Agenda – Riel Community Committee – January 7, 2026

REPORTS

Item No. 8 Plan Approval – 1275 St Anne's Road
(St. Norbert – Seine River Ward)
File DASZ 6/2012

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval of the submitted plans.

ADMINISTRATIVE REPORT

Title: Plan Approval 25-240988 – 1275 St Anne's Road

Issue: For consideration at the Public Meeting of the plan approval drawing package for one mixed-use multi-family residential & commercial building with accessory parking area and one commercial mixed-use building with accessory parking area.

Critical Path: Riel Community Committee as per DASZ 6/2012

AUTHORIZATION

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

RECOMMENDATIONS

The Urban Planning and Design Division recommends approval of the submitted plans.

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 6/2012:

> *'That for the development of any building, and/or accessory parking area and/or signage within the lands zoned "RMF-S" Residential Multi-Family, or within the lands zoned "C2" Commercial Community, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage to the Director of Planning, Property and Development and the Riel Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.'*

The applicant has submitted:

- colour elevations;
- site plan with dimensions;
- landscape plan with plant list.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposal can proceed.

HISTORY

DASZ 6/2012

- On July 9, 2012, the Riel Community Committee recommended to the Standing Policy Committee on Property and Development that the Rezoning of the property to the "C2" Commercial Community district be approved for the purpose of future development on the property. Council approved the DASZ at its meeting on July 18, 2012.
- Plan Approval by the Riel Community Committee was included in this approval.

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 25-240988**
COMMUNITY:	St Norbert - Seine River
NEIGHBOURHOOD #:	5.530 - (DAKOTA CROSSING)
SUBJECT:	For consideration at the Public Meeting of the plan approval drawing package for one mixed-use multi-family residential & commercial building with accessory parking area and one commercial mixed-use building with accessory parking area.
LOCATION:	1275 St Anne's Road
LEGAL DESCRIPTION:	LOT 2 PLAN 54546 141/143 ST N
APPLICANT:	Affinity Architecture (Zach Nimchuk)
OWNER:	10159497 MANITOBA LTD.

DISCUSSION

SITE DESCRIPTION

- The subject property is located on St. Anne's Road, in the Dakota Crossing neighbourhood of the St. Norbert - Seine River Ward.
- The site is located within the "Established Neighbourhoods – Recent Communities" policy area under the *Complete Communities Direction Strategy*.
- The property is zoned "C2" Commercial Community district and is approximately 86,538 square feet (8,039 square metres) in area.

