Agenda – Executive Policy Committee – November 18, 2025

Report – Standing Policy Committee on Property and Development – November 7, 2025

Item No. 8 Subdivision and Rezoning – 391, 397 and 401 Provencher Boulevard (St. Boniface Ward)
File DASZ 27/2025 [c/r DAV 169270/2025D]

STANDING COMMITTEE RECOMMENDATION:

On November 7, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee, as amended, and submitted the following to Council:

1. That the subdivision proposed under Development Application No. DASZ 27/2025 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 "A" to this report and as shown on the map dated October 29, 2025 and attached as Schedule "B" 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 October 10, 2025 and attached as Appendix "B" to this report;

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU" Residential Mixed-Use District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated October 29, 2025, and attached as Schedule "B" 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. The Owner must submit plans showing the location and design of any and all proposed:

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

Report – Standing Policy Committee on Property and Development – November 7, 2025

STANDING COMMITTEE RECOMMENDATION (continued):

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

ii. That the maximum permitted height of all structures on the land be restricted to 80 feet (24.38 metres).

3. 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").

4. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Development/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.

5. 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 27/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

6. 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.

Report – Standing Policy Committee on Property and Development – November 7, 2025

STANDING COMMITTEE RECOMMENDATION (continued):

7. 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.

8. That Development Application No. DASZ 27/2025 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.

9. 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.

10. 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.

11. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with Recommendations 9 and 10, 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 variance order 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 27/2025.

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

Agenda – Executive Policy Committee – November 18, 2025

Report – Standing Policy Committee on Property and Development – November 7, 2025

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On November 7, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee, with the following amendment:

- In Recommendation 2.A., delete Clauses iii, iv, v, vi, and vii, in their entirety

and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On October 29, 2025, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- Add the following new Recommendation 2. A. iii.:

  "iii. That the development include a minimum of five (5) three-bedroom residential units."

- Add the following new Recommendation 2. A. iv.:

  "iv. That the required landscaping exclusively use vegetation native to Manitoba."

- Add the following new Recommendation 2. A. v.:

  "v. That the development include 15 indoor secure bicycle parking spaces."

- Add the following new Recommendation 2. A. vi.:

  "vi. That 15 outdoor lockable bicycle parking spaces fronting Provencher Boulevard be integrated into the landscaping plan."

- Add the following new Recommendation 2. A. vii.:

  "vii. That one of the three-bedroom residential units include a minimum of three (3) wall mounted bicycle storage racks in addition to the 15 indoor secure bicycle parking spaces."

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

PUBLIC HEARING SUMMARY

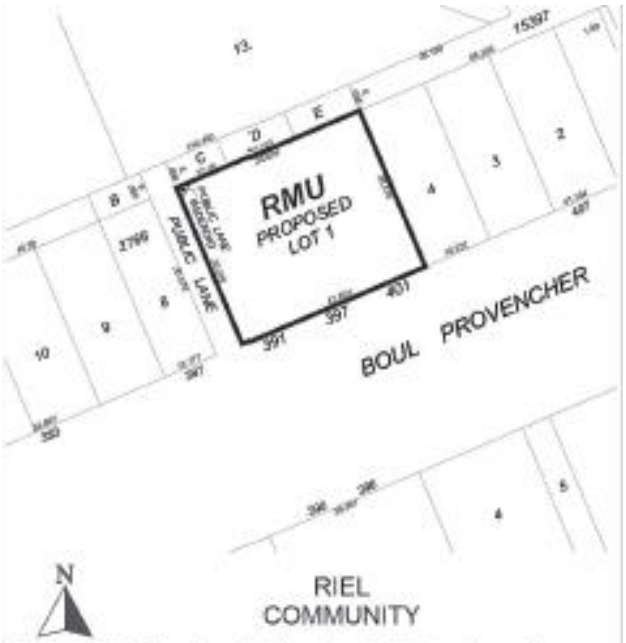
File: DASZ 27/2025

Before: Riel Community Committee
Councillor Chambers, Chairperson
Councillor Allard
Councillor Mayes

Public Hearing: October 29, 2025
Council Building, 510 Main Street

Applicant: Landmark Planning & Design Inc. (Brennan Johnson)

Subject:



APPLICANT: Landmark Planning & Design Inc. (Brennan Johnson)
FILE: DASZ 27/2025
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from a "C2" COMMERCIAL COMMUNITY DISTRICT to an "RMU" RESIDENTIAL MIXED USE DISTRICT to allow for the construction of a mixed-use residential and commercial development. **For information, phone S. Nuttall, Planner at 204-986-7168**
DEMANDEUR: Landmark Planning & Design Inc. (Brennan Johnson)
N° DE DOSSIER: DALZ 27/2025
PROJET: Demande d'approbation par le conseil municipal du plan de lotissement délinéé ci-dessus et proposition de modification du Zoning By-law No. 200/2006 (règlement municipal sur le zonage) visant à modifier le zonage des sols délinéés ci-dessus de sorte qu'ils passent de la catégorie C2 (secteur commercial communautaire) à la catégorie RMU (secteur résidentiel polyvalent) en vue de permettre la construction d'un ensemble résidentiel et commercial polyvalent. **Pour plus de renseignements, appelez S. Nuttall, urbaniste, au 204-986-7168.**

Premises Affected: 391, 397 and 401 Provencher Boulevard

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

Prepared by: Z. Mohan, Committee Clerk
Riel Community Committee

Report date: October 30, 2025

Community Committee Recommendation:

The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 27/2025 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 "A" to this report and as shown on the map dated October 29, 2025 and attached as Schedule "B" 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 October 10, 2025 and attached as Appendix "B" to this report;

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU" Residential Mixed-Use District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated October 29, 2025, and attached as Schedule "B" 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. The Owner must submit plans showing the location and design of any and all proposed:

            a. principle 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 Riel 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.

ii. That the maximum permitted height of all structures on the land be restricted to 80 feet (24.38 metres).

iii. That the development include a minimum of five (5) three-bedroom residential units.

iv. That the required landscaping exclusively use vegetation native to Manitoba.

v. That the development include 15 indoor secure bicycle parking spaces.

vi. That 15 outdoor lockable bicycle parking spaces fronting Provencher Boulevard be integrated into the landscaping plan.

vii. That one of the three-bedroom residential units include a minimum of three (3) wall mounted bicycle storage racks in addition to the 15 indoor secure bicycle parking spaces.

3. 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").

4. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Development/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.

5. 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 27/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

6. 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.

7. 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.

8. That Development Application No. DASZ 27/2025 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.

9. 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.

10. 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.

11. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with Recommendations 9 and 10, 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 variance order 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 27/2025.

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

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

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

1. It's Plan Winnipeg, it's a Secondary Plan, it's Commercial Mixed Use, it's a beautiful building that fits the surrounding environment. Work has been done and there has been no resident opposition.

2. I think it is going to be a net positive addition to the area.

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 July 11, 2025
2. Notification of Public Hearing dated September 3, 2025
3. Manitoba Status of Titles 3348743/1, 3342005/1, 2307563/1 and 3341697/1
4. Letter of authorization dated April 2, 2025, from 5574758 Manitoba Ltd. to Landmark Planning & Design Inc. (Brennan Johnson and/or Brendan Salakoh)
5. Letter of authorization dated April 10, 2025, from 10223315 Manitoba Ltd. (Amit Bharj, Mani Chhibba Tangri, and Jasdeep Ruprai) to Landmark Planning & Design Inc. (Brennan Johnson and/or Brendan Salakoh)
6. Letter of authorization dated July 28, 2025, from 10223315 Manitoba Ltd. (Amit Bharj) to Landmark Planning & Design Inc. (Brennan Johnson and/or Brendan Salakoh)
7. Letter of Agreement in Principle dated April 3, 2025, between Bharj Medical and Peg City Car Co-op
8. Plans (25 pages)
9. Report from the Urban Planning Division dated October 21, 2025
10. Inspection Report
11. Revised Report from the Urban Planning Division dated October 27, 2025
12. Communication dated October 1, 2025, from Jasdeep Ruprai in support of the application
13. Communication dated October 27, 2025, from Amit Bharj in support of the application
14. Presentation dated October 29, 2025 in support of the application submitted by the Applicant
15. Recording of Representations

REPRESENTATIONS:

In Support:

Amit Bharj
Brennan Johnson
Jasdeep Ruprai
Brendan Salakoh
Lauren Sheedy

REPRESENTATIONS (continued)

In Opposition:

Nil

For Information:

Nil

For the City:

D. Clark, Senior Planner, Planning, Property and Development Department
S. Nuttall, Acting District Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit "12" referred to in File DASZ 27/2025

REVISED ADMINISTRATIVE REPORT

Title: DAZ 27/2025 – 391, 397, & 401 Provencher Boulevard

Issue: An application for consideration at the public hearing to rezone the subject property from a "C2" Commercial Community District to an "RMU" Residential Mixed Use district to allow for the construction of a mixed use residential and commercial development.

Critical Path: Riel Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Nuttall, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 27/2025 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 "A" to this report and as shown on the map dated October 29, 2025 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following:

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(b) accessory parking areas;

(c) private approaches;

(d) garbage enclosures;

(e) fencing;

(f) landscaping; and

(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 Riel 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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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").

4. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Development/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.

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6. 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 variance order 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 27/2025.

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

REASON FOR THE REPORT

- The applicant is proposing to rezone the site from a "C2" Commercial Community District to an "RMU" Residential Mixed Use district to allow for the construction of a mixed use residential and commercial development.
- 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 subject property will be rezoned from "C2" to "RMU."

