Minutes – Standing Policy Committee on Property and Development – January 13, 2026

REPORTS

Item No. 15 Zoning Agreement Amendment – 1976, 1978, 1980, 1982, 1984, 1986, 1988, 1992, 1994, and 1996 St. Mary's Road (St. Norbert - Seine River Ward) File ZAA 9/2025 [c/r DAV 229107/2025C]

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and recommended to Council:

1. That the Zoning Agreement dated December 18, 2018 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 6/2018 and registered against title to the land described therein (the "Subject Land") as Caveat No. 5143754/1, be amended and restated in accordance with the following:

    A. That Clause 5 be replaced with the following revised condition:

        i. The maximum height permitted for any building on the Owner's Land is forty-five (45) feet where it is located between the northeasterly limit of 81 Mardena Crescent (Lot 15, Block 2, Plan 46437) and the northwesterly limit of 81 Mardena Crescent (Lot 15, Block 2, Plan 46437) and twenty-six (26) feet where it is located between the northwesterly limit of 81 Mardena Crescent (Lot 15, Block 2, Plan 46437) and the northwesterly limit of 119 Mardena Crescent (Lot 24, Block 2, Plan 46437).

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with Recommendation 1 (the "Amending Agreement") and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements")

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

4. Subject to registration of the amended and restated Zoning Agreement required under Recommendation 1 against title to the Subject Land at the Winnipeg Land Titles Office, that Caveat No. 5143754/1 be discharged from title to the Subject Land.

5. That, the Proper Officers of the City are hereby authorized to execute said Amending Agreement.

DECISION MAKING HISTORY:

Moved by Councillor Wyatt,

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

Carried

Moved by Councillor Santos,

That the recommendation of the Riel Community Committee be concurred in and forwarded to the Executive Policy Committee and Council.

Carried

Councillor Wyatt asked to be recorded as having voted against the above motion, in accordance with Rule 47(7) of The Procedure By-law No. 50/2007.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 7, 2026, the Riel Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the Zoning Agreement dated December 18, 2018 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 6/2018 and registered against title to the land described therein (the "Subject Land") as Caveat No. 5143754/1, be amended and restated in accordance with the following:

    A. That Clause 5 be replaced with the following revised condition:

        i. The maximum height permitted for any building on the Owner's Land is forty-five (45) feet where it is located between the northeasterly limit of 81 Mardena Crescent (Lot 15, Block 2, Plan 46437) and the northwesterly limit of 81 Mardena Crescent (Lot 15, Block 2, Plan 46437) and twenty-six (26) feet where it is located between the northwesterly limit of 81 Mardena Crescent (Lot 15, Block 2, Plan 46437) and the northwesterly limit of 119 Mardena Crescent (Lot 24, Block 2, Plan 46437).

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with Recommendation 1 (the "Amending Agreement") and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements")

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

4. Subject to registration of the amended and restated Zoning Agreement required under Recommendation 1 against title to the Subject Land at the Winnipeg Land Titles Office, that Caveat No. 5143754/1 be discharged from title to the Subject Land.

5. That, the Proper Officers of the City are hereby authorized to execute said Amending Agreement.

PUBLIC HEARING SUMMARY

File: ZAA 9/2025

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

Public Hearing: January 7, 2026
Council Building, 510 Main Street

Applicant: Zach Nimchuk

Subject:



N

RIEL
COMMUNITY

APPLICANT : Affinity Architecture (Zach Nimhuk)
FILE : ZAA 9/2025
PROPOSAL : To amend the Zoning Agreement DASZ 6/2018, By-law 42/2019, affecting the land shown outlined above by amending Clause 5, to allow a building height of more than 26 feet. **For information, phone, S. Nuttall, Planner at 204-986-7168.**

DEMANDEUR : Affinity Architecture (Zach Nimhuk)
N° DE DOSSIER : MCZ 9/2025
PROJET : Demande de modification de la convention de zonage DALZ 6/2018, règlement municipal no 42/2019, touchant le terrain indiqué ci-dessus par une modification de la disposition 5 visant à permettre une hauteur de bâtiment supérieure à 26 pieds. **Pour obtenir des renseignements, appelez S. Nuttall, urbaniste, au 204-986-7168.**

Premises Affected:	1976, 1978, 1980, 1982, 1984, 1986, 1988, 1992, 1994, 1996 St. Mary's Road
For submission to:	The Standing Policy Committee on Property and Development
Prepared by:	Z. Mohan, Committee Clerk Riel Community Committee
Report date:	January 8, 2026

Community Committee Recommendation:

The Riel Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. ***That the Zoning Agreement dated December 18, 2018 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 6/2018 and registered against title to the land described therein (the "Subject Land") as Caveat No. 5143754/1, be amended and restated in accordance with the following:***

    A. ***That Clause 5 be replaced with the following revised condition:***

        i. ***The maximum height permitted for any building on the Owner's Land is forty-five (45) feet where it is located between the northeasterly limit of 81 Mardena Crescent (Lot 15, Block 2, Plan 46437) and the northwesterly limit of 81 Mardena Crescent (Lot 15, Block 2, Plan 46437) and twenty-six (26) feet where it is located between the northwesterly limit of 81 Mardena Crescent (Lot 15, Block 2, Plan 46437) and the northwesterly limit of 119 Mardena Crescent (Lot 24, Block 2, Plan 46437).***

2. ***That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with Recommendation 1 (the "Amending Agreement") and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements")***

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

4. ***Subject to registration of the amended and restated Zoning Agreement required under Recommendation 1 against title to the Subject Land at the Winnipeg Land Titles Office, that Caveat No. 5143754/1 be discharged from title to the Subject Land.***

5. ***That, the Proper Officers of the City are hereby authorized to execute said Amending Agreement.***

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. The proposed development seeks to increase the maximum building height from 26 to 45 feet, directly contradicting the Clause 5 of the existing Zoning Agreement, DASZ 6/2018, which was intentionally put in place to ensure compatibility with adjacent single-family homes.

2. The proposal does not OurWinnipeg 2045 and the Complete Communities Direction Strategy 2.0, which would require infill development to be sensitive to surrounding neighbourhood character.

3. The increase in height and density is not justified by a change in the surrounding context, which remains predominantly low-rise residential.

4. As well, the original 2018 approval involves significant compromises including reduced building height and density to address community concerns. The proposed amendment would undue these compromises and reintroduce issues regarding privacy, setbacks, and visual impact that has already been resolved.

5. Lastly, the Parks Division has raised unresolved issues regarding tree preservation, garbage placement near public paths, and site drainage potentially impacting adjacent park lands. The applicant did not submit requested reports such as an arborist study, or address concerns prior to report deadline.