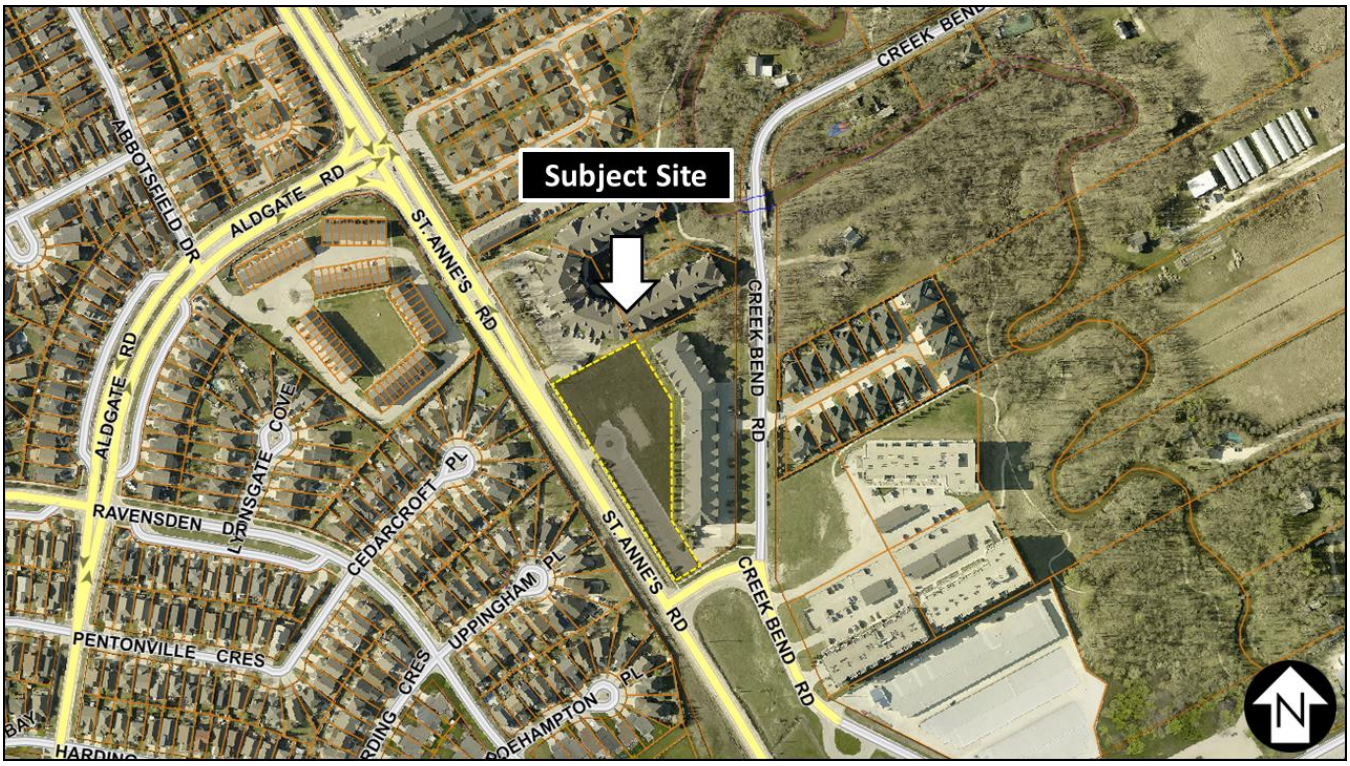

Figure 1: Air photo of subject site and surrounding context (*Flown, 2024*)

SURROUNDING LAND USE AND ZONING

- **North:** Multi-family residential uses on land zoned “RMF-M” Residential Multi-Family (Medium) district.
- **South:** Single-family residential uses on land zoned “R1-M” Residential Single-Family (Medium) district.
- **East:** Multi-family residential uses on land zoned “RMF-S” Residential Multi-Family (Small) district.
- **West:** St. Anne’s Road, then single-family residential uses on land zoned “R1-M” Residential Single-Family (Medium) district.