CONSULTATION

In preparing this report there was consultation with: Land Development

SUBMITTED BY

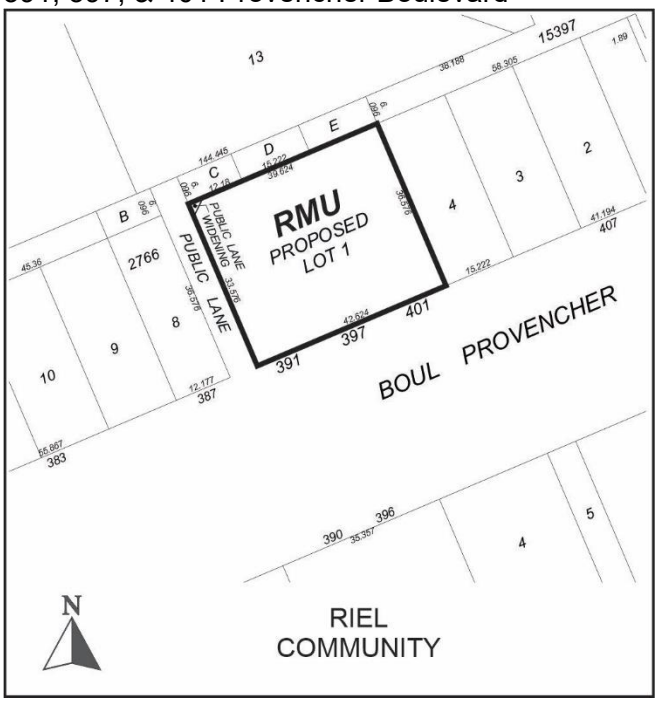
Department	Planning, Property and Development
Division	Urban Planning and Design Division
Prepared by	Steve Nuttall, MCP
Date:	October 27, 2025
File No.	DAZ 27/2025

List of Schedules and Attachments

1. Schedule A — Planning Discussion
2. Schedule B — File No. DASZ 27/2025 Riel Community Committee, dated October 21, 2025
3. Appendix “A” — Proposed By-law
4. Appendix “B” — Report of the Administrative Coordinating Group – October 10, 2025

SCHEDULE 'A'

FILE:	**DASZ 27/2025**
RELATED FILES:	DAV 25-169270\D, AEC25-169350ZR
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.501 – North St. Boniface Neighbourhood
SUBJECT:	To rezone the subject property from a "C2" Commercial Community District to an "RMU" Residential Mixed Use district
LOCATION:	391, 397, & 401 Provencher Boulevard



APPLICANT:	Brennan Johnson (Landmark Planning & Design Inc.) 298 Waterfront Drive Winnipeg, MB R3B 0G5
OWNER:	5574758 MANITOBA LTD 401 Provencher Blvd Winnipeg, MB R2H 0G9 And 10223315 MANITOBA LTD 700 – 330 St. Mary Avenue Winnipeg, MB R3C 3Z5
RECOMMENDATION:	Approval

SITE DESCRIPTION

- The subject property is located on the north side of boulevard Provencher between Thibault Street Nadeau Street in the North St. Boniface neighbourhood of the St Boniface ward.
- The site is currently three lots totaling approximately 16,778 square feet in area. Each lot contains one structure.
- The site is located within the Mixed Use Commercial Policy Area under the North St. Boniface Secondary Plan (By-law 30/2017). The site is zoned "C2" Commercial Community
- The subject property is located within an "Established Neighbourhood – Mature Community" under the *Complete Communities Direction Strategy 2.0*.

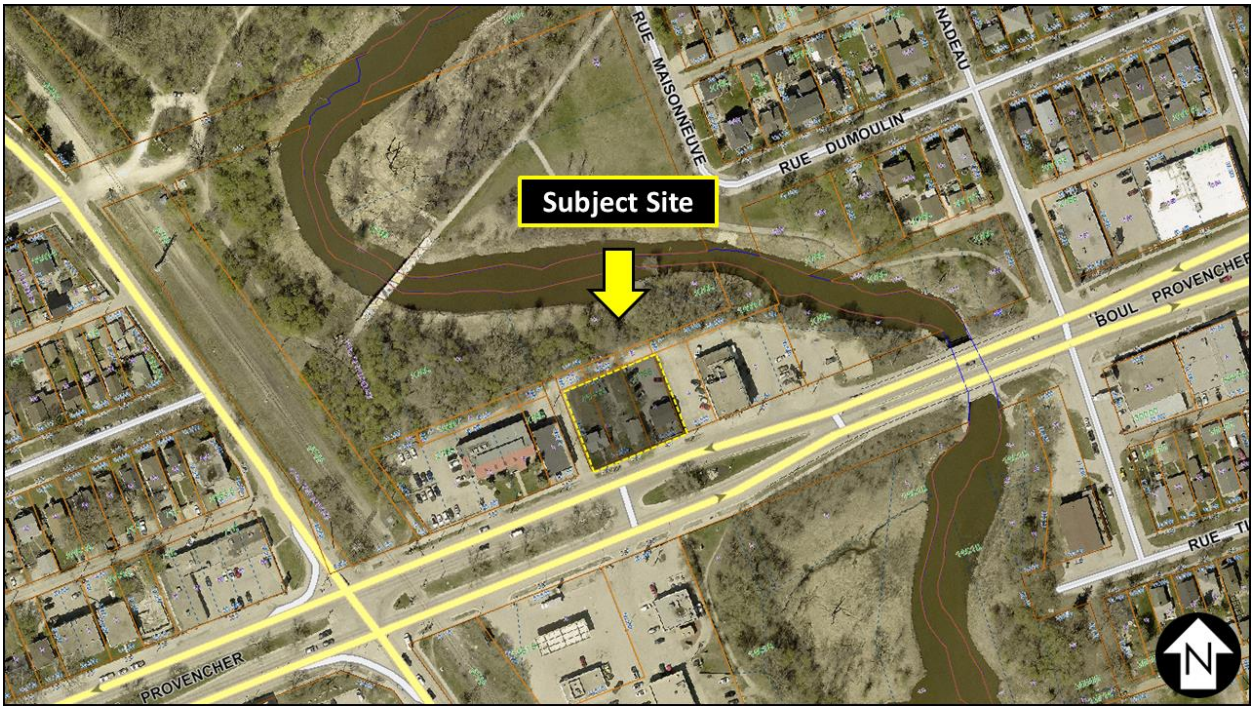


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: The public lane; then the Seine River.

South: Boulevard Provencher; then commercial uses on land zoned "C3" Commercial – Corridor district.

East: Commercial uses on land zoned "C2" Commercial – Community district.

West: Commercial and office uses on land zoned "C2" Commercial - Community district.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone from “C2” Community – Community district to the “RMU” Residential Mixed Use district for the purpose of constructing a 6-storey mixed-use building with ground floor commercial units and residential units above.
- According the submitted site plan, the building will be 129.25 feet (39.4 metres) in width, 75.25 feet (22.94 metres) in depth, and 77 feet (23.47 metres) in height.
- At grade, the building features three (3) commercial units with 6,157 square feet of commercial space and a total of 10,654 square feet of storage and flex space.
- Storeys two (2) through six (6) will contain 45 dwelling units with a mix of one, two, and thee bedrooms.
- The building features Juliet balconies facing Provencher Boulevard and regular balconies facing the Seine River.
- The site is accessed through the existing public lane to the west with 28 surface parking stalls:
    - 2 accessible spaces (1 standard and 1 van accessible)
    - 1 car share space (Peg City Car Co-op)
    - 15 secure indoor bicycle parking spaces
    - Designated spaces for the commercial units
- The landscaping plan includes:
    - Four (4) trees located along the street edge of Provencher.
    - 12 shrubs located along the street edge of Provencher.

- Variances are required for yards, density, parking, and street edge landscaping. See DAV 25-169270/D for more information.
- Alternative equivalent compliance approval is required to accept earth bins for the existing waste bins as an alternative to the standard wooden garbage enclosures.

COLLABORATION

With the Urban Planning and Design Division

- The Urban Planning and Design Division has been in communication with the applicant.

With the Public

- The applicant indicates they held two virtual meetings with stakeholders and residents during the site design process.

ANALYSIS AND ISSUES

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.
- The subject property is located in an "Established Neighbourhood – Mature Community" in *Complete Communities'* Urban Structure map. Established Neighbourhoods will accommodate contextually sensitive growth and change to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- With regard to this proposal, the key policy guiding the development of Established Neighbourhoods include:
    - ***Goal 2:*** *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.*
        - *Encourage the location of commercial or mixed-use buildings at or near the front and corner side property lines to create a pedestrian orientation. Use setbacks to reinforce the public realm through landscaping and pedestrian amenities, such as entryways, patios, benches, and bicycle parking.*
        - *Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.*
        - *Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest such as:*
            a. *Direct pedestrian access to main building entrances from the street;*
            b. *Transparent storefront displays;*
            c. *Human scaled signage; and*
            d. *Decorative lighting, awnings, benches and other pedestrian oriented amenities.*
        - *Discourage building designs that orient the back of the building to the street.*

- *Avoid buildings that create long blank walls facing public streets.*
- *Strongly discourage locating surface parking lots between streets and building fronts.*
- *Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.*

- ***Goal 4:*** *Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.*
  - *In order to protect the vitality and viability of existing commercial areas, encourage the redevelopment and infill of existing commercial areas as the preferred method of accommodating new commercial development.*
  - *Encourage commercial areas to transition into mixed-use, pedestrian-oriented and transit- supported developments, where feasible.*
- *Improve the quality and increase the coverage of the urban tree canopy in Established Neighbourhoods by 10% over the next five years.*

NORTH ST. BONIFACE SECONDARY PLAN (By-Law 30/2017)

- The objectives of the *North St. Boniface Secondary Plan* are:

  1. To provide clarity, certainty, and consistency to area residents and builders on land use planning directions and outcomes.