Exhibits Filed:

1. Application dated October 2, 2025
2. Notification of Public Hearing dated October 27, 2025
3. Manitoba Status of Titles 3144168/1, 3144167/1, 3144122/1, 3144117/1, 3144115/1, 3144114/1, 3144113/1
4. Caveats 5143756/1, 5143755/1, 5143754/1
5. Parking Management Plan Update dated October 24, 2024
6. Plans (7 pages)
7. Report from the Urban Planning Division dated December 22, 2025
8. Inspection Report
9. Communication dated December 29, 2025, from Debra Reesa Mayer in opposition to the application
10. Communication dated December 31, 2025, from Michael Emslie in opposition to the application
11. Communication dated January 1, 2026, from Raymond Godin in opposition to the application
12. Communication dated December 31, 2025, from Micheline St-Hilaire in opposition to the application
13. Communication dated January 2, 2026, from Jim Hamilton in opposition to the application
14. Communication dated January 2, 2026, from Fausto Pereira in opposition to the application
15. Communication dated January 2, 2026, from Terri Ashcroft in opposition to the application
16. Communication dated January 5, 2026, from David Watson in opposition to the application
17. Communication dated January 5, 2026, from Craig Perrett in opposition to the application
18. Communication dated January 5, 2026, from Richard Slevinsky in opposition to the application
19. Communication dated January 5, 2026, from Owen Clune in opposition to the application
20. Communication dated January 5, 2026, from Allison Erhardt in opposition to the application
21. Communication dated January 5, 2026, from Michelle Oladini in opposition to the application
22. Communication dated January 5, 2026, from Leanne Vervaet in opposition to the application
23. Communication dated January 5, 2026, from Louise Card in opposition to the application
24. Communication dated January 5, 2026, from Wendy Barker in opposition to the application
25. Communication dated January 5, 2026, from Paul Sunderland in opposition to the application
26. Communication dated January 5, 2026, from Daniel Card in opposition to the application
27. Communication dated January 5, 2026, from Eddie Mo in opposition to the application

Exhibits Filed (continued)

28. Communication dated January 5, 2026, from Dean McNeill in opposition to the application
29. Communication dated January 5, 2026, from Peter Rowe in opposition to the application
30. Communication dated January 5, 2026, from Heather Irving in opposition to the application
31. Communication dated January 5, 2026, from Kalyan McNeill in opposition to the application
32. Communication dated January 5, 2026, from Chris Lytwyn in opposition to the application
33. Communication dated January 5, 2026, from Gina Sunderland in opposition to the application
34. Communication dated January 6, 2026, from Jordon Smith in opposition to the application
35. Communication dated January 6, 2026, from Mohamed Soussi Gounni in support of the application
36. Communication dated January 6, 2026, from Monica Lytwyn in opposition to the application
37. Communication dated January 6, 2026, from Suzan Rahn in opposition to the application
38. Communication dated January 6, 2026, from Laurel Anderson-McCallum in opposition to the application
39. Communication dated January 7, 2026, from Geoff Milnes in support of the application
40. Communication dated January 7, 2026, from John Borody in opposition to the application
41. Communication dated December 18, 2025, from Lori Gillespie in opposition to the application
42. Communication dated January 6, 2026, from AJ Enns in opposition to the application
43. Communication dated January 6, 2026, from Jennifer Engbrecht in opposition to the application
44. Communication dated January 7, 2026, from Terri Ashcroft in opposition to the application
45. Presentation in opposition to the application submitted by Jonathan Dundas at the public hearing
46. Presentation in opposition to the application submitted by Matt Singer at the public hearing
47. Photos in opposition to the application submitted by Kathy Huzarski at the public hearing
48. Petition in opposition to the application purporting to contain 307 signatures, submitted by Raj Phangureh
49. Petition in opposition to the application purporting to contain 533 signatures, submitted by Raj Phangureh
50. Recording of Representations

REPRESENTATIONS:

In Support:

Mohamed Soussie Gounni
Geoff Milnes
Zach Nimchuk

In Opposition:

Laurel Anderson-McCallum
Terri Ashcroft
Kent Bannister
Wendy Barker
John Borody
Louise Card
Daniel Card
Owen Clune
Jonathan Dundas
Michael Emslie
Jennifer Engbrecht
AJ Enns
Allison Erhardt
Kyle Galbraith
Lori Gillespie
Raymond Godin
Jim Hamilton
Heather Irving
Chris Lytwyn
Monica Lytwyn
Debra Reesa Mayer
Anjen McLean
Dean McNeill
Kalyan McNeill
Eddie Mo
Michelle Oladini
Fausto Pereira
Craig Perrett
Raj Phangureh
Suzan Rahn
Peter Rowe
Matt Singer
Richard Slevinsky
Jordon Smith
Micheline St-Hilaire
Paul Sunderland
Gina Sunderland
Leanne Vervaet
David Watson

For Information:

Nil

For the City:

D. Clark, Senior Planner, Planning, Property and Development Department
S. Nuttall, Acting District Planner, Property and Development Department

Exhibit "7" referred to in File ZAA 9/2025

ADMINISTRATIVE REPORT

Title: ZAA 9/2025 – 1988 St. Mary's Road

Issue: For consideration at a public hearing to amend a Zoning Agreement under File DASZ 6/2018 to permit a maximum building height of 45 feet.

Critical Path: Riel Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Nuttall, MCP	N/A	N/A	

RECOMMENDATIONS

1. That the application to amend a Zoning Agreement under file DASZ 6/2018 (Bylaw 42/2019) be **rejected.**

REASON FOR THE REPORT

- The applicant is proposing construct a 4-storey multi-family residential development with a proposed height of 45 feet.
- The Zoning Agreement under DASZ 6/2018 (Bylaw 42/2019) includes the following clause:

  5. The maximum height permitted for any building on the Owner's Land is twenty-six (26) feet where it is located between the northeasterly limit of 81 Mardena Crescent (Lot 15, Block 2, Plan 46437) and the northwesterly limit of 119 Mardena Crescent (Lot 24, Block 2, Plan 46437).
- As the proposed development does not comply with the above clause, the clause must be amended for the development to proceed.
- Removing a clause on a Zoning Agreement requires a Zoning Agreement Amendment application.

- Approval of a Zoning Agreement Amendment application requires 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 Zoning Agreement under file DASZ 6/2018 (Bylaw 42/2019) will not be amended and the proposed development will not proceed.

HISTORY

DASZ 6/2018

- File DASZ 6/2018 was submitted with the intent to consolidate and rezone the subject lands to "RMF-L" Residential Multi-Family (Large) district and "PR1" Parks and Recreation 1 (Neighbourhood) district for the construction of a multi-family development.
- On July 16, 2018, file DASZ 6/2018, the Urban Planning and Design Division recommended adjournment. The file was adjourned by the Riel Community Committee "in order to give the applicant additional time to complete a geotechnical report and to continue to engage the community on the proposed project."
- On September 12, 2018, the Urban Planning and Design Division recommended approval of DASZ 6/2018. The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage, and Downtown Development.
    - This meeting had 16 people registered in support, 76 registered in opposition, and 3 registered for information.
- On November 19, 2018, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Riel Community Committee, with amendments, and forwarded the matter to the Executive Policy Committee.
- On December 5, 2018, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.
- On December 13, 2018, Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development, as amended.

CONSULTATION

In preparing this report there was consultation with: Zoning & Permits; Public Works Department (Parks Division)

OURWINNIPEG 2045 POLICY ALIGNMENT

This proposal is not aligned with the relevant policies of *OurWinnipeg 2045:*

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 proposal is not sensitive to the surrounding context of single-family development to the south.

