Agenda – Riel Community Committee – January 7, 2026

REPORTS

Item No. 9 Plan Approval – 1680 St Mary's Road
(St. Norbert-Seine River Ward)
File DASZ 28/2014

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

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

ADMINISTRATIVE REPORT

Title: Plan Approval 25-213098 – 1680 St Mary's Road

Issue: For consideration at the Public Meeting of the plan approval drawing package for the multi-family building and accessory parking area

Critical Path: Riel Community Committee as per DASZ 28/2014

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 28/2014:

> *'That, for the development of any building, and/or accessory parking area and/or signage within the lands zoned "RMF-S" or "RMF-M" Residential Multi-Family, 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, and landscaping 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 including fencing;
- site plan with dimensions including garbage collection area; and
- 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 28/2014

- On December 1, 2024, the Riel Community Committee recommended to the Standing Policy Committee on Property and Development that that the Rezoning of the property to the “RMF-M” Residential Multi-Family (Medium) district be approved for the future development of a multi-family building on the property. Council approved the DASZ at its meeting on January 28, 2015.
- Plan Approval by the Riel Community Committee was included in this approval.

DAV 25-222706\C

- Variances associated with the submitted plans related to the parking requirement, fence height, and south side yard of the accessory parking area, were approved without appeal in October 2025.

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 25-213098**
COMMUNITY:	St Norbert - Seine River (Riel)
NEIGHBOURHOOD #:	5.529 - (RIVER PARK SOUTH)
SUBJECT:	Plans of Proposed Multi-Family Building
LOCATION:	1680 St Mary's Road
LEGAL DESCRIPTION:	LOT 1/2 PLAN 75073
APPLICANT:	Monteyne Architecture (Ricardo Moya)
OWNER:	THE MANITOBA HOUSING AND

DISCUSSION

SITE DESCRIPTION

- The subject property is located on St Mary's Rd, in the River Park South neighbourhood of the St Norbert - Seine River ward.
- The subject site is 526,112 square feet (48,877.4 square metres) in area. The site is currently occupied by a multi-family housing development.
- The subject site is accessed by approaches on St. Mary’s Road and River Road.

- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhoods – Recent Communities policy area. The property is zoned “RMF-M” Residential Multi-Family (Medium) and “RMF-S” Residential Multi-Family (Small) districts.

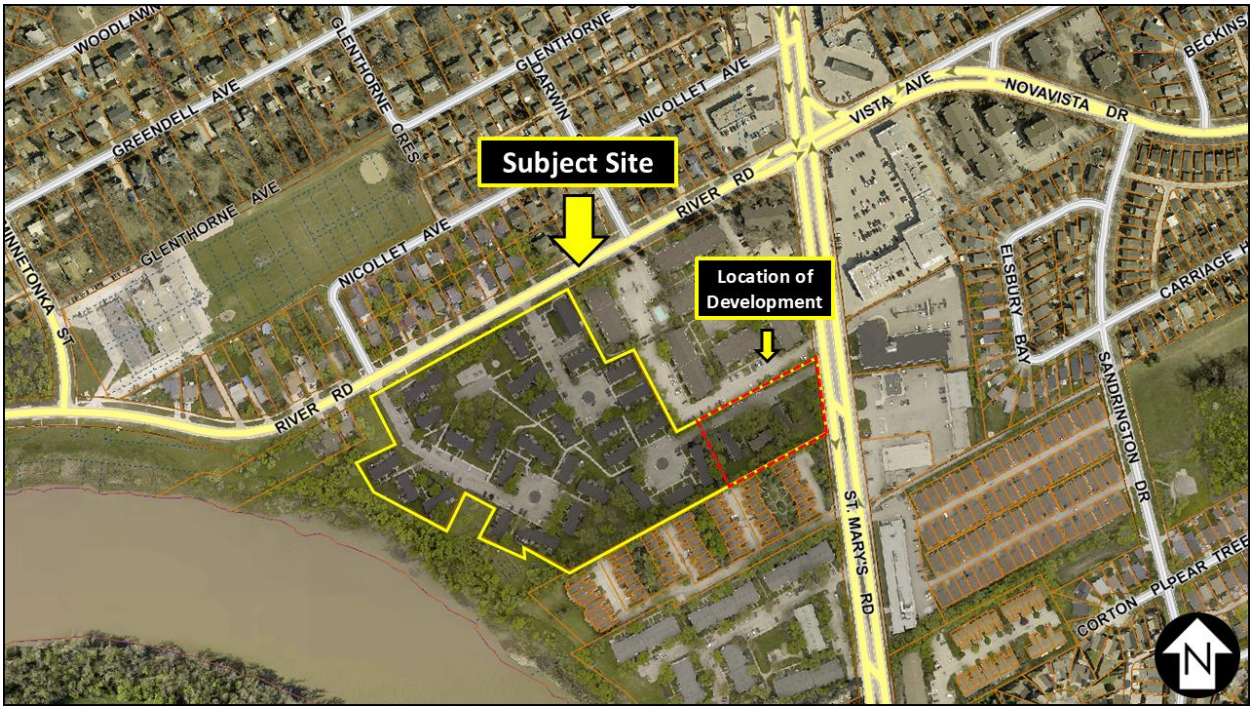

Figure 1: Air photo of subject site and surrounding context (*Flown, 2018*)

SURROUNDING LAND USE AND ZONING

North: Multi-family development on land zoned “RMF-S” Residential Multi-Family (Small) district.

South: Multi-family development on land zoned “RMF-S” Residential Multi-Family (Small) district.

