applicant (see Appendix B) shows that all 4 phases of the proposed development appear to meet the City's requirement that a minimum of 5 consecutive hours of sunlight are cast on adjacent properties, streets and parks at spring and fall equinox times.

In addition, the proposal to close 2 of the 4 front vehicular approaches from Beaumont is supported by the Division. Fewer approaches helps reduce vehicle/ pedestrian conflict points and meets CCDS 2.0 policy 2.21 of Established Neighbourhoods: ***"****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."*

Other relevant policies regarding the daycare and commercial portions include:

- *4.0 Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.*
- *4.1 Support commercial development where residential neighbourhoods are not well served by local and community commercial amenities.*

The commercial units are limited to buildings 1 and 2 and set closest to Beaumont.

Inclusion of daycare and commercial space helps create more of a ‘complete community’ in and around this 5 acre site. This in turn helps reduce reliance on automobiles for daily trips for child care and some amenities and daily needs. This serves as a benefit for both residents of the development and the wider neighbourhood, which is generally underserved by commercial amenities in close proximity. This aligns with the following Established Neighbourhood policies:

- *4.1 Support commercial development where residential neighbourhoods are not well served by local and community commercial amenities.*
- *3.3 Increase the supply of affordable housing within Established Neighbourhoods in proximity to commercial amenities, recreational opportunities and frequent transit service.*

SUBDIVISION AND REZONING

The Division believes “RMU” – Residential Mixed Use is an appropriate zoning district in this location because it supports development that aligns with the mid-rise residential, mixed-use vision established in CCDS 2.0 through the Established Neighbourhood policies described above.

In addition, the Sun Shadow analysis shows that all 4 phases of the proposed development appear to meet the City’s requirements.

Further, inclusion of daycare and commercial space helps create a ‘complete community’ in and around this large site.

Finally, the project is planned for a substantial supply of affordable units, which helps achieve the following CCD 2.0 policy:

- *3.3 Increase the supply of affordable housing within Established Neighbourhoods in proximity to commercial amenities, recreational opportunities and frequent transit service.*

SERVICING / DEPARTMENTAL CONSIDERATIONS

Water and Waste

- The Water and Waste Department advises there is adequate servicing for the proposed development. Additional review will be required by the Department should the plans of development change during the design process.
- If the development of the Planned Area is significantly delayed, there is a risk that permits may not be issued due to limitations in wastewater capacity.

Public Works

- The Developer is required to pay to the City a portion of total costs associated with the installation of traffic control signals and related works, and associated with a future pathway and related works on the north side of McGillivray Boulevard.
- The developer is required to plant trees and repair sod on Beaumont Street and maintain the trees for a period of two years.

For more information see the Report of the Administrative Coordinating Group (Schedule B).

ZONING AGREEMENT

A new Zoning Agreement is recommended which caps building height at 75 ft. and carries forward all previous (1983) Zoning Agreement Clauses aside from 3 and 5. Clauses 3 and 5 are not recommended to be carried forward because:

- Clause 3 limits sitewide density to 75 units which is not in keeping with the applicable mid-rise residential policies of CCDS 2.0.
- Clause 5 requires a minimum 1.4 parking stalls per dwelling unit which is more restrictive than today's Winnipeg Zoning By-Law.

CONTROL STRIP

The northwest corner of the property is separated from Burgundy Avenue by a control strip to prevent vehicular access between 1321 Beaumont and nearby streets. The control strip contains a retaining wall and fence buffer, required by way of Zoning Agreement from DASZ 225/83 and carried forward in the new proposed Zoning Agreement. The control strip and features will be retained as-is.

PLAN APPROVAL

City Centre Plan Approval is recommended in the Zoning Agreement as it was in the previous (1983) Zoning Agreement.