  2. To support a range of housing options that accommodate a range of incomes, households, type, density, style and tenure for all life stages at strategic locations within the neighbourhood.

  3. To encourage site and building plans that promote good urban design and are pedestrian focused.

  4. To establish a process and a set of criteria to evaluate infill development proposals and to mitigate the potential for land use conflicts.

  5. To develop safe, convenient and functional community wide 'complete street' networks for public transit users, pedestrians and cyclists.

  6. To transition out industrial uses from residential areas.

  7. To enhance existing parks and open spaces with a focus on completing the planned public riverbank parkway and greenway networks.

  8. To recognize and celebrate the neighbourhood's cultural assets.

  9. To encourage sustainable development which is designed to minimize the spatial use of land, conserve natural areas and reflects local heritage.

- Under the *North St. Boniface Secondary Plan*, the subject property falls within the Mixed Use Commercial Policy Area. The objectives of this policy area are:

  1) To encourage mixed-use developments that help create a vibrant, pedestrian-oriented boulevard Provencher main street.

2) *To encourage a mix of commercial uses that support local residents and encourage a dynamic street life.*

3) *To encourage building designs that positively contribute to the pedestrian environment.*

- The policies guiding development within the Mixed Use Commercial Policy Area include:

  3.4.2.1 Vibrant, pedestrian-oriented concentration of residential, retail, service, restaurant, entertainment, and cultural uses along boulevard Provencher will be encouraged.

  3.4.2.2 Automobile-oriented land uses, such as gas stations and other drive-through uses will be discouraged.

  3.4.2.3 Residential uses shall be located above the first storey along boulevard Provencher between rue Taché and rue Langevin.

  3.4.2.4 Mixed use developments with commercial at-grade and residential above the first storey will be encouraged.

  3.4.2.5 Industrial uses shall not be permitted.

  3.3.2.6. Multi-family residential uses will be discouraged within the Mixed Use Commercial Policy Area when in proximity to large scale industrial uses.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

ZONING

- The applicant is proposing to rezone the property to “RMU” Residential Mixed Use district. This district is intended to facilitate the development of primarily medium- to higher-density residential development, though it also may contain limited small-scale commercial, institutional, recreational, and service facilities needed to support residential development. The area, site, or building should retain a predominantly residential character. Development in the “RMU” district should provide convenient access for pedestrians and transit users from the public street, and should facilitate pedestrian travel between residential and non-residential uses. This district is often part of Community or Regional Mixed Use Centres, Major Redevelopment Sites, and Rapid Transit Corridors.
- The dimensional standards for commercial uses in the “RMU” zone are: a minimum front yard of 20 feet; a minimum rear yard of 25 feet; a minimum interior side yard of 5 feet; a minimum corner side yard of 20 feet; a principal building separation of 8 feet, and a maximum building height of 100 feet. The minimum lot area is 9,000 square feet, and the minimum lot area is 500 square feet per dwelling unit.

Reason for the Rezoning

The applicant is proposing to rezone from “C2” Commercial – Community to “RMU” Residential Mixed Use for the purpose of constructing a mixed use residential and commercial building. The building will feature three (3) commercial units on the ground floor and 45 residential units above. Residential development in the “C2” district must meet the dimensional standards of the “RMF-M” Residential Multi-Family (Medium) district. In this district, the minimum lot area per dwelling unit is 800 square feet and the maximum height is 70 feet. As the proposed density is

372 square feet per dwelling unit and the proposed height is 77 feet, the existing “C2” zoning would not be an appropriate district for the proposed development.

CONSISTENCY WITH COMPLETE COMMUNITIES AND THE NORTH ST. BONIFACE SECONDARY PLAN

- The proposed development is consistent with the objectives and policies directing development under the Mixed Use Commercial Policy Area of the *North St. Boniface Secondary Plan* as well as under Established Neighbourhoods in *CCDS 2.0*. More specifically:
    - The proposal to construct a residential building with ground floor commercial units at the subject location aligns completely with the objectives of the Mixed Use Commercial Policy area as well as *CCDS 2.0* as it will help to broaden the range of commercial services located within walking distance to local residents.
    - The applicant has worked to develop a proposal that supports a high quality, pedestrian-oriented urban environment and aligns completely with the design related policies of *CCDS 2.0* and *the North St. Boniface Secondary Plan*. More specifically, the building and site design encompass the following considerations:
        - A strong pedestrian-oriented ground floor design that incorporates multiple small scale, commercial storefronts with large windows.
        - The parking area is concealed from street view by the building;
        - The building incorporates a high-quality façade design with varying articulations, recessions, a combination of cladding materials and colours which helps to breakup the massing of the building and enhance the overall look of the street edge along Provencher Boulevard.
    - The proposal helps the community context by intensifying land which currently has low residential density (3 units) and introduces new commercial opportunities.
    - The proposal adds a mixed use building in the mixed use policy area of the secondary plan.
    - The proposed development also meets the secondary plan objectives of promoting sustainable development which is designed to minimize the spatial use of land.
- For these reasons, the Urban Planning and Design Division is recommending support of the proposed rezoning.

LAND DEDICATION

- When a developer rezones and/or subdivides a parcel of land, they are required to put in an application with the City of Winnipeg.
- As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed to the City for parks purposes.
- The amount of land is not less than 10%.
- The developer is to provide land or ‘cash in lieu’ as determined by the Planning, Property and Development Department.
- The Public Service is requesting cash in lieu for this application.

RECOMMENDATION

The Urban Planning Division recommends **approval** for the following reasons:

- The proposed development is consistent with the policies of the *Complete Communities Direction Strategy 2.0* and the *North St. Boniface Secondary Plan* where pedestrian-oriented commercial uses are encouraged.
- The proposal will help meet residential intensification targets.
- The proposal is designed with a high degree of quality and the applicant consulted with stakeholders and area residents during the design process.
- The proposal helps to create a vibrant, pedestrian-oriented boulevard Provencher main street.
- The proposal is compatible with the mixed use policy area of the secondary plan as it is a proposal for a mixed use building.

This Report Submitted by: Steve Nuttall, MCP
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared by: PPD File # DAZ 27/2025