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 and it was determined that the Winnipeg Climate Action Plan 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 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
Prepared by:	Steve Nuttall, MCP
Date:	December 22, 2025
File No.	ZAA 9/2025

List of Schedules and Attachments

1. Schedule A – Planning Discussion

SCHEDULE 'A'

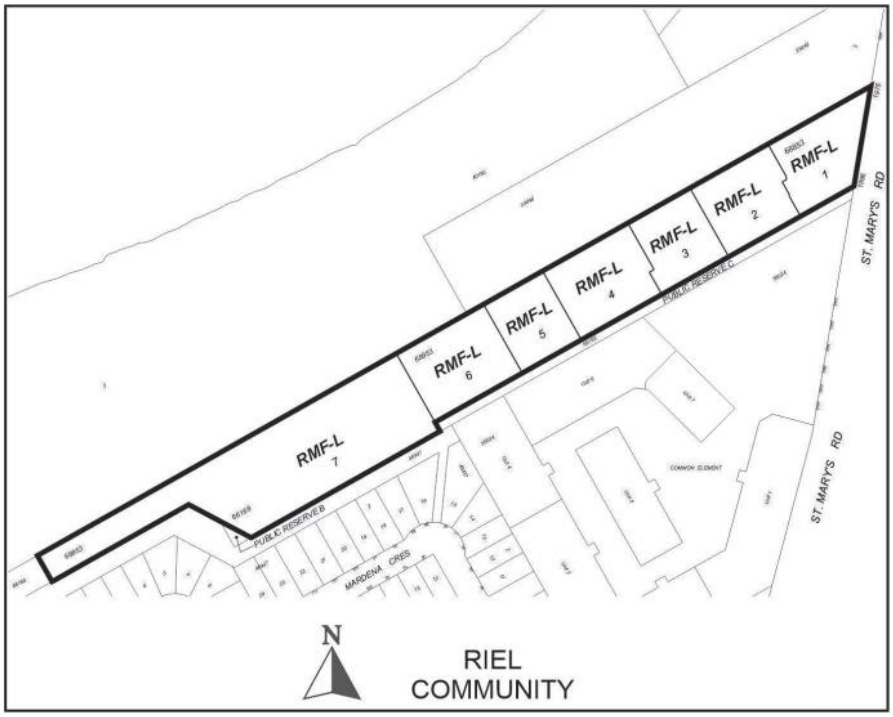
DATE: December 22, 2025

FILE: **ZAA 9/25**
RELATED FILES: DAV 25-229107C
COMMUNITY: Riel
NEIGHBOURHOOD #: 5.527 Normand Park

For consideration at a public hearing to amend a Zoning Agreement under File DASZ 6/2018 to permit a maximum building height of 45 feet.

LOCATION: 1988 St. Mary's Road

LEGAL DESCRIPTION: LOT 7 PLAN 68853 WLTO IN RL 128 AND 129 PARISH OF ST. NORBERT



APPLICANT: ZACH NIMCHUK (AFFINITY ARCHITECTURE)
201-228 STAFFORD ST
WINNIPEG, MB R3M 2J1

OWNER: 10032862 MANITOBA LTD.
101-1383 PEMBINA HIGHWAY
WINNIPEG, MB R3T 2B9

RECOMMENDATION: Rejection

SITE DESCRIPTION

- The subject lands are located on St. Mary's Road, in the Normand Park neighbourhood of the St. Norbert / Seine River ward.
- The subject site is 327,885 square feet (30,461.5 square metres) in area. The site contains seven (7) underlying lots, each with a residential multi-family dwelling either built, under construction, or proposed.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighborhoods - Recent Communities policy area. The property is zoned "RMF-L" Residential Multi-Family (Large) district.
- The sites fall within the Rural Agricultural policy area under the *Complete Communities Direction Strategy 2.0,* and are zoned "RR2" Rural Residential 2 district

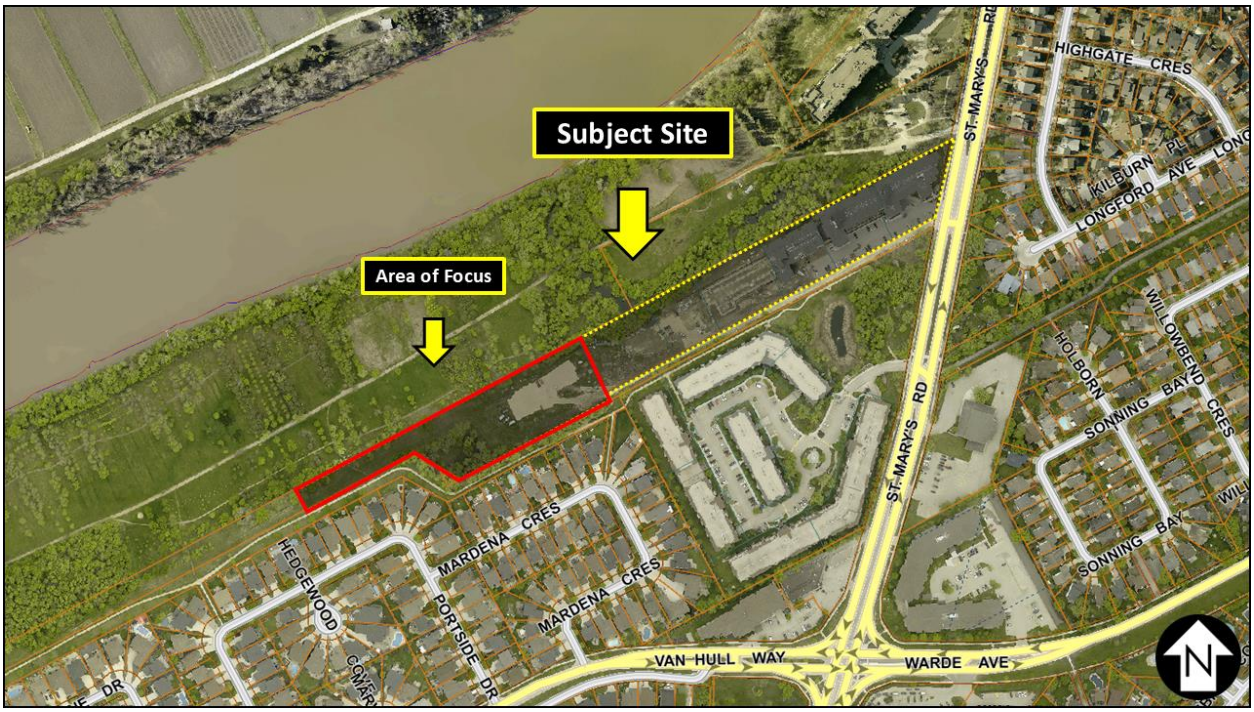


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Park land zoned "PR2" Parks and Recreation 2 (Community)

South: Park land zoned "PR1" Parks and Recreation 1 (Neighbourhood) & "PR2" Parks and Recreation 2 (Community), then residential uses zoned "R1-M" Residential Single-Family (Medium) district and "RMF-L" Residential Multi-Family (Large) district.

East: St. Mary's Road, then residential uses zoned "R1-M" Residential Single-Family (Medium) district.

West: Park land zoned "PR1" Parks and Recreation 1 (Neighbourhood) & "PR2" Parks and Recreation 2 (Community).