SUMMARY

The Urban Planning Division supports the Subdivision and Rezoning because**:**

- "RMU" – Residential Mixed Use zoning supports development that aligns with the mid-rise residential, mixed-use vision established in *CCDS 2.0* Established Neighbourhood policies.
- Inclusion of daycare and commercial space helps create a 'complete community' in and around this large site.
- The proposal increases the supply of affordable housing within an Established Neighbourhood in proximity to commercial amenities, recreational opportunities and transit service, in keeping with CCDS 2.0 policies.
- 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, which includes Established Neighbourhoods.
- **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

With its planned provision of affordable units, the proposed development will help meet the needs of Winnipeggers of various income levels in alignment with Goal 2(c), which states: *"Municipal tools, resources and partnerships are developed and used to encourage and facilitate affordable housing development."*

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Andrew Ross RPP, MCIP
DASZ 39/2024 – 1321 Beaumont Street

Schedule “A” for File No. DASZ 39/2024, City Centre Community Committee, June 24, 2025

By-Law No. _____

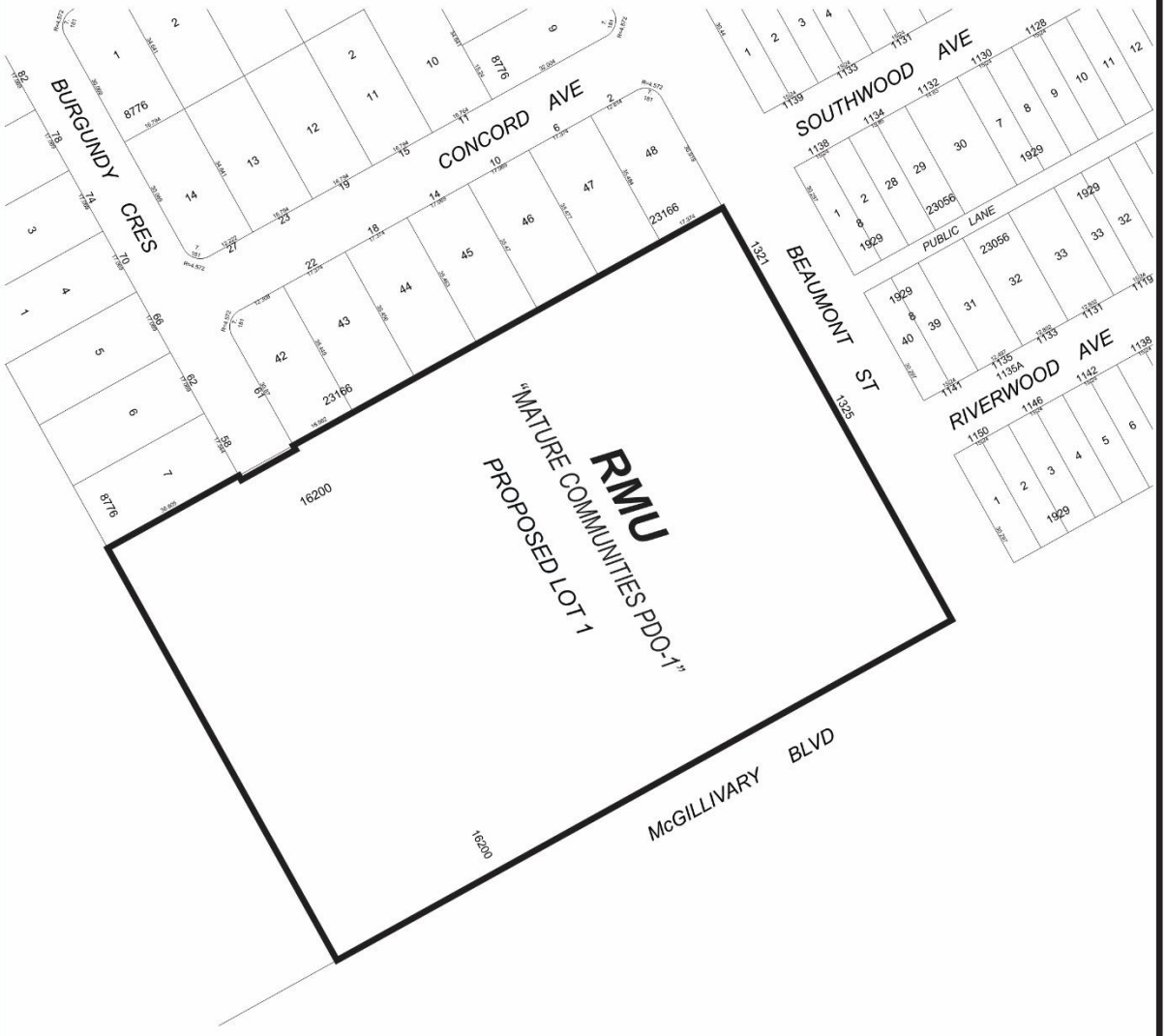
File No. **DASZ 39/2024**

Atlas Sheet No. **AF23**

CITY CENTRE COMMUNITY

Explanation

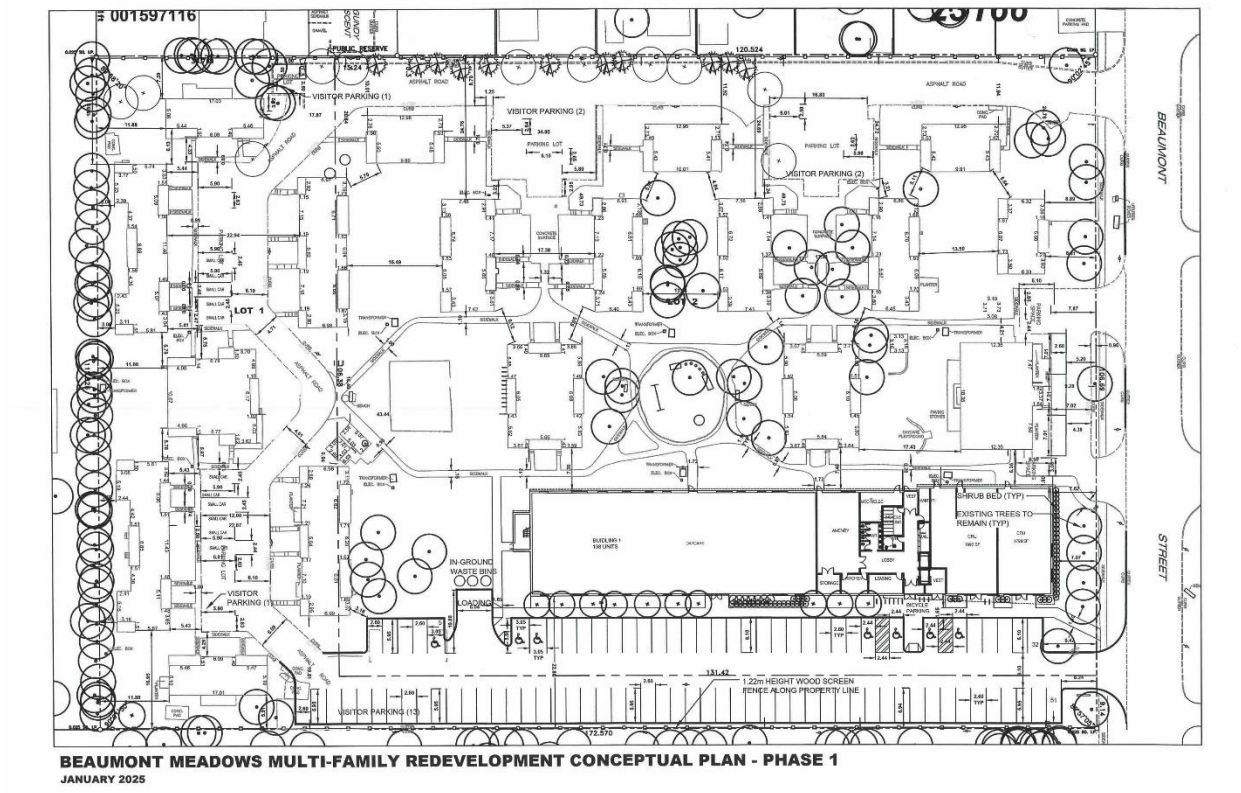
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 1321 & 1325 Beaumont Street from an "RMF-S MATURE COMMUNITIES PDO-1" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to an "RMU MATURE COMMUNITES PDO-1” RESIDENTIAL MIXED USE DISTRICT to allow for the future construction of mixed-use development.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “8” referred to in File DASZ 39/2024