SCHEDULE B

File No. DAZ 27/2025, Riel Community Committee, October 29, 2025

By-Law No. _____

File No. **DASZ 27/2025**

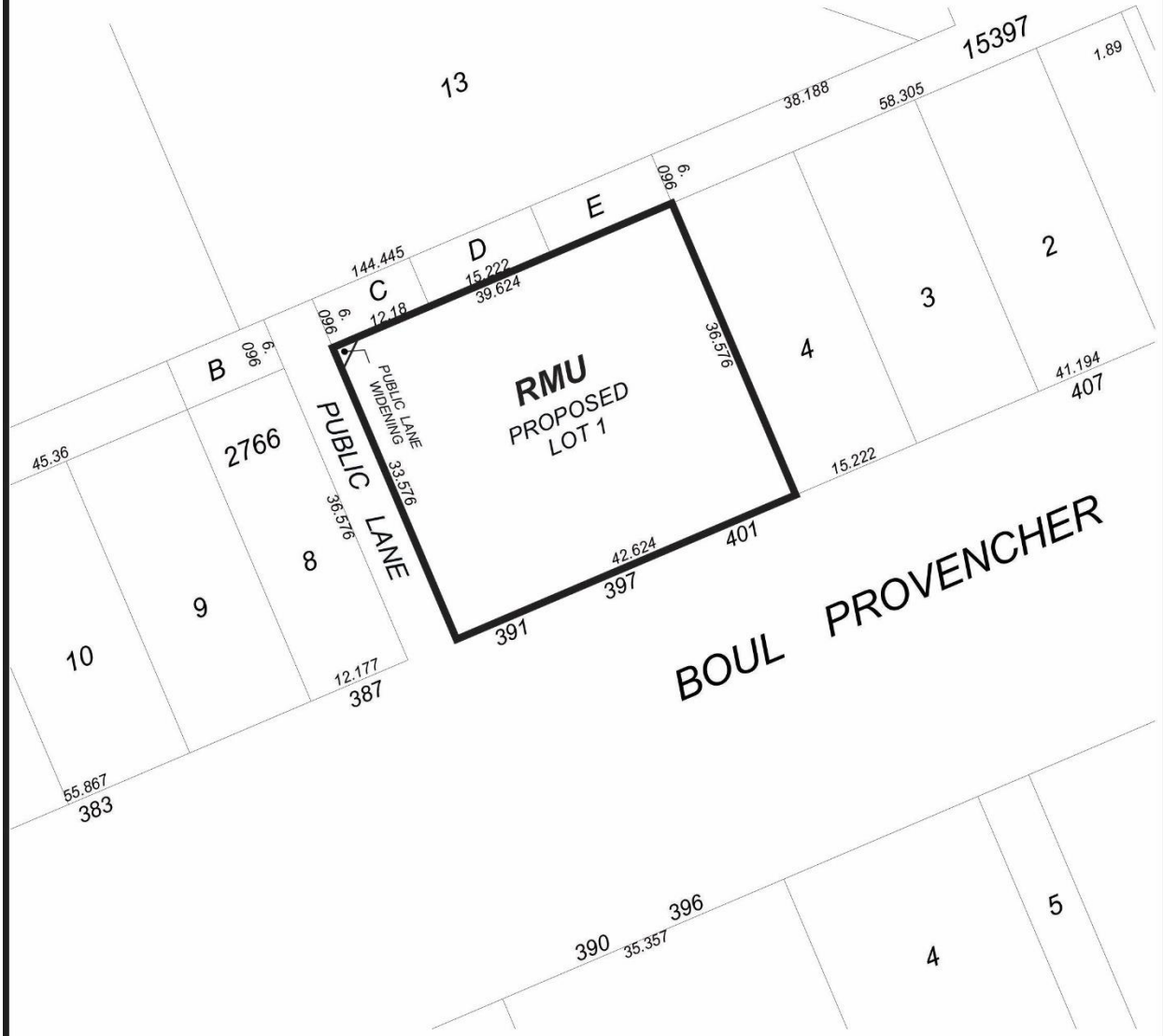
Atlas Sheet No. **Z27**

N

RIEL COMMUNITY

Explanation

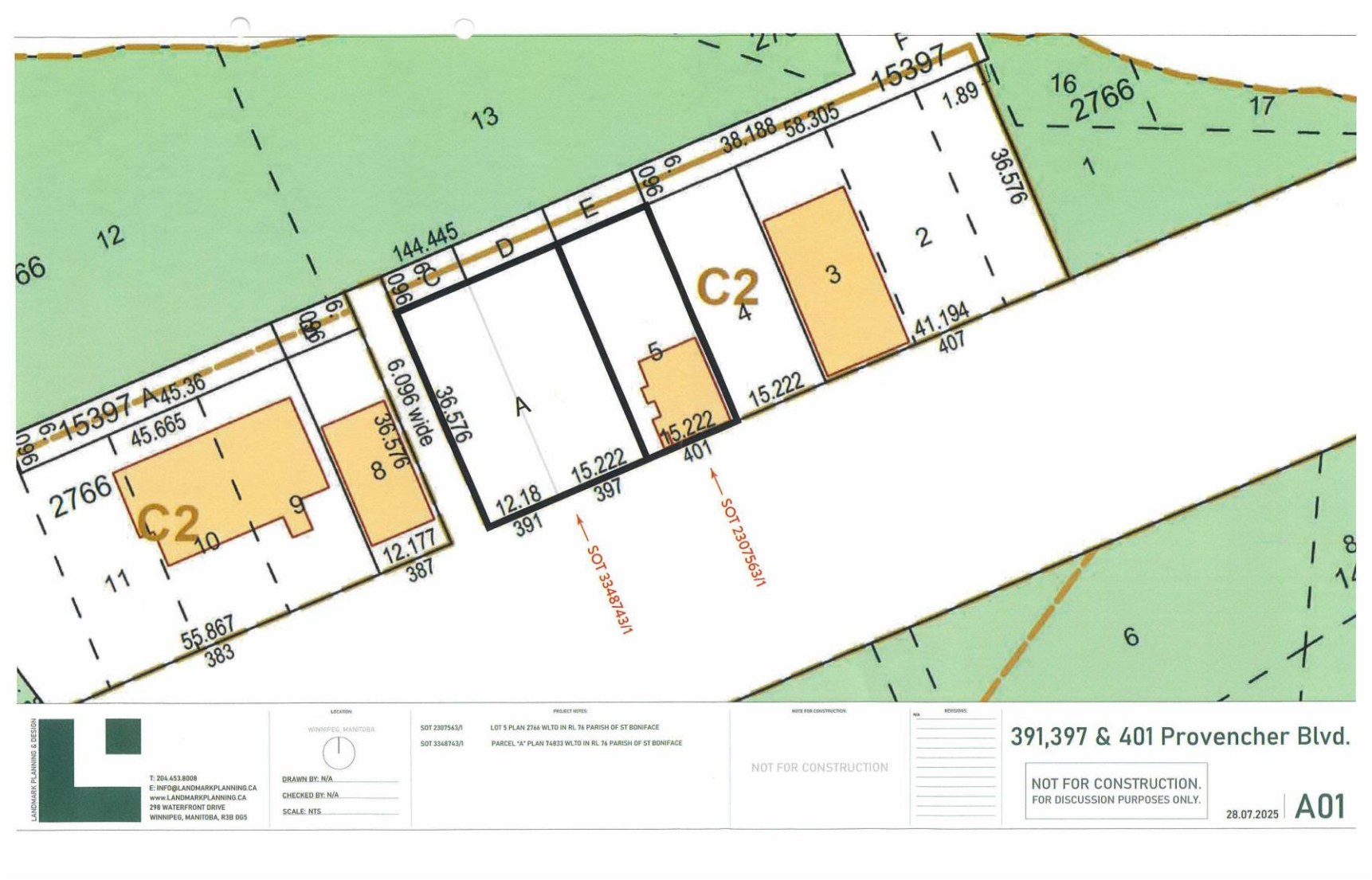
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 391, 397, & 401 Provencher Boulevard from a "C2" COMMERCIAL COMMUNITY DISTRICT to an "RMU" RESIDENTIAL MIXED USE DISTRICT to allow for the construction of a mixed-use residential and commercial development.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “8” referred to in File DASZ 27/2025





LANDMARK PLANNING & DESIGN

T: 204.453.8008
E: INFO@LANDMARKPLANNING.CA
www.LANDMARKPLANNING.CA
298 WATERFRONT DRIVE
WINNIPEG, MANITOBA, R3B 0G5

LOCATION
WINNIPEG, MANITOBA

DRAWN BY: N/A
CHECKED BY: N/A
SCALE: NTS

PROJECT NOTES:
PLAN OF SUBDIVISION
PROPOSED LOT 1

NOTES FOR CONSTRUCTION
NOT FOR CONSTRUCTION

NO. REVISIONS

391, 397 & 401 PROVENCHER BLVD

NOT FOR CONSTRUCTION.
FOR DISCUSSION PURPOSES ONLY.

08.05.2025 A01



RESIDENTIAL DEVELOPMENT

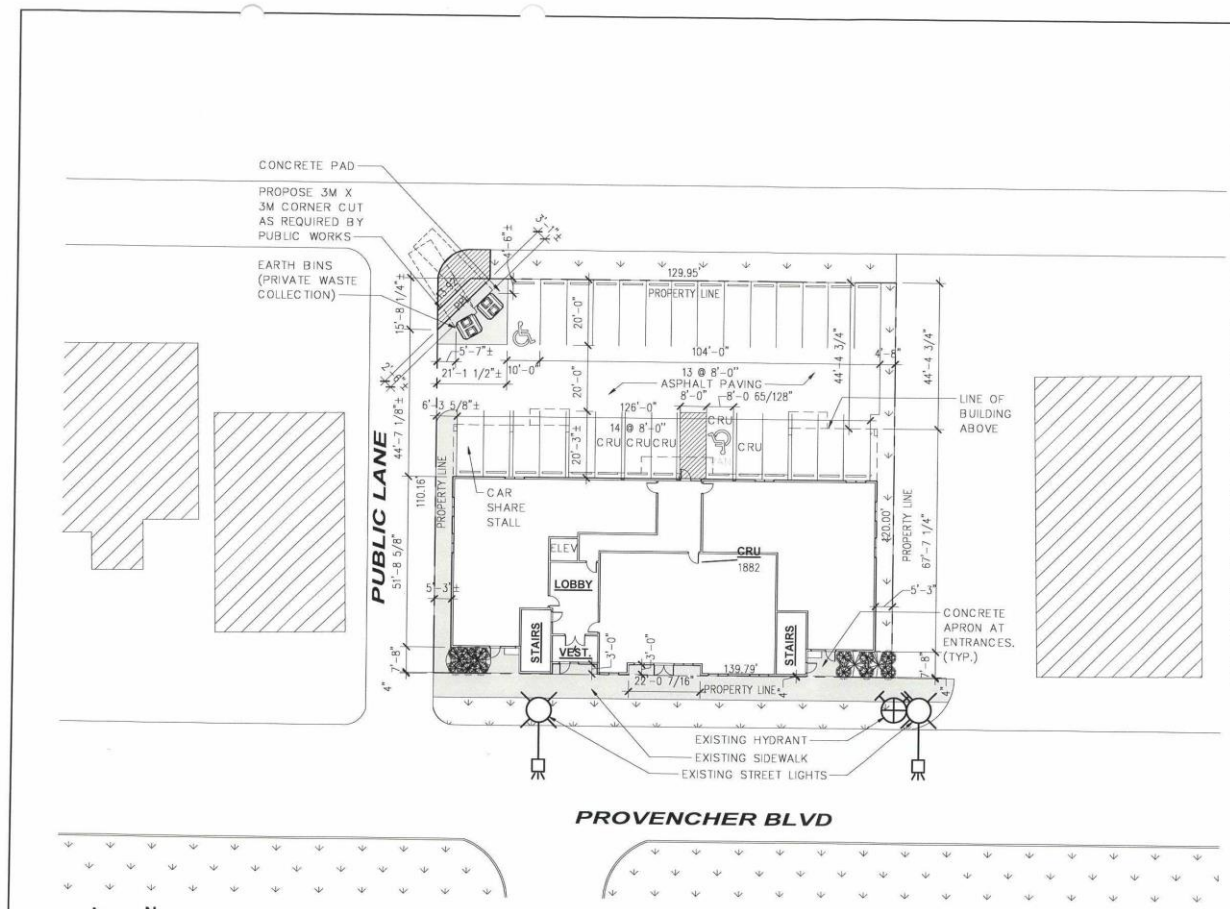
391-401 PROVENCHER BLVD

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

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

COMM. NO: 24010

JULY 2025



ZONING SUMMARY
CURRENT ZONING DISTRICT: C2
PROPOSED ZONING DISTRICT: RMU
URBAN INFILL AREA: YES

BUILDING DISCRIPTION
6 STOREYS
CRU ON MAIN FLOOR
5 RESIDENTIAL STOREYS

COMBUSTIBLE CONSTRUCTION

BUILDING AREA: 7,361± S.F.
GROSS AREA: 49,700± S.F.
CRU AREA: 6,157± S.F.
CRU AREA + FLEX/STORAGE: 10,654± S.F.