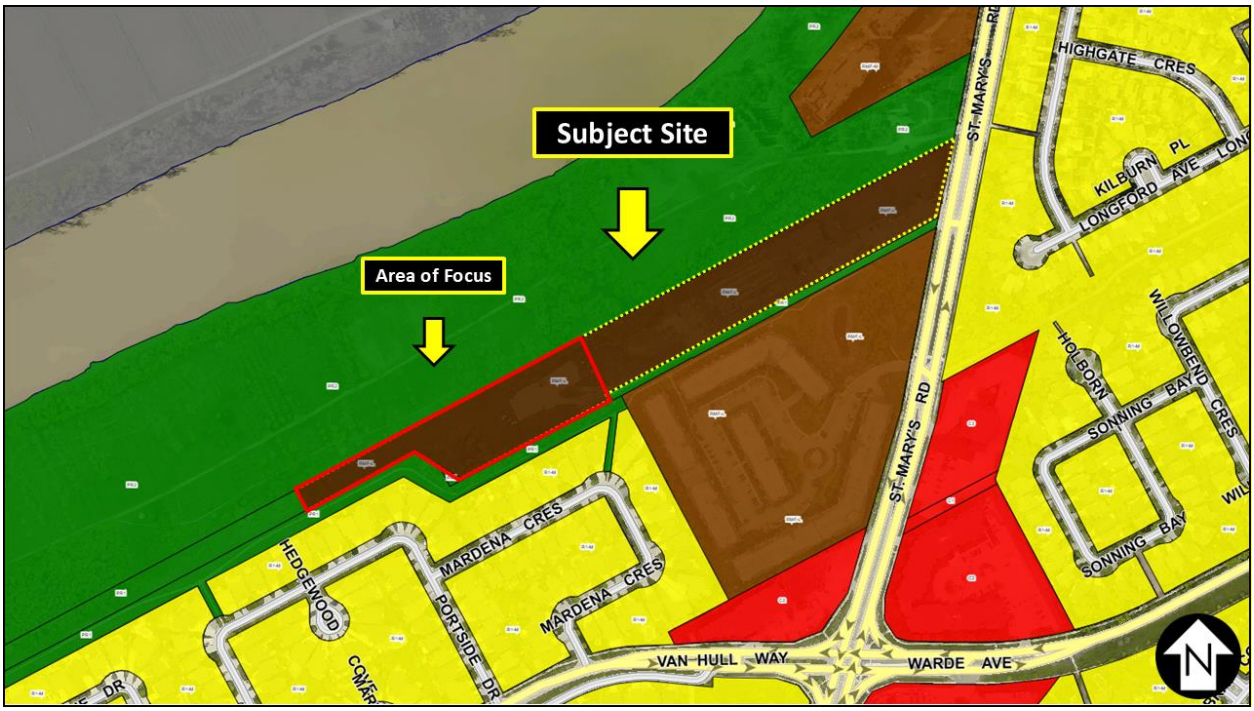


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a four-storey multi-family residential building at the western edge of the property.
- The submitted plans show the building would be 351 feet (107 metres) in width, 103 feet (31.4 metres) in depth, and 45 feet (13.7 metres) in height to the parapet. The penthouse roof extends to 59.6 feet (18.2 metres) in height. The building has an area of 24,424 square feet (2,269 square metres).
- Proposed unit counts are as follows:
    - 1 bedroom – 50 units
    - 2 bedroom – 39 units
    - 3 bedroom – 11 units
        - Total: 100 units
- According to the submitted plans, one (1) level of underground parking with 72 stalls and surface parking with 136 stalls is included (208 stalls total).
- A two-storey clubhouse building will also be constructed on the lot to the east of the proposed residential building. This structure is 59.6 feet (18.2 metres) in width, 36 feet (11 metres) in depth, and 24.25 feet (7.4 metres) in height.
- The site plan shows 47 building foundation shrubs, seven (7) parking lot trees, and 22 parking lot shrubs.
- Should the ZAA be approved, a Variance will be required to permit 538 parking spaces instead of 600 parking spaces. See file DAV 25-229107/C for more information.

COLLABORATION

With the Urban Planning and Design Division

The applicant discussed the application with the Urban Planning and Design Division.

With the Public

The applicant has not included any letters of support with their application.

ANALYSIS AND ISSUES

OUR WINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- *OurWinnipeg 2045* is the City's long-range development plan. Per *OurWinnipeg 2045*, the subject site is identified as an *Established Neighbourhood*. Per *OurWinnipeg 2045,* the subject site is identified as an Established Neighbourhood.
    - *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 *Complete Communities Direction Strategy 2.0* supports *OurWinnipeg 2045*, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The Vision for Established Neighbourhoods is for them to continue to evolve as complete communities, to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- *Complete Communities Direction Strategy 2.0* states Mature Communities "provide employment opportunities and a variety of neighbourhood amenities, including grocery stores, restaurants, community facilities, schools, and child care facilities that are typically within a short walk, bicycle trip, or transit ride." Policies relevant to this proposal include:
    - *1.3 The subdivision of land or the consolidation of land may occur when it is done in a context-sensitive manner, and only when in compliance with policy section 9.1 of the Strategic Infrastructure and Resources section.*
    - *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.*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

"RMF-L" Residential Multi-Family (Large) District

- The Residential Multi-Family (RMF) district is intended to accommodate the development of multi-family units in areas with medium to high residential densities.

- In the “RMF-L” district, height is restricted to a maximum of 150 feet by default. The restriction of 26 feet was placed on the Zoning Agreement at the time of rezoning.

ZONING AGREEMENT DASZ 6/2018

- The proposed development is in conflict with the Zoning Agreement under DASZ 6/2018 (Bylaw 42/2019), which includes the following clause:

  5. The maximum height permitted for any building on the Owner’s Land is twenty-six (26) feet where it is located between the northeasterly limit of 81 Mardena Crescent (Lot 15, Block 2, Plan 46437) and the northwesterly limit of 119 Mardena Crescent (Lot 24, Block 2, Plan 46437).

ANALYSIS

- The plans approved under DASZ 6/2018 included a two-storey apartment with 46 units and 3 two-storey townhouses buildings with 28 units (74 total units).
- Planning’s support for the original application included the following rationale:
  - *One of the key directions in Complete Communities Direction Strategy is to ensure that infill development is done in a context sensitive manner. One of the key factors when assessing if a proposed multi-family infill project is context sensitive to its surroundings is to look at building heights and to assess them in relation to adjacent land uses and their proximity to said land uses.*
  - *[…] The applicant is proposing to develop 2-storey townhouses nearest to the single family homes in Van Hull Estates. These townhouse units (Buildings 6 through 10 on Figure 5 above) are approximately 26 feet tall and would be located approximately 65 feet away from the properties along Mardena Crescent that would back onto this project at its closest point. This scale of development certainly fits the character of the single family homes within Van Hull Estates. The closest apartment style multi-family building to these single family dwellings in Van Hull Estates is proposed Building 5 (see Figure 5 above), which is a four storey building. This building will be located over 150 feet away from 81 and 85 Mardena Crescent, the nearest single family dwellings. In terms, of community context, this distance is approximately four times the distance than The Enclave buildings are to the single family dwellings on Mardena Crescent that back onto the Enclave, including 81 Mardena Crescent. Consequently, the impact will be minimal given the current context.*
- The Riel Committee’s support for the original application included the following reasons:
  - *One of the key factors when assessing if a proposed multi-family infill project is context sensitive to its surroundings is to look at building heights and to assess them in relation to adjacent land uses and their proximity to said land uses.*
  - *Recognize that the density of this proposal, from a Zoning and by law point of view, is in accordance to city policy – but from a context sensitive perspective; we’ve heard residents’ concerns about density, about the greenspace and sensitivity of the area, and we know of and greatly appreciate the long term commitment to Henteleff Park.*

- *This often is about compromise; working together and collaborating*

- The initial hearing in July 2018 was adjourned to allow for public consultation to continue. At the next public hearing, a presentation on the outcome of the public consultation explained how the project was adjusted to address concerns from the neighbourhood. These included building heights, site density, and privacy / setbacks among other concerns. Relevant text from the presentation has been reproduced verbatim in the table below:

Concern	Addressed
Building height That the proposed building heights were too tall, particularly adjacent to existing homes, and also with respect to the heights of other multi-family buildings.	The project team reduced the heights of buildings to be more in keeping with adjacent uses. Four storey and six storey buildings are felt to be, from a planning perspective, both mid-rise buildings (i.e. not high rise and not single or two storey buildings).
Density That the proposed development would be too dense for the site and neighbourhood.	OurWinnipeg advocates that *increasing* density is a goal that we should strive for, for many of the reasons outline. The project team also understands that density must be appropriate and fit within the local context. The design team has reduced the density of the proposal significantly from 429 units to 355 units, primarily by reducing the heights of the buildings.
Setbacks That the proposed development would be invasive of existing residents' privacy, and would affect the pleasantness of their view.	This concern was addressed by lowering the height of buildings as economically feasible and generously increasing the setbacks from what is required in the zoning by-law.