SITE AREA ±4.94 ac
EXISTING ZONING - RMF-S
PROPOSED ZONING - RMU

EXISTING DEVELOPMENT HAS 72 UNITS WITH 66 STALLS PARKING RATIO OF 0.917 STALLS/UNIT

USE		PARKING REQ'D	PARKING PROVIDED
EXISTING AFFORDABLE HOUSING UNITS TO REMAIN	52	8	51
PHASE 1 - BUILDING 1			
RESIDENTIAL			
- AFFORDABLE UNITS	70	11	11
- MARKET UNITS (SEE NOTE 2 & 3)	68	65	68
RETAIL (2 UNITS)		2	2
- UNIT 1	1990 sf		
- UNIT 2	1798 sf		
DAYCARE (SEE NOTE 1 & 3)	9,108 sf	6	6
DAYCARE DROP OFF		1	1
TOTAL-PHASE 1-BUILDING 1		86	88
TOTAL-PHASE 1		94	139
PARKING SURPLUS			45
VISITOR PARKING		19	19
ACCESSIBLE STALLS (VAN)		7(2)	7(4)
BICYCLE PARKING (0.5 STALLS/AFFORDABLE + 1 STALL/ REQUIRED PARKING STALL FOR OTHER USES EXISTING UNITS HAVE BICYCLE PARKING AT UNIT)		68	94

NOTES:
1. 28 EMPLOYEES ON THE MAXIMUM SHIFT, (1 STALL FOR EVERY 3 EMPLOYEES PLUS 1 DROP-OFF STALL)
2. SITE IS WITHIN THE URBAN INFILL AREAS, THE NUMBER OF REQUIRED OFF-STREET PARKING SPACES ARE REDUCED TO 80 PERCENT OF THE REQUIRED NUMBER.
3. REDUCTION IN RESULT OF THE URBAN INFILL AREA AND COMBINATION OF USES (RESIDENTIAL UNITS AND COMMERCIAL). THE NUMBER OF PARKING SPACES REQUIRED IS REDUCED TO 80 PERCENT OF THE 80 PERCENT OF THE REQUIRED NUMBER FROM URBAN INFILL.