DIMENSIONAL STANDARDS	REQ'D	PROV'D
LOT AREA:	9,000	16,775
DWELLING COUNT:	36	45
LOT AREA/DU:	500	372.8
BUILDING SETBACKS		
FRONT:	20'	0'
REAR:	25'	44'-4 3/4"
INTERIOR SIDE:	15'	5'-3"
CORNER SIDE:	20'	5'-3" ±
PARKING SETBACKS		
REAR:	25'	0'
INTERIOR SIDE:	5'	4'-8"
CORNER SIDE:	20'	6'-3 5/8" ±
BUILDING HEIGHT:	100'	74'-0" ±
PARKING STANDARDS		
PARKING COUNT:	36	28
STALL/DU:	0.8:1	0.62:1
BICYCLE:	7	15
ACCESSIBLE	2	2
VAN ACCESSIBLE:	1	1

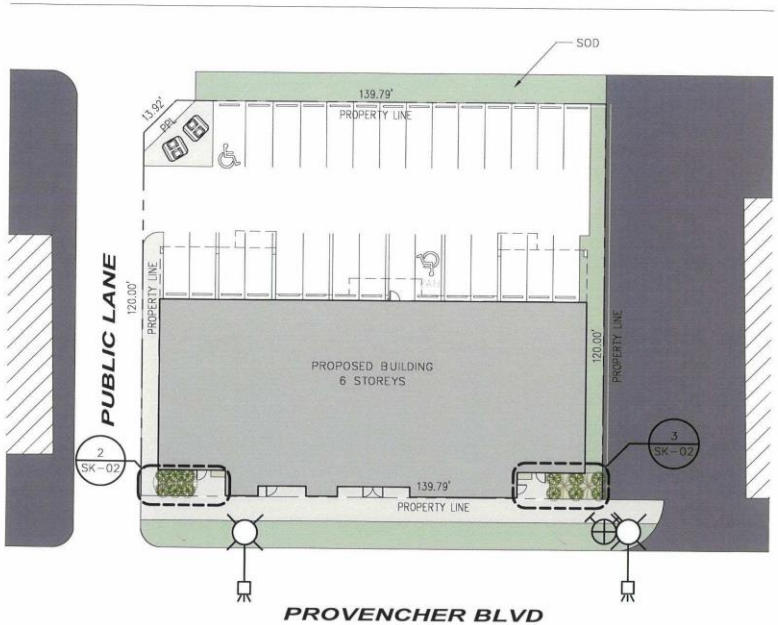
TRUE NORTH PROJECT NORTH

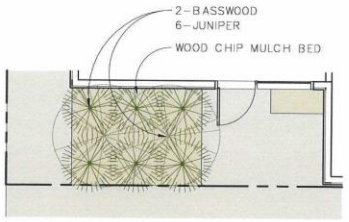
1 SK-01 SITE PLAN
1" = 30'-0"

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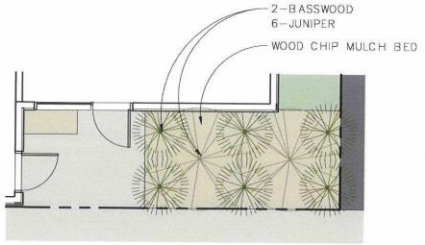
Project: 391-401 PROVENCHER BLVD
Drawing Title: SITE PLAN

Designed: AA/EH
Drawn: AA/ESH/SW
Date: 2025-07-03
Comm. No.: 24010
Reference Drawing No.:
Sheet No.: SK-01
Scale: 1" = 30'-0"





2 SK-02 EAST LANDSCAPE BED
1/8" = 1'-0"



3 SK-02 WEST LANDSCAPE BED
1/8" = 1'-0"

N TRUE NORTH
N PROJECT NORTH

1 SK-02 LANDSCAPE PLAN
1" = 30'-0"

GENERAL NOTES - LANDSCAPE PLAN

1. ALL WORK TO CONFORM TO CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. ALL EXISTING TREES, SIDEWALKS, CURBS, CATCH BASINS, CULVERTS, SURVEY MARKERS, TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THEM IS TO BE MADE GOOD BY THE CONTRACTOR. MAINTAIN POSITIVE DRAINAGE INTO ALL CATCH BASINS AND CURB INLETS.
3. ALL GROUND COVER TO BE SOD UNLESS NOTED OTHERWISE.