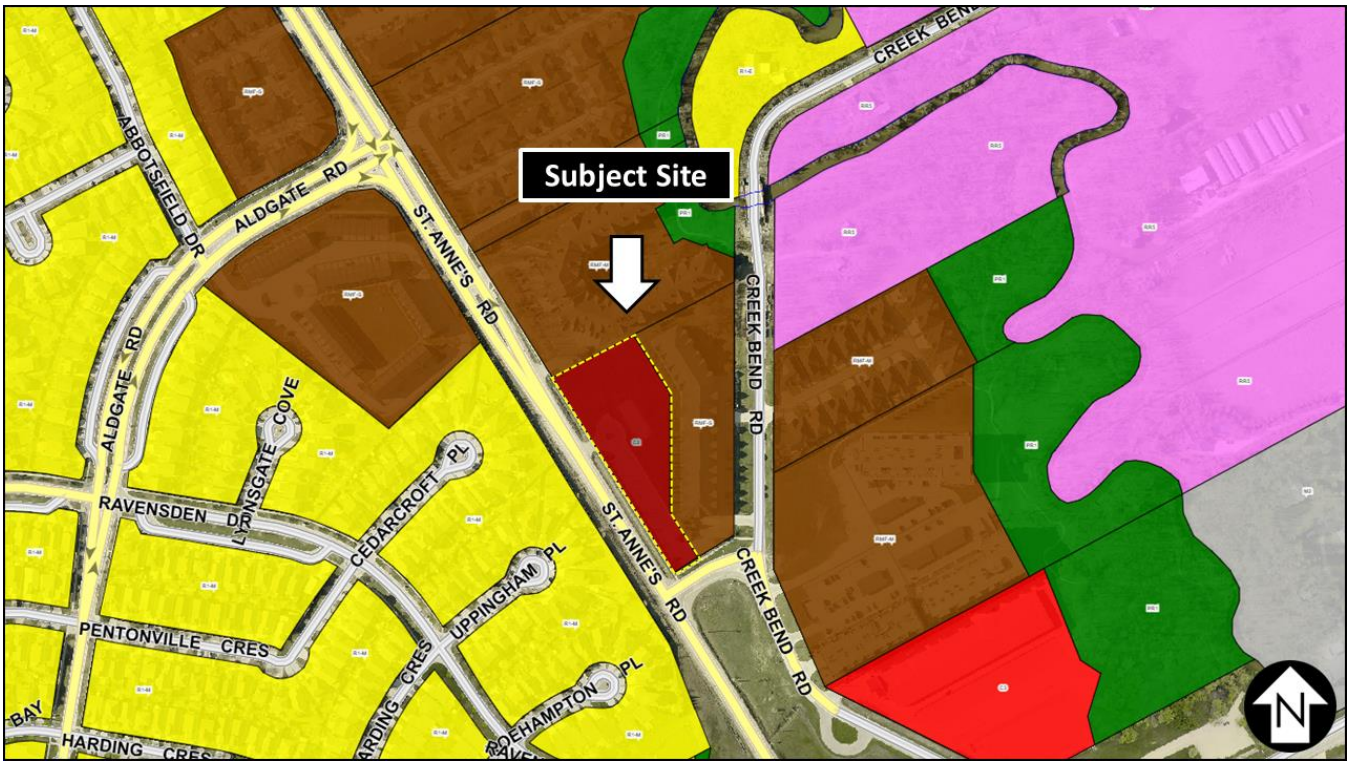

Figure 1: Zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to construct two buildings on site, a mixed-use residential and commercial building to the north and a three-unit commercial building to the south.
- North building:
    - Six (6) storeys in height (69.9 feet / 21.3 metres)
    - 209 feet (63.7 metres) in width and 176 feet (53.6 metres) in depth
    - 2 commercial units and parking at grade indoors (49 spaces)
        - 954 square feet (88.6 square metres) and 983 square feet (91.3 square metres)
    - 108 units of residential dwellings on floors 2-6
- South building:
    - Two (2) storeys in height (33.1 feet / 10.1 metres)
    - 70 feet (21.3 metres) in width and 60 feet (18.3 metres) in depth
    - 3 commercial units
        - 1394 square feet (129.5 square metres), 1153 square feet (107.1 square metres), and 909 square feet (84.4 square metres)
- A total of 136 parking spaces are required. The site has a total of 146 parking spaces, including:
    - 27 small car spaces;

    - 6 accessible spaces (including 2 van accessible spaces);
    - 16 unassigned guest parking spaces; and
    - 16 bicycle parking spaces.
- The submitted plans meet or exceed all landscaping requirements, including:
    - 20 trees and 11 shrubs of street edge landscaping along St. Anne's Road;
    - 2 trees and 16 shrubs of street edge landscaping along Creek Bend Road;
    - 25 shrubs of building foundation landscaping (north building);
    - 12 shrubs of building foundation landscaping (south building); and
    - 7 trees and 41 shrubs of interior parking lot landscaping.
- A 6 foot (1.82 metre) wooden privacy fence will be included along the length of the east property line.
- Three (3) garbage enclosures are located on site with 6 foot (1.82 metres) high fences and swinging gates to enclose the containers.

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 designated as a "Recent Community" as outlined in *Complete Communities Direction Strategy 2.0.* The following goals and policies of *CCDS 2.0* apply to the proposal:
- 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.*

    Building Setbacks

    - *2.2 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*

    Building Design

    - *2.4 Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.*
    - *2.5 Encourage a variety of architectural styles.*
    - *2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.*

- Both buildings are located near the front lot lines, with the north building running along the corner of the lot line. The proposed buildings include a variety of colours and high-quality materials which break up the facade. Windows are present on all four sides of both buildings, which helps create a visually interesting design. Active uses at grade help animate the mixed use buildings, with street-facing balconies above to provide eyes on the street.

  <u>Pedestrian orientation</u>

  - *2.8 Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest which may include, but are not limited to, the following:*

    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.

  - *2.9 Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:*

    a. Window placement that supports passive surveillance;

    b. Unit entrances with direct access to the street;

    c. Front porches;

    d. Balconies;

    e. Awnings;

    f. Lighting; and

    g. Height of primary entrances

  - *2.11 Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.*

- The design for the north building (mixed use) includes significant window coverage on all sides and balconies on all four sides. The commercial units in this building can be accessed directly from the street. The south building (commercial only) includes a largely transparent storefront with access directly from the street. Some accessory parking area is located behind the north building and is screened from view from the front street. There are other parking areas located fronting the St. Anne's Road, however given the geometry of the lot the layout is acceptable.

  <u>Massing and scale</u>

  - *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
  - *2.14 Avoid buildings that create long blank walls facing public streets.*

- *2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.*

- The design for both proposed buildings contain no blank walls and the facades are broken up through the use of varied materials and colours. The mass of the north building mass is compatible with other 4 and 5-storey multi-family buildings nearby on the east side of St. Anne's Road. The south building has a cohesive design that delineates the three units through varied roof lines and colours and has no blank walls.

  Parking and loading

  - *2.17 Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.*
  - *2.19 Where motor vehicle parking must be accessed from a front street, it should be effectively screened or incorporated into the building in a manner that positively contributes to the attractiveness of the streetscape.*

- One accessory parking area is located entirely behind the north building. Other parking spaces are located fronting St. Anne's. Tree and shrub landscaping will be used to screen the parking areas and mitigate the impact on the streetscape.

  Site design

  - *2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.*
  - *2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.*

- The proposed mixed-use development is located on a part of St. Anne's road with many other multi-family developments of a similar scale located nearby to the east and along Creek Bend Road. The inclusion of commercial space with front entrances, both in the mixed-use building and the standalone south building, help to activate St. Anne's Road for the length of the site.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommend approval of the submitted plans because they comply with *OurWinnipeg 2045* and *Complete Communities Direction Strategy 2.0.*

CONSULTATION

N/A

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg is the City of Winnipeg's long-range development plan. Applicable Policies for Mature Communities include the following:

6.16 Established Neighbourhoods

- *Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.*

The proposed development application **aligns** with *OurWinnipeg* because the design of the proposed multi-family building uses a variety of design elements including an articulated façade, pedestrian orientation, and landscaping to create context-sensitive development in the neighbourhood it is proposed for.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the *Winnipeg Climate Action Plan* (*WCAP*)and it was determined that the *WCAP* is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the *Winnipeg Poverty Reduction Strategy* (*PRS*) and it was determined that the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Steve Nuttall, MCP
Date:	December 22, 2025
File No:	ZR-PA 25-240988