- Planning, the Riel Community Committee, the applicant, and the public were in agreement that a lower building height was necessary to achieve a context sensitive design for this site in 2018. No adequate rationale has been provided in the letter of intent to explain why the changes in the subject application have been requested. Further, the surrounding context of single-family homes to the south has seen no demonstrable changes that would result in a new context for the subject site.
- The Parks Division of the Public Works Department has indicated concerns regarding the impact to trees at the south of the subject site on the "PR1" land, which act as a buffer. Additional concerns include the garbage placement adjacent to the public path, and that land drainage must be handled internally to the site and not directed toward any adjacent park lands.
- In a phone call with the applicant on October 28, 2025, Planning requested more information, including an arborist report, and made the recommendation to undertake public consultation

prior to the public hearing. No further communications from the applicant were received prior to the report deadline.

RECOMMENDATION

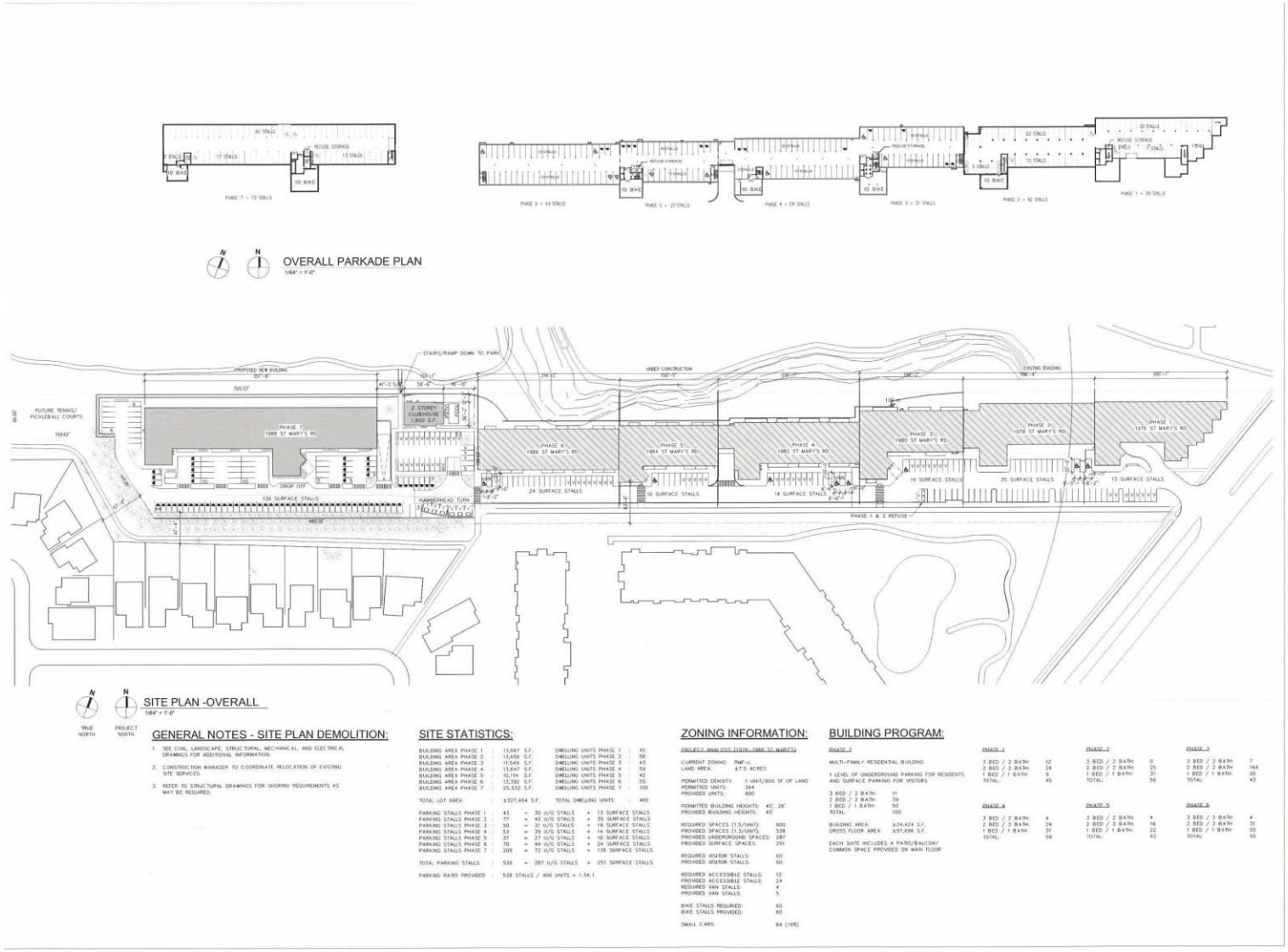
The Urban Planning Division recommends **rejection** for the following reasons:

- The proposal is not aligned with *Complete Communities* 2.0 because it would allow for a development that is not sensitive to the surrounding context.
- Planning's support for the original site plan approved under DASZ 6/2018 was predicated on a context-sensitive design that addressed concerns about compatibility with surrounding residential uses. This context of single-family dwellings has not changed in the time since that approval.
- No supporting documents have been provided to indicate that the neighbourhood has been consulted regarding the proposed Zoning Agreement Amendment, nor have any signatures of support been provided with the application.
- The previously approved design was modified as a result of consultation and collaboration with the surrounding neighbourhood. The proposed changes would negate these changes and revive the initial concerns from residents regarding building heights and density.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning and Design Division

Report Prepared By: Steve Nuttall, MCP
PPD File # ZAA 9/25

Exhibit “6” referred to in File ZAA 9/2025



GENERAL NOTES - SITE PLAN DEMOLITION:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. CONSTRUCTION MANAGER TO COORDINATE RELOCATION OF EXISTING SITE SERVICES.
3. REFER TO STRUCTURAL DRAWINGS FOR SHORING REQUIREMENTS AS MAY BE REQUIRED.

SITE STATISTICS:

BUILDING AREA PHASE 1	13,667 S.F.	DWELLING UNITS PHASE 1	45
BUILDING AREA PHASE 2	13,656 S.F.	DWELLING UNITS PHASE 2	56
BUILDING AREA PHASE 3	11,549 S.F.	DWELLING UNITS PHASE 3	43
BUILDING AREA PHASE 4	13,647 S.F.	DWELLING UNITS PHASE 4	59
BUILDING AREA PHASE 5	10,114 S.F.	DWELLING UNITS PHASE 5	42
BUILDING AREA PHASE 6	13,392 S.F.	DWELLING UNITS PHASE 6	55
BUILDING AREA PHASE 7	25,332 S.F.	DWELLING UNITS PHASE 7	100
TOTAL LOT AREA	±327,464 S.F.	TOTAL DWELLING UNITS	400