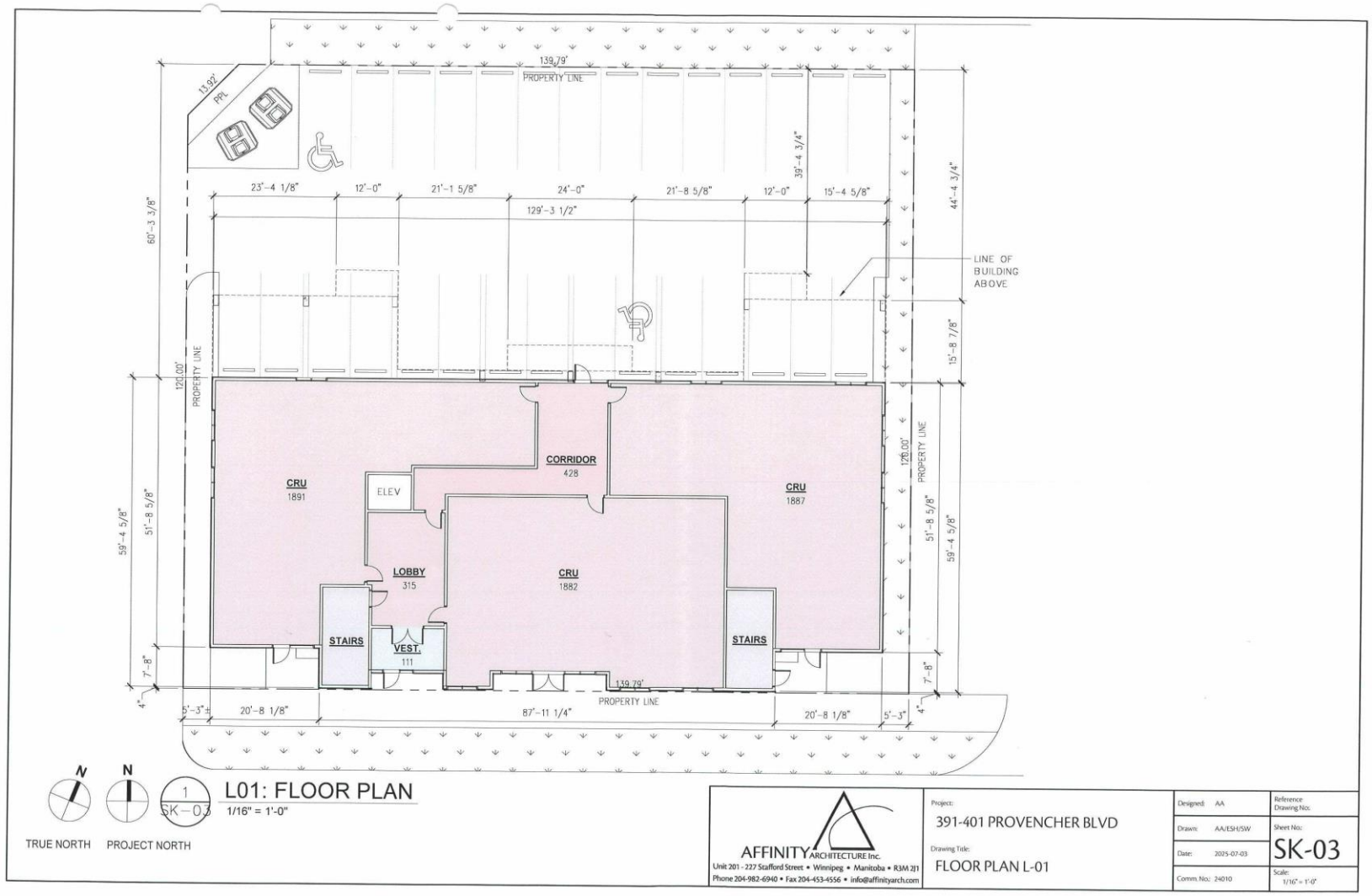
LANDSCAPE REQUIREMENTS

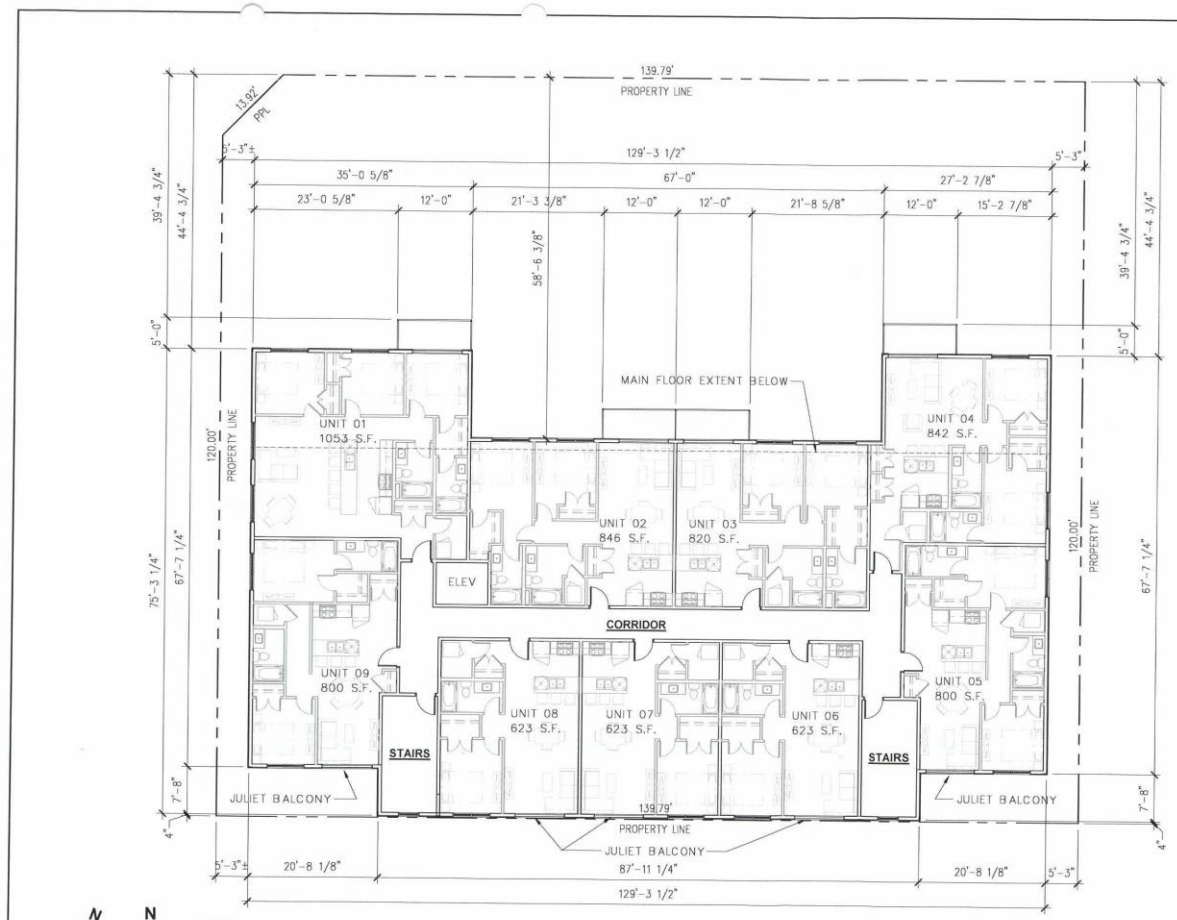
	REQ'D	PROV'D
STREET EDGE		
PROVENCHER BLVD		
-TREES	5	4
-SHRUBS	21	12
BUILDING FOUNDATION		
SHRUB	13	0
PARKING LOT INTERIOR		
-NOT REQUIRED		
SIDE AND REAR EDGE		
-PROPOSING NO BUFFERING TO ALLEY & ADJACENT COMMERCIAL SIDE YARDS		

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Project: 391-401 PROVENCHER BLVD
Drawing Title: LANDSCAPE PLAN

Designed: AA/EH	Reference Drawing No.:
Drawn: AA/ESH	Sheet No.: SK-02
Date: 2025-07-03	
Comm. No.: 24010	Scale: As indicated


139.79'
PROPERTY LINE
13.92'
PPL
39'-4 3/4"
44'-4 3/4"
23'-4 1/8"
12'-0"
21'-1 5/8"
24'-0"
21'-8 5/8"
12'-0"
15'-4 5/8"
129'-3 1/2"
60'-3 3/8"
LINE OF BUILDING ABOVE
15'-8 7/8"
120.00'
PROPERTY LINE
CRU
1891
ELEV
CORRIDOR
428
CRU
1887
LOBBY
315
CRU
1882
STAIRS
VEST.
111
STAIRS
59'-4 5/8"
51'-8 5/8"
7'-8"
4"
5'-3"
20'-8 1/8"
87'-11 1/4"
20'-8 1/8"
5'-3"
4"
139.79'
PROPERTY LINE
120.00'
PROPERTY LINE
51'-8 5/8"
59'-4 5/8"
7'-8"
N
TRUE NORTH
N
PROJECT NORTH
1
SK-03
L01: FLOOR PLAN
1/16" = 1'-0"
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Project:
391-401 PROVENCHER BLVD
Drawing Title:
FLOOR PLAN L-01
Designed: AA
Drawn: AA/ESH/SW
Date: 2025-07-03
Comm. No.: 24010
Reference Drawing Nos:
Sheet No.:
SK-03
Scale:
1/16" = 1'-0"



N
TRUE NORTH

N
PROJECT NORTH

1
SK-04

L02 TO 06: TYP. FLOOR PLAN

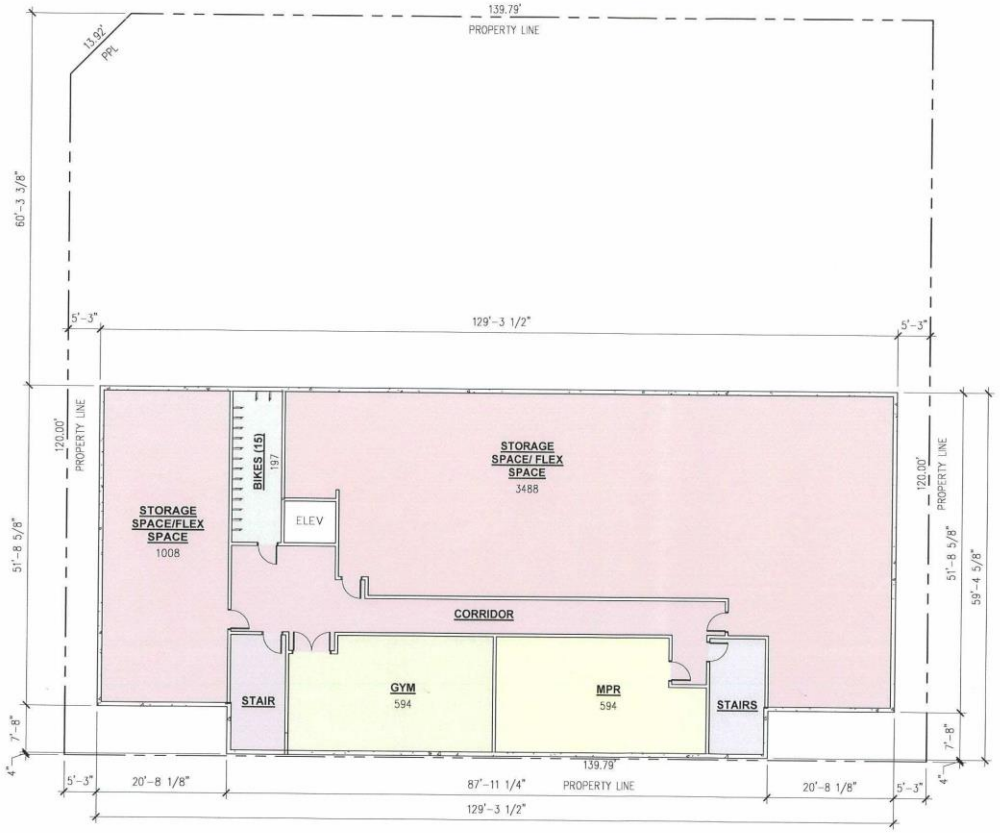
1/16" = 1'-0"

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Project:
391-401 PROVENCHER BLVD

Drawing Title:
TYPICAL FLOOR PLAN

Designed: AA/EH	Reference Drawing No:
Drawn: ESH	Sheet No: SK-04
Date: 2025-07-03	
Comm. No.: 24010	Scale: 1/16" = 1'-0"



N
TRUE NORTH

N
PROJECT NORTH

1
SK-05

LEVEL-B01: BASEMENT FLOOR PLAN

1/16" = 1'-0"

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Project:
391-401 PROVENCHER BLVD

Drawing Title:
FLOOR PLAN B-01

Designed: AA/EH	Reference Drawing No.:
Drawn: AA/ESH/SW	Sheet No.: SK-05
Date: 2025-07-03	
Comm. No.: 24010	Scale: 1/16" = 1'-0"



1
SK-06

BUILDING ELEVATION - SOUTH

1/16" = 1'-0"

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Project:
391-401 PROVENCHER BLVD

Drawing Title:
SOUTH ELEVATION

Designed: MF	Reference Drawing No.:
Drawn: CF/ESH	Sheet No.: SK-06
Date: 2025-07-03	
Comm. No.: 24010	Scale: 1/16" = 1'-0"



1 SK-07 BUILDING ELEVATION - EAST
1/16" = 1'-0"



2 SK-07 BUILDING ELEVATION - WEST
1/16" = 1'-0"

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Project: 391-401 PROVENCHER BLVD
Drawing Title: EAST & WEST ELEVATION

Designed: MF
Drawn: CF/ESH
Date: 2025-07-03
Comm. No.: 24010

Reference Drawing No.:
Sheet No.: SK-07
Scale: 1/16" = 1'-0"



1
SK–08

BUILDING ELEVATION - NORTH

1/16" = 1'-0"

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Project:
391-401 PROVENCHER BLVD

Drawing Title:
NORTH ELEVATION

Designed: MF	Reference Drawing No.:
Drawn: CF/ESH	Sheet No.: SK-08
Date: 2025-07-03	
Comm. No.: 24010	Scale: 1/16" = 1'-0"



1
SK-09 SOUTH-WEST PERSPECTIVE

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Project:
391-401 PROVENCHER BLVD

Drawing Title:
SOUTH-WEST PERSPECTIVE

Designed: MF	Reference Drawing No.:
Drawn: CF/ESH	Sheet No.: SK-09
Date: 2025-07-03	
Comm. No.: 24010	Scale:



1
SK-10 NORTH-EAST PERSPECTIVE

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Project:
391-401 PROVENCHER BLVD

Drawing Title:
NORTH-EAST PERSPECTIVE

Designed: MF	Reference Drawing No.:
Drawn: CF/ESH	Sheet No.: SK-10
Date: 2025-07-03	
Comm. No.: 24010	Scale:



1
SK – 11

SOUTH-EAST PERSPECTIVE

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Project:
391-401 PROVENCHER BLVD