East: St. Mary’s Road, then multi-family and commercial development on land zoned “C2” Commercial Community.

West: Park land zoned “PR1” Parks and Recreation 1 district, then the Red River.

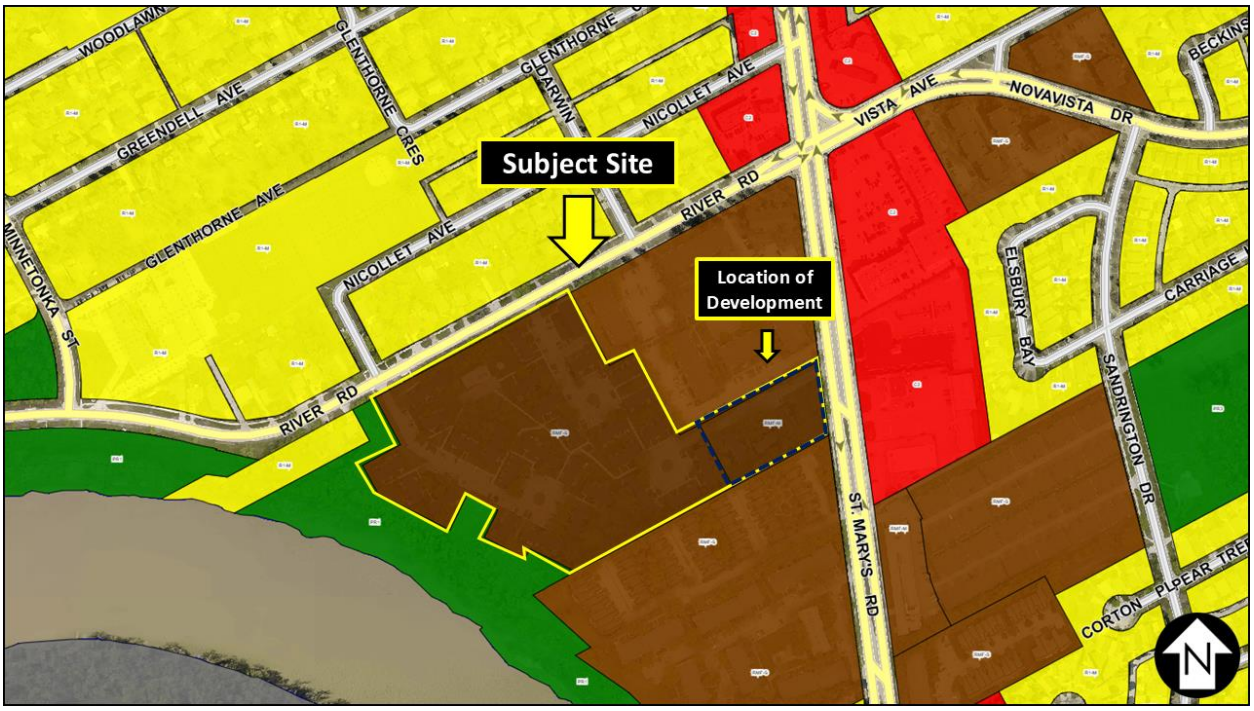

Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a new 6-storey multi-family residential building. The property is split-zoned, with the construction taking place on the “RMF-M” portion of the parcel.
- The building contains 82 residential units intended to be seniors’ housing, with a total of 85,000 square feet (7,896.76 square metres). There will be 28 affordable units and 54 market rate units.
- The existing structures on site will be demolished.
- The submitted site plan shows that the proposed building will be 127.5 feet (38.86 metres) in width, 108.21 feet (32.98 metres) in depth, and 71.5 feet (21.79 metres) in height.
- The parking area contains 71 parking stalls, including five (5) accessible spaces. Three (3) visitor stalls are located in the parking area, with an additional five (5) spaces located on the adjacent private road abutting to the north.
- The landscaping requirements have been met or exceeded. The submitted site plan shows a total of:
    - 32 shrubs along St. Mary’s Road;
    - 12 building foundation shrubs along St. Mary’s Road;
    - 4 building foundation shrubs in the rear of the building;
    - 2 parking lot shrubs;

- 10 parking landscaping shrubs;
- Existing trees along St. Mary's Road will be retained; and
- All new trees will be Triumph Hybrid Elm Trees (Dutch Elm resistant)

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 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.*
- The proposed building includes a variety of colours and high-quality paneling which breaks up the facade. Windows are present on all four sides of the building, which helps create a visually interesting design.

  Pedestrian orientation

  - *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 includes significant window coverage on all sides and walk-out patios for the ground floor units facing St. Mary's Road. The accessory parking area is located behind the building and is screened from view from the front street.

  Massing and scale

  - *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 building design contains no blank walls and the facades are broken up through the use of varied materials and colours. The six-storey building mass is compatible with other multi-family buildings nearby, including a four-storey residential building across the street at 1639 St. Mary's Road.

  Parking and loading

  - *2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:*
    - *a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right of-way to access private property;*
    - *b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and*
    - *c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing.*
  - *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.*

- The accessory parking area is accessed from an internal private-access road and is located entirely behind the building.

  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 building is located on a property with many other multi-family residential structures. The placement of the building and parking area adequately buffers the site from surrounding uses. The site addresses the context of St. Mary's Road through active design

and contains pedestrian connections to the public sidewalk and parking areas, including a raised walkway across the parking area entrance.

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

In preparing this report there was consultation with: the Affordable Housing Concierge (Office of the CAO).

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
Date: December 22, 2025
File No: ZR-PA 25-213098