PARKING STALLS PHASE 1	43	= 30 U/G STALLS	+ 13 SURFACE STALLS
PARKING STALLS PHASE 2	77	= 42 U/G STALLS	+ 35 SURFACE STALLS
PARKING STALLS PHASE 3	50	= 31 U/G STALLS	+ 19 SURFACE STALLS
PARKING STALLS PHASE 4	53	= 39 U/G STALLS	+ 14 SURFACE STALLS
PARKING STALLS PHASE 5	37	= 27 U/G STALLS	+ 10 SURFACE STALLS
PARKING STALLS PHASE 6	70	= 46 U/G STALLS	+ 24 SURFACE STALLS
PARKING STALLS PHASE 7	208	= 72 U/G STALLS	+ 136 SURFACE STALLS
TOTAL PARKING STALLS	538	= 287 U/G STALLS	+ 251 SURFACE STALLS
PARKING RATIO PROVIDED	538 STALLS / 400 UNITS = 1.34:1		

ZONING INFORMATION:

PROJECT ANALYSIS (1976-1988 ST MARY'S)

CURRENT ZONING:	RMF-L
LAND AREA:	8.7.5 ACRES
PERMITTED DENSITY:	1 UNIT/800 SF OF LAND
PERMITTED UNITS:	344
PROVIDED UNITS:	400
PERMITTED BUILDING HEIGHTS:	45', 26'
PROVIDED BUILDING HEIGHTS:	45'
REQUIRED SPACES (1.5/UNIT):	600
PROVIDED SPACES (1.3/UNIT):	538
PROVIDED UNDERGROUND SPACES:	287
PROVIDED SURFACE SPACES:	251
REQUIRED VISITOR STALLS:	60
PROVIDED VISITOR STALLS:	60
REQUIRED ACCESSIBLE STALLS:	12
PROVIDED ACCESSIBLE STALLS:	24
REQUIRED VAN STALLS:	4
PROVIDED VAN STALLS:	5
BIKE STALLS REQUIRED:	60
BIKE STALLS PROVIDED:	60
SMALL CARS:	84 (16%)

BUILDING PROGRAM:

PHASE 7

MULTI-FAMILY RESIDENTIAL BUILDING

1 LEVEL OF UNDERGROUND PARKING FOR RESIDENTS AND SURFACE PARKING FOR VISITORS

3 BED / 2 BATH:	11
2 BED / 2 BATH:	39
1 BED / 1 BATH:	50
TOTAL:	100
BUILDING AREA:	±24,424 S.F.
GROSS FLOOR AREA:	±97,696 S.F.

EACH SUITE INCLUDES A PATIO/BALCONY
COMMON SPACE PROVIDED ON MAIN FLOOR

PHASE 1

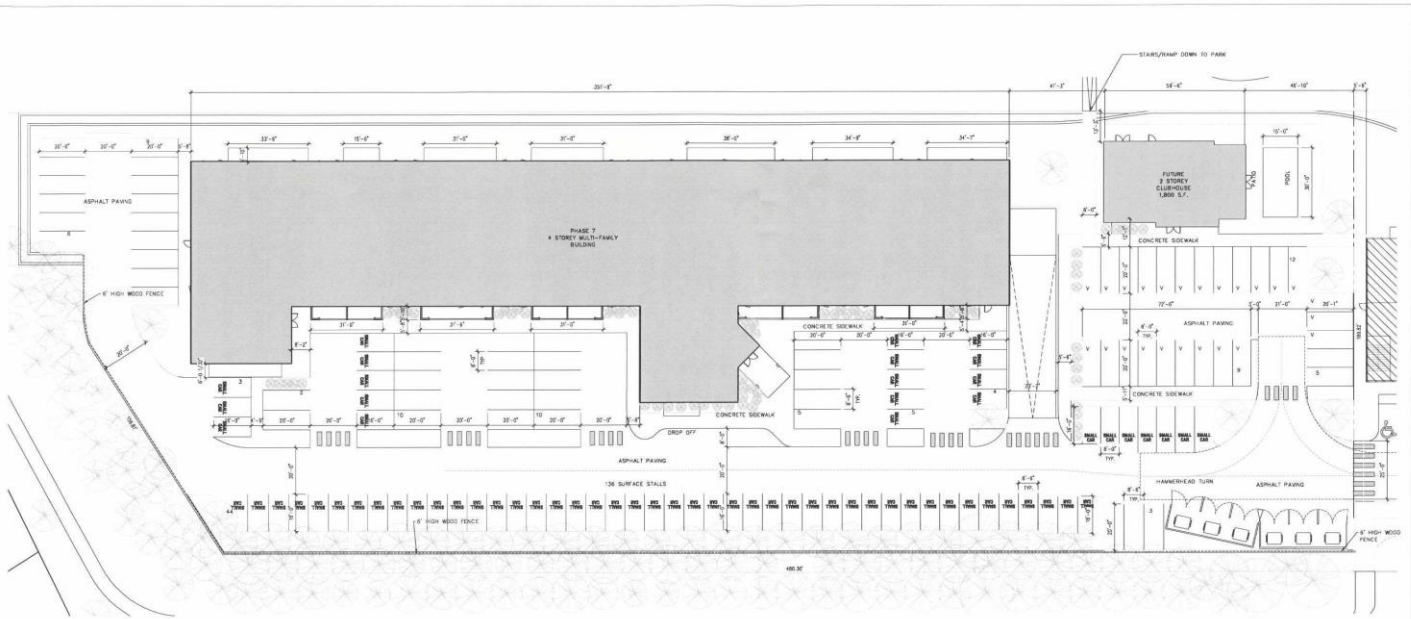
3 BED / 2 BATH:	12	
2 BED / 2 BATH:	24	
1 BED / 1 BATH:	9	
TOTAL:	45	
PHASE 4		
3 BED / 2 BATH:	4	
2 BED / 2 BATH:	24	
1 BED / 1 BATH:	31	
TOTAL:	59	

PHASE 2

3 BED / 2 BATH:	0	
2 BED / 2 BATH:	25	
1 BED / 1 BATH:	31	
TOTAL:	56	
PHASE 5		
3 BED / 2 BATH:	4	
2 BED / 2 BATH:	16	
1 BED / 1 BATH:	22	
TOTAL:	42	

PHASE 3

3 BED / 2 BATH:	7	
2 BED / 2 BATH:	164	
1 BED / 1 BATH:	20	
TOTAL:	43	
PHASE 6		
3 BED / 2 BATH:	4	
2 BED / 2 BATH:	31	
1 BED / 1 BATH:	20	
TOTAL:	55	



N TRUE NORTH

N PROJECT NORTH

ENLARGED SITE PLAN - PHASE 7

1" = 20'-0"

LANDSCAPING

	REQ'D	PROV'D
STREET EDGE	N/A	
BUILDG FOUNDATION (467') SHRUBS:	47	47
PARKING LOT AREA (44,450ft2SF)	2,223 SF	
TREES:	7	7
SHRUBS:	22	22

PLANT LEGEND

TREES:
- MANITOBA MAPLE – 2 1/2" CALIPER — QTY: 4
- AMERICAN LINDEN – 2 1/2" CALIPER — QTY: 3

SHRUBS:
- FROEBEL SPIREA – 2 GALLON CONTAINER — QTY: 20
- SNOWBERRY – 2 GALLON CONTAINER — QTY: 28
- CALGARY BARPET JUNIPER – 2 GALLON CONTAINER — QTY: 20

GENERAL NOTES - SITE PLAN DEMOLITION:

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BUILDING AREA PHASE 4	13,847 S.F.	DWELLING UNITS PHASE 4		59
BUILDING AREA PHASE 5	10,114 S.F.	DWELLING UNITS PHASE 5		42
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PROVIDED BUILDING HEIGHTS:	45'
REQUIRED SPACES (1.5/UNIT):	600
PROVIDED SPACES (1.3/UNIT):	538
PROVIDED UNDERGROUND SPACES:	287
PROVIDED SURFACE SPACES:	251
REQUIRED VISITOR STALLS:	80
PROVIDED VISITOR STALLS:	80
REQUIRED ACCESSIBLE STALLS:	12
PROVIDED ACCESSIBLE STALLS:	24
REQUIRED VAN STALLS:	4
PROVIDED VAN STALLS:	5
BIKE STALLS REQUIRED:	80
BIKE STALLS PROVIDED:	80
SMALL CARS:	84 (16%)