Drawing Title:
SOUTH-EAST PERSPECTIVE

Designed: MF	Reference Drawing No.:
Drawn: CF/ESH	Sheet No.: SK-11
Date: 2025-07-03	
Comm. No.: 24010	Scale:



1
SK-12

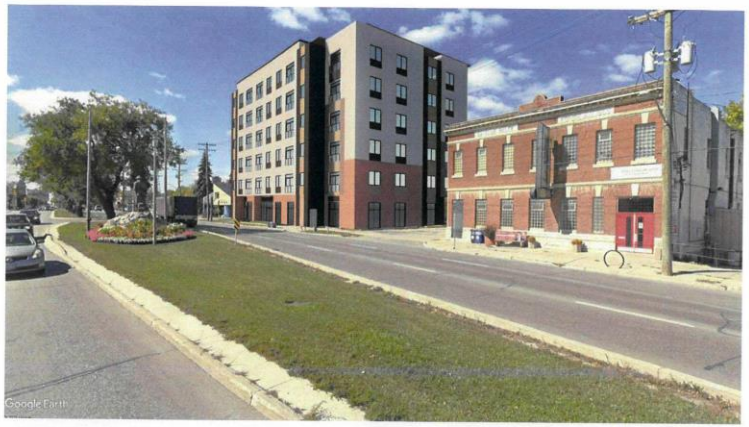
NORTH-WEST PERSPECTIVE

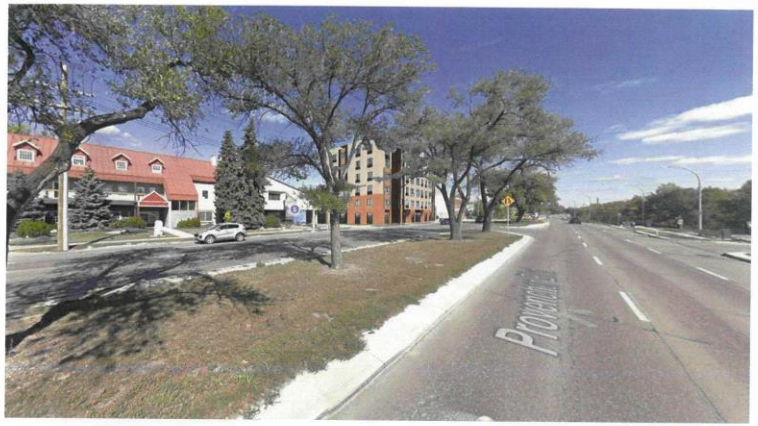
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Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Project:
391-401 PROVENCHER BLVD

Drawing Title:
NORTH-WEST PERSPECTIVE

Designed: MF	Reference Drawing No:
Drawn: CF/ESH	Sheet No: SK-12
Date: 2025-07-03	
Comm. No.: 24010	Scale:

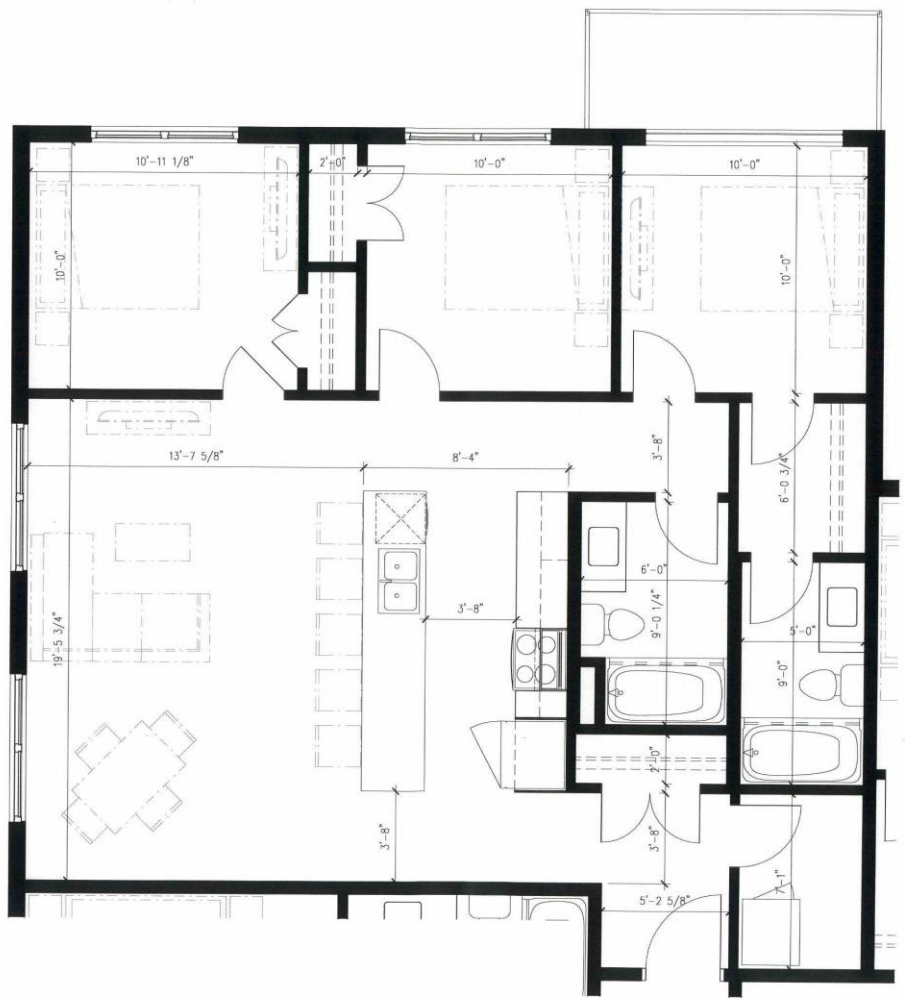








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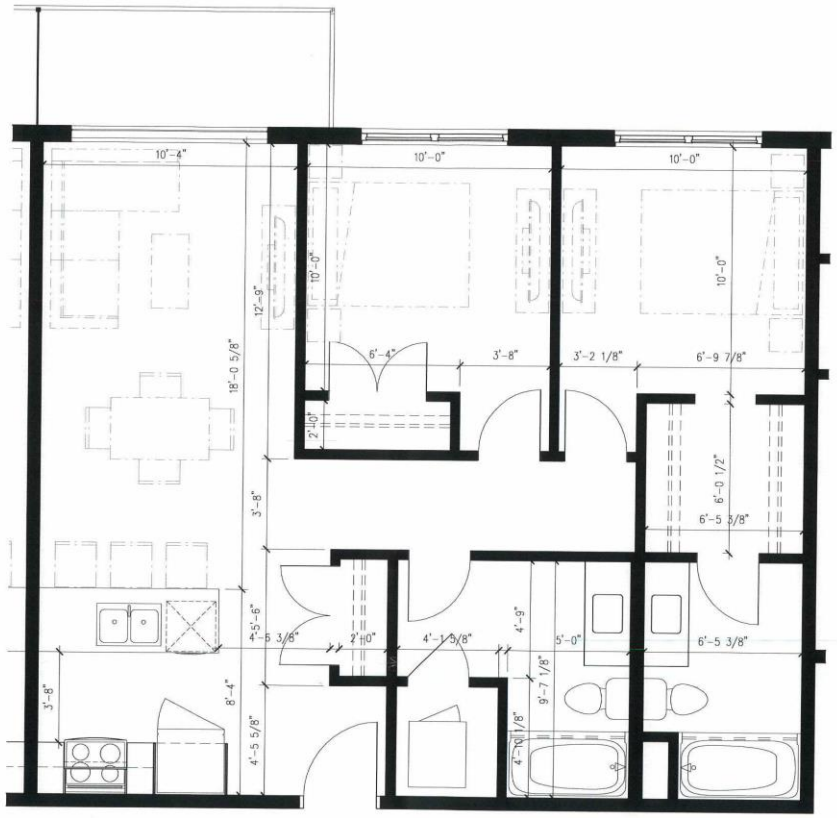
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UNIT 01 ENLARGED PLAN
1/4" = 1'-0"



1
SK-15

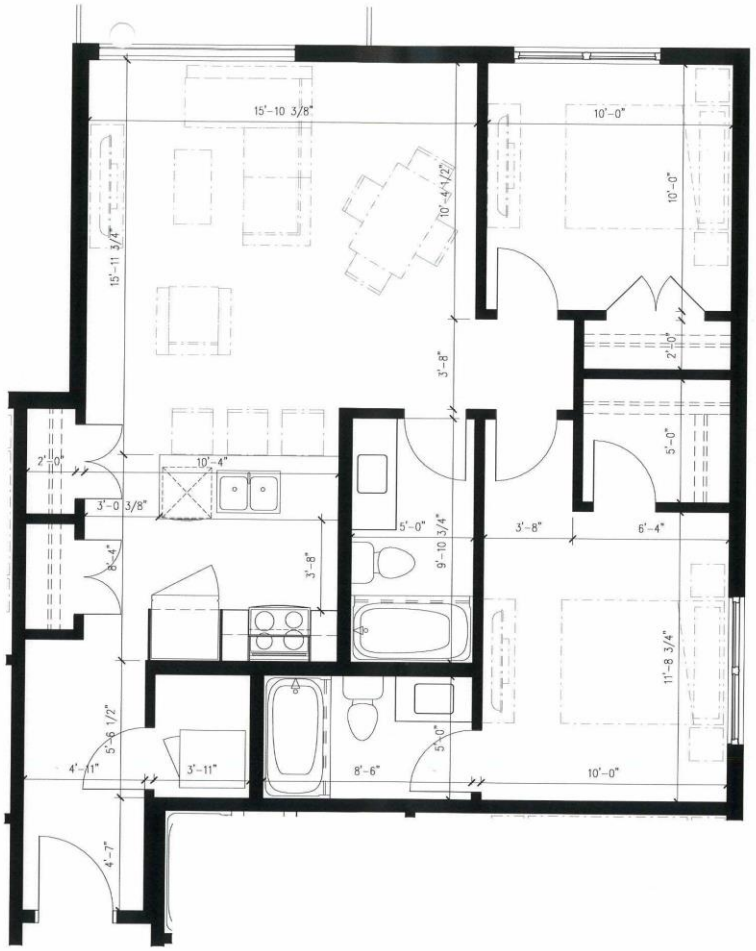
UNIT 02 ENLARGED PLAN

1/4" = 1'-0"