PROPOSED PLANT LIST

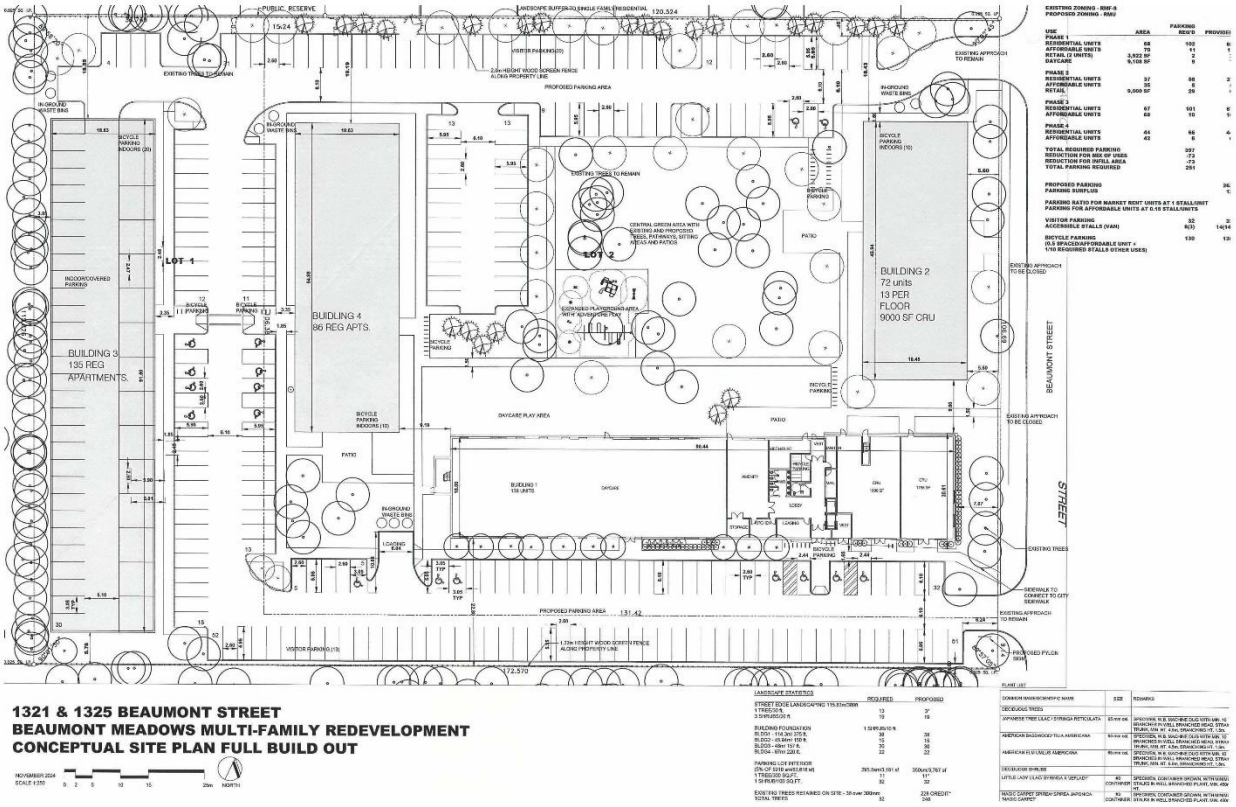
COMMON NAME/SCIENTIFIC NAME	SIZE	REMARKS
DECIDUOUS TREES		
JAPANESE TREE LILAC / SYRINGA RETICULATA	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m.
AMERICAN BASSWOOD/ TILIA AMERICANA	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m.
AMERICAN ELM / UMLUS AMERICANA	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m, BRANCHING HT. 1.8m.
DECIDUOUS SHRUBS		
MAGIC CARPET SPIREA/ SPIREA JAPONICA 'MAGIC CARPET'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 450mm HT.
LITTLE LADY LILAC/ SYRINGA X 'JEFLADY'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 450mm HT.
DWARF CRANBERRY / VIBURNUM TRILOBUM 'BAILY COMPACT'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.

LANDSCAPE STATISTICS

	REQUIRED	PROPOSED
STREET EDGE (BEAUMONT STREET) 115.83m/380ft		
1 TREE/30 ft.	13	60 (SEE NOTE A)
3 SHRUBS/20 ft.	57	58 (SEE NOTE A)
STREET EDGE (MCGILLIVRAY BLVD) 172.57m/566ft		
1 TREE/30 ft.	19	19 (SEE NOTE B)
3 SHRUBS/20 ft.	85	0 (SEE NOTE C)
BUILDING FOUNDATION (SEE NOTE D)	1 SHRUB/10 ft.	
BLDG1 - 114.3m/ 375 ft.	0	0
PARKING LOT INTERIOR		
(5% OF 5910 sm/63,616 sf)	295.5sm/3,181 sf	350sm/3,767 sf
1 TREE/300 SQ.FT.	11	16 (SEE NOTE E)
1 SHRUB/100 SQ.FT.	32	38

NOTES:
A. 60 CREDITED FOR 10 TREES OVER 300mm, 32 EXISTING SHRUBS PLUS 26 NEW SHRUBS.
B. 18 CREDITED FOR 3 TREES OVER 300mm.
C: 4ft HEIGHT WOOD SCREEN FENCE IN LIEU OF SHRUBS.
D. BUILDING FOUNDATION LANDSCAPING NOT REQUIRED IN URBAN INFILL AREA.
E. 6 CREDITED FOR 1 TREE OVER 300mm