BUILDING PROGRAM:

PHASE 7

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2 BED / 2 BATH:	24	
1 BED / 1 BATH:	9	
TOTAL:	45	

PHASE 2

3 BED / 2 BATH:	0	
2 BED / 2 BATH:	25	
1 BED / 1 BATH:	31	
TOTAL:	56	

PHASE 3

3 BED / 2 BATH:	3	
2 BED / 2 BATH:	184	
1 BED / 1 BATH:	20	
TOTAL:	43	

PHASE 4

3 BED / 2 BATH:	4	
2 BED / 2 BATH:	24	
1 BED / 1 BATH:	31	
TOTAL:	59	

PHASE 5

3 BED / 2 BATH:	4	
2 BED / 2 BATH:	16	
1 BED / 1 BATH:	22	
TOTAL:	42	

PHASE 6

3 BED / 2 BATH:	4	
2 BED / 2 BATH:	31	
1 BED / 1 BATH:	20	
TOTAL:	55	

No: Revision: Date: By:

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NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE

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The contractor shall verify dimensions and data noted hereon with conditions on the site and is held responsible for reporting any discrepancies to the architect for adjustment, prior to proceeding.

PROGRESSIVE REAL ESTATE

PARKVIEW TERRACE
MULTI-FAMILY DEVELOPMENT

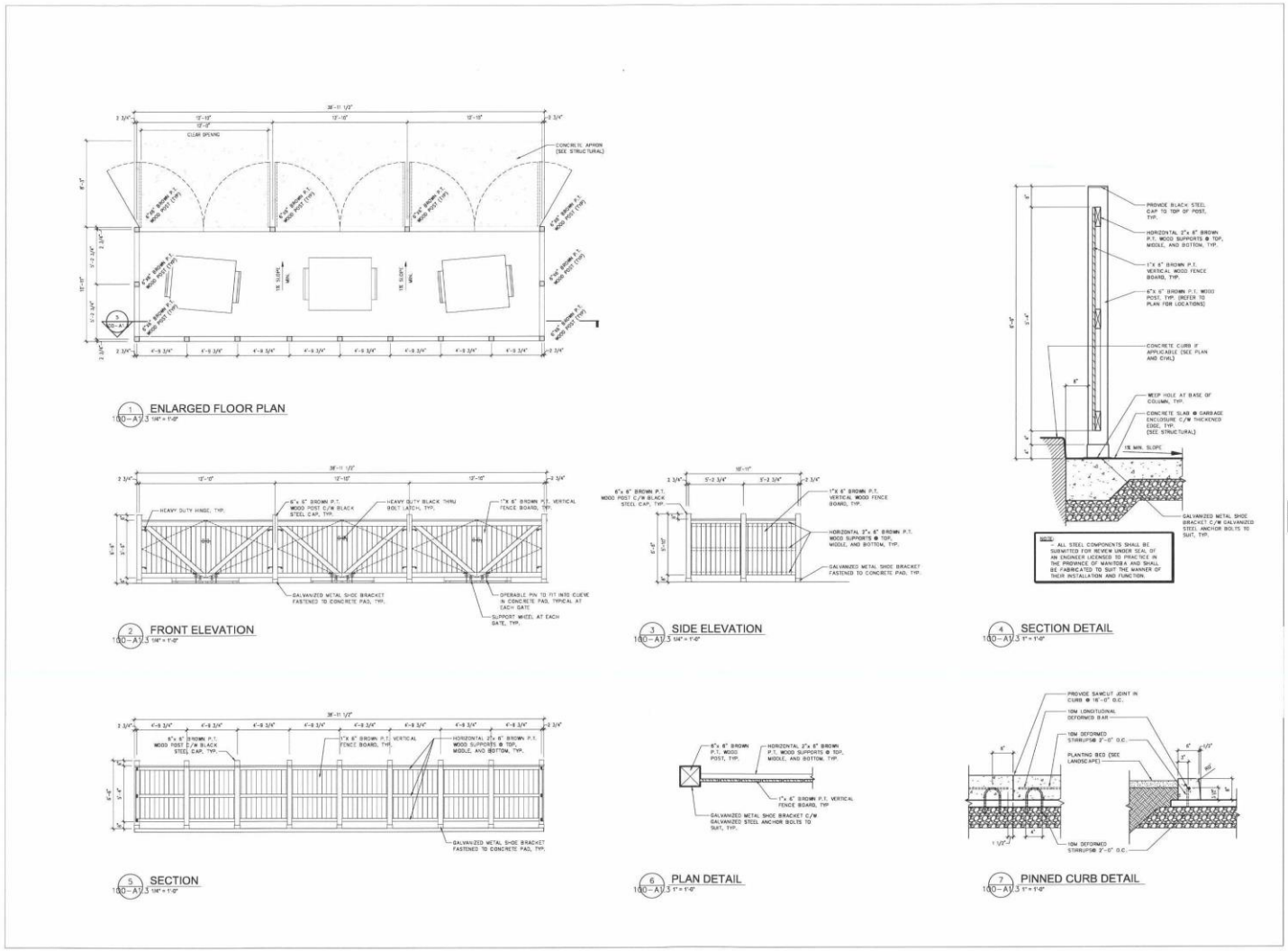
PHASE 7
1976 - 1988 ST MARYS ROAD
WINNIPEG, MB

SITE PLAN - PHASE 7

Drawn by: ES/JZN Checked by: ZN

A1.2

Project No: 18004 Date: AUGUST 2025


ENLARGED FLOOR PLAN
FRONT ELEVATION
SIDE ELEVATION
SECTION DETAIL
SECTION
PLAN DETAIL
PINNED CURB DETAIL
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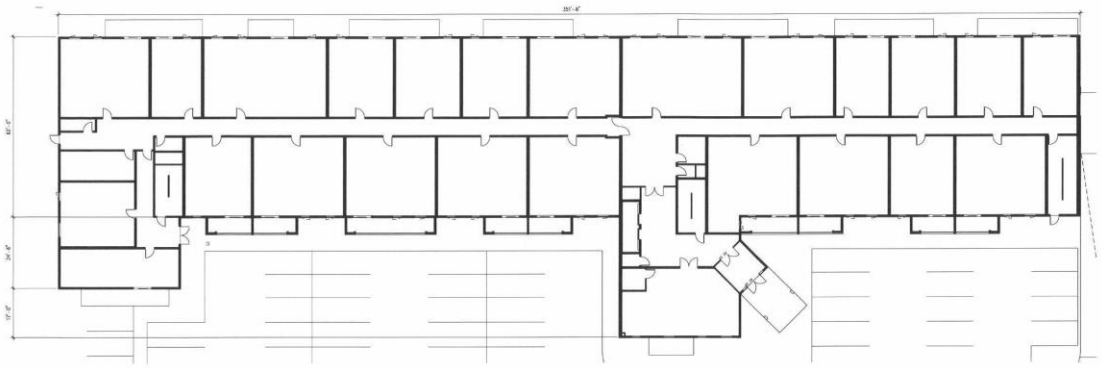
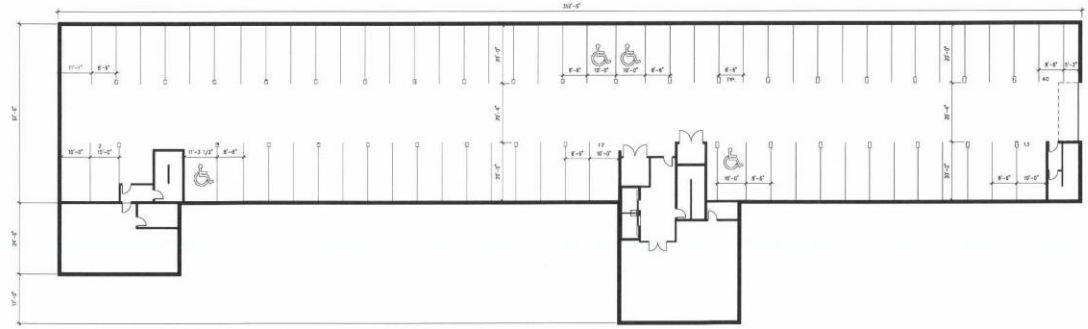
AFFINITY ARCHITECTURE INC.
PROGRESSIVE REAL ESTATE
PARKVIEW TERRACE
MULTI-FAMILY DEVELOPMENT
PHASE 7
1976 - 1988 ST MARY'S ROAD
WINNIPEG, MB
GARBAGE ENCLOSURE
A1.3