1
SK-16 UNIT 03 ENLARGED PLAN

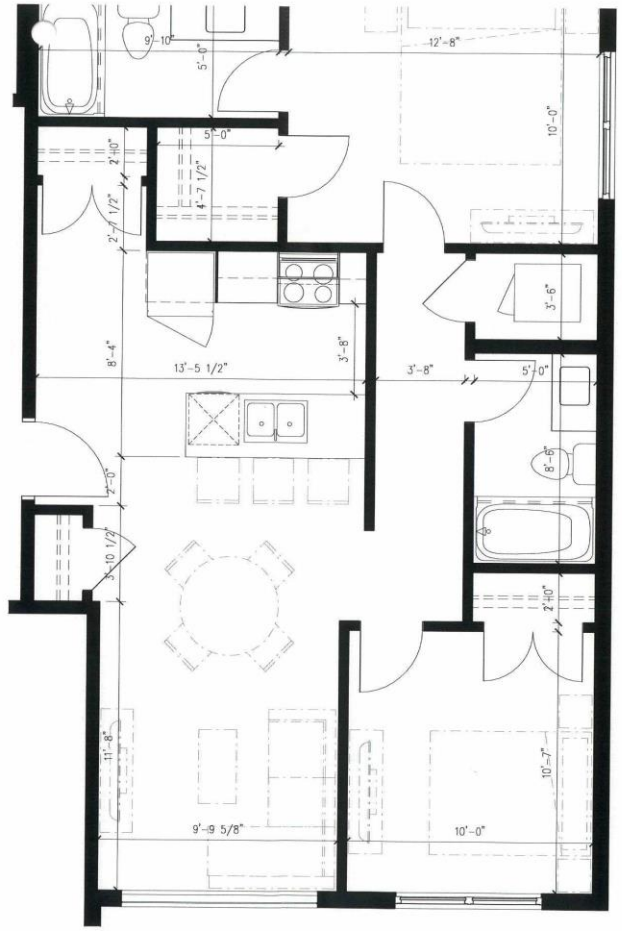
1/4" = 1'-0"



1
SK-17

UNIT 04 ENLARGED PLAN

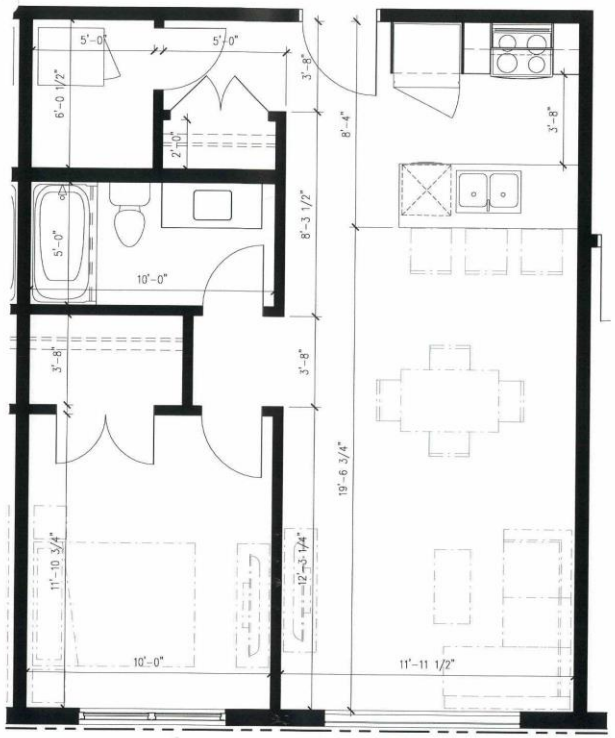
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1
SK-18

UNIT 05 ENLARGED PLAN

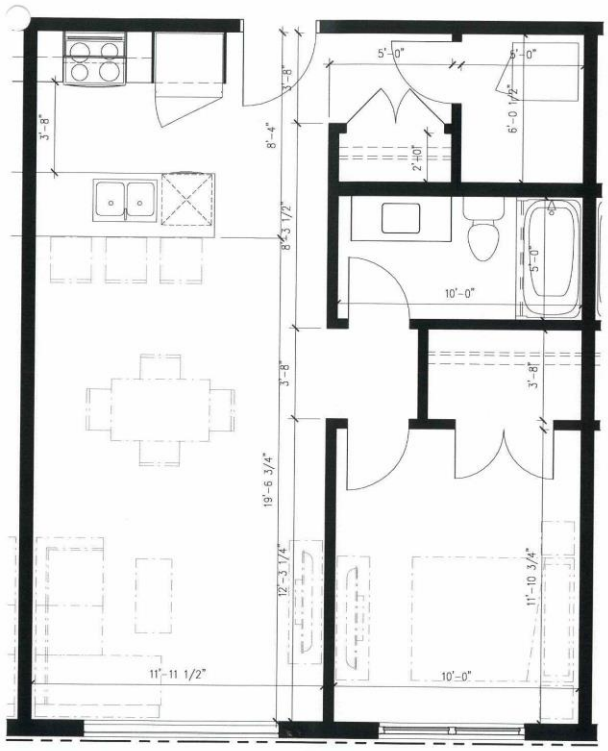
1/4" = 1'-0"



1
SK-19

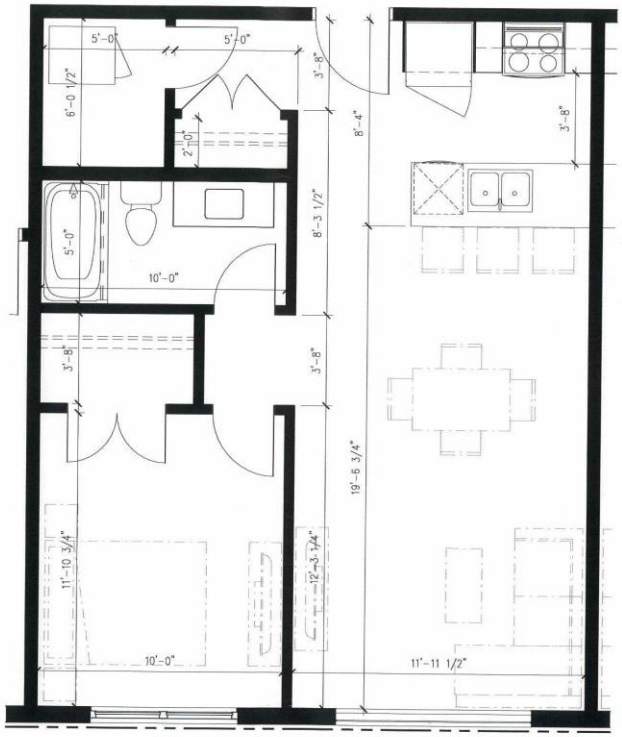
UNIT 06 ENLARGED PLAN

1/4" = 1'-0"



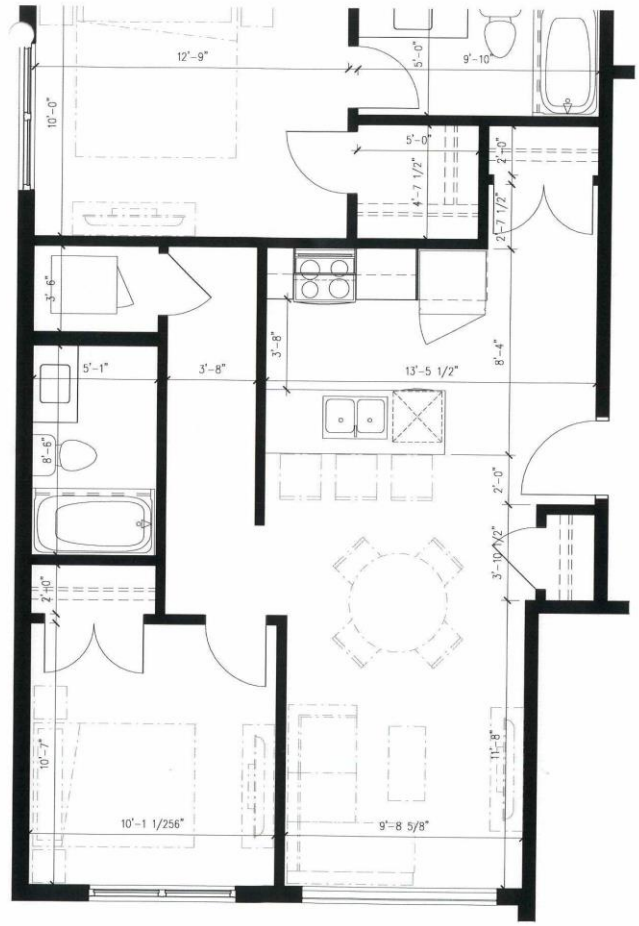
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SK-20 UNIT 07 ENLARGED PLAN

1/4" = 1'-0"



1
SK-21 UNIT 08 ENLARGED PLAN

1/4" = 1'-0"



1
SK-22 UNIT 09 ENLARGED PLAN
1/4" = 1'-0"