1321 & 1325 BEAUMONT STREET- BEAUMONT MEADOWS MULTI-FAMILY REDEVELOPMENT
SITE PLAN NOTES - PHASE 1



EXISTING ZONING - RMF-9
PROPOSED ZONING - RMU

USE	AREA	PARKING REQ'D	PROVIDED
PHASE 1			
RESIDENTIAL UNITS	68	102	9
AFFORDABLE UNITS	70	11	1
RETAIL (3 UNITS)	3,922 SF	2	
DAYCARE	9,108 SF	9	
PHASE 2			
RESIDENTIAL UNITS	57	86	2
AFFORDABLE UNITS	55	8	
RETAIL	9,000 SF	29	
PHASE 3			
RESIDENTIAL UNITS	67	101	9
AFFORDABLE UNITS	68	10	1
PHASE 4			
RESIDENTIAL UNITS	44	66	4
AFFORDABLE UNITS	43	6	
TOTAL REQUIRED PARKING		357	
REDUCTION FOR MIX OF USES		-73	
REDUCTION FOR INFILL AREA		-73	
TOTAL PARKING REQUIRED		251	
PROPOSED PARKING			26
PARKING SURPLUS			1
PARKING RATIO FOR MARKET RENT UNITS AT 1 STALL/UNIT			
PARKING FOR AFFORDABLE UNITS AT 0.15 STALLS/UNITS			
VISITOR PARKING		32	3
ACCESSIBLE STALLS (VAN)		6(3)	1&1
BICYCLE PARKING		130	13
(0.5 SPACES/AFFORDABLE UNIT + 1/10 REQUIRED STALLS OTHER USES)			

1321 & 1325 BEAUMONT STREET
BEAUMONT MEADOWS MULTI-FAMILY REDEVELOPMENT
CONCEPTUAL SITE PLAN FULL BUILD OUT

NOVEMBER 2024
SCALE 1:250 0 2 5 10 15 25m NORTH

LANDSCAPE STATISTICS

	REQUIRED	PROPOSED
STREET EDGE LANDSCAPING 119.61m/3999		
1 TREE/30 M	13	3*
2 SHRUB/30 M	19	19
BUILDING FOUNDATION	1 SHRUB/10 M	
BLDG1 - 114.3m/ 375 ft.	38	38
BLDG2 - 45.8m/ 150 ft.	15	15
BLDG3 - 49m/ 161 ft.	33	56
BLDG4 - 61m/ 200 ft.	32	33
PARKING LOT INTERIOR		
5% OF SITE and/LIFE eff.	295.5sm/3,181 sf	358sm/3,767 sf
1 TREE/300 SQ.FT.	11	11*
1 SHRUB/10 SQ.FT.	32	32
EXISTING TREES RETAINED ON SITE - 38 over 300mm		228 CREDIT*
TOTAL TREES	32	248

PLANT LIST

DOMINION NAME/SCIENTIFIC NAME	SIZE	REMARKS
DECIDUOUS TREES		
JAPANESE TREE LILAC / SYRINGA RETICULATA	65 mm cal.	SPECIMEN, W.B. MACHINE CUT, WITH MIN. 10 BRANCHES IN FULL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.8m
AMERICAN BASSWOOD / TILIA AMERICANA	65 mm cal.	SPECIMEN, W.B. MACHINE CUT, WITH MIN. 10 BRANCHES IN FULL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.8m
AMERICAN ELM / ULMUS AMERICANA	65 mm cal.	SPECIMEN, W.B. MACHINE CUT, WITH MIN. 10 BRANCHES IN FULL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.8m
DECIDUOUS SHRUBS		
LITTLE LADY LILAC SYRINGA X 'DEPLADY'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH STRONG STALKS IN WELL BRANCHED PLANT, MIN. 40cm
NANO CARPET SPIREA / SPIREA JAPONICA 'NANO CARPET'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH STRONG STALKS IN WELL BRANCHED PLANT, MIN. 40cm