L-01 FLOOR PLAN
1/16" = 1'-0"



L-B01 FLOOR PLAN
1/16" = 1'-0"

No. Revision Date By:

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

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PARKVIEW TERRACE
MULTI-FAMILY DEVELOPMENT

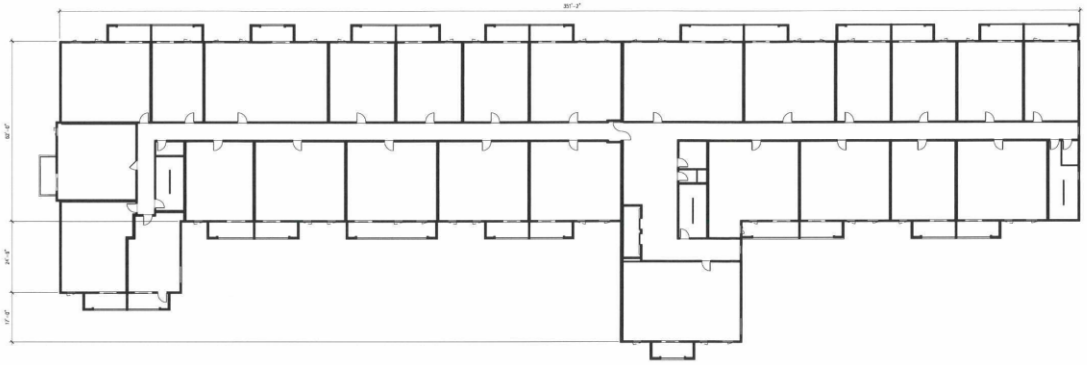
PHASE 7
1976 - 1988 ST MARY'S ROAD
WINNIPEG, MB

FLOOR PLANS

Drawn by: ISH/ZN Checked by: ZN

A2.1

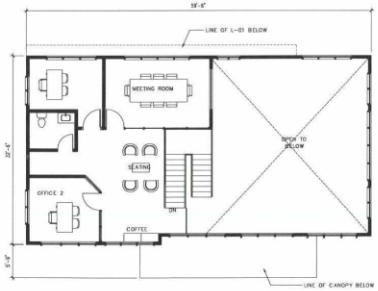
Project No: 18004 Date: MARCH 2025



L-02 - L-04 FLOOR PLAN



CLUBHOUSE L-01 FLOOR PLAN



CLUBHOUSE L-02 FLOOR PLAN

No. Revision Date: By:

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PROGRESSIVE
REAL ESTATE

PARKVIEW TERRACE
MULTI-FAMILY DEVELOPMENT

PHASE 6&7
1976 - 1988 ST MARY'S ROAD
WINNIPEG, MB

FLOOR PLANS

Drawn by: ESH/ZN Checked by: ZN

A2.2

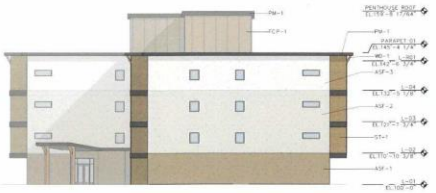
Project No: 18004 Date: MARCH 2025



P7 South Elevation
1/16" = 1'-0"



P7 North Elevation
1/16" = 1'-0"



P7 East Elevation
1/16" = 1'-0"



P7 West Elevation
1/16" = 1'-0"

EXTERIOR FINISH LEGEND

ACRYLIC STUCCO
ASF-1 STUCCO FIELD, TO MATCH FCP-1
ASF-2 STUCCO FIELD, TO MATCH BENJAMIN MOORE - OC-14 NATURAL CREAM
ASF-3 STUCCO FIELD, TO MATCH BENJAMIN MOORE - 2138-70 GRAY LAKE

CEMENTOUS STUCCO FINISH
CSF-1 STUCCO PARGING, TO MATCH ASF-2

STONE VENEER
ST-1 ENVIRONMENTAL STONE WORKS - SHADOW LEDGE - ASPEN
ST-2 CAPSTONE, TO MATCH ST-1

FIBRE CEMENT PANEL
FCP-1 HARDIE PANEL C/W BATTEN BOARDS - SMOOTH FINISH - TIMBER BARK

PREFINISHED METAL
PM-1 FASCIA, BLACK
PM-2 FASCIA, TO MATCH FCP-1
PM-3 WOOD POST WITH ALUMINUM FINISH
PM-4 SOFFIT, WOOD GRAIN PATTERN, CEDAR RENDITIONS - AMBERWOOD

WOOD BEAM/COLUMN
WD-1 FIR BEAM/COLUMN C/W BRACKETS (SEE STRUCTURAL)

No. Revision Date By

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Consultants

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J3
Phone 204-982-6940 • Fax 204-953-9556 • info@affinityarchitecture

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PROGRESSIVE
REAL ESTATE

PARKVIEW TERRACE
MULTI-FAMILY DEVELOPMENT

PHASE 6&7
1976 - 1988 ST MARY'S ROAD
WINNIPEG, MB

BUILDING ELEVATIONS

Drawn by: ESH/ZN Checked by: ZN

A4.1

Project No: 18004 Date: MARCH 2025



CLUBHOUSE SOUTH ELEVATION
1/8" = 1'-0"



CLUBHOUSE EAST ELEVATION
1/8" = 1'-0"



CLUBHOUSE NORTH ELEVATION
1/8" = 1'-0"



CLUBHOUSE WEST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH LEGEND

ACRYLIC STUCCO
- ASF-1 STUCCO FIELD, TO MATCH FCP-1
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WOOD BEAM/COLUMN
- WD-1 FIR BEAM/COLUMN C/W BRACKETS (SEE STRUCTURAL)

No.	Revision	Date	By

PRELIMINARY ONLY
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Consultants

AFFINITY ARCHITECTURE Inc.
Unit 201 - 237 Stafford Street • Winnipeg • Manitoba • R3M 2Y1
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PROGRESSIVE
REAL ESTATE

PARKVIEW TERRACE
MULTI-FAMILY DEVELOPMENT

PHASE 7
1976 - 1988 ST MARY'S ROAD
WINNIPEG, MB

BUILDING ELEVATIONS

Drawn by: ESH/ZN Checked by: ZN

A4.2

Project No: 18004 Date: MARCH 2025