Agenda – Riel Community Committee – February 20, 2026

REPORTS

Item No. 5 Plan Approval – 468 St Anne's Road
(St. Vital Ward)
File DAZ 218/2010

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

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

ADMINISTRATIVE REPORT

Title: Plan Approval 25-263125 – 468 St Anne's Road

Issue: For consideration at the Public Meeting of the plan approval drawing package for the exterior renovation of an existing building.

Critical Path: Riel Community Committee as per DAZ 218/2010

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Sawyer Klassen, 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 DAZ 218/2010

> *"The Owner must submit plans showing the location and design of proposed buildings and structures, accessory parking areas, garbage enclosures, fencing and landscaping ("Works") on the Owner's land to the City's Director of Planning, Property and Development ("Director") and the Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct and maintain the works to the satisfaction of the Director."*

IMPLICATIONS OF THE RECOMMENDATIONS

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

FILE/APPLICANT DETAILS

FILE: **VC-PA 25-263125**

COMMUNITY: Riel Committee

NEIGHBOURHOOD #:	517 - (Worthington)
SUBJECT:	Exterior renovation of an existing building
LOCATION:	468 St Anne's Road
LEGAL DESCRIPTION:	PCL A,B PLAN 47028 43 ST V
APPLICANT:	Jas Mangat (RZ Dream Homes) 1330 Liberty Street Winnipeg, MB, R3S 1A6
OWNER:	RZ Investments LTD 1330 Liberty Street Winnipeg, MB, R3S 1A6

DISCUSSION

SITE DESCRIPTION

- The subject property is located on St Anne's Road, in the Worthington neighbourhood of the St Vital ward.
- The subject site is 14,004 square feet (8796 square metres) in area. The site is currently occupied by a dental office with accessory parking.
- The subject site is accessed by a St Anne's Road and a rear lane.
- There is a sidewalk along the eastern and northern boundaries of the site.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Mature Community policy area. The property is zoned "C2" Commercial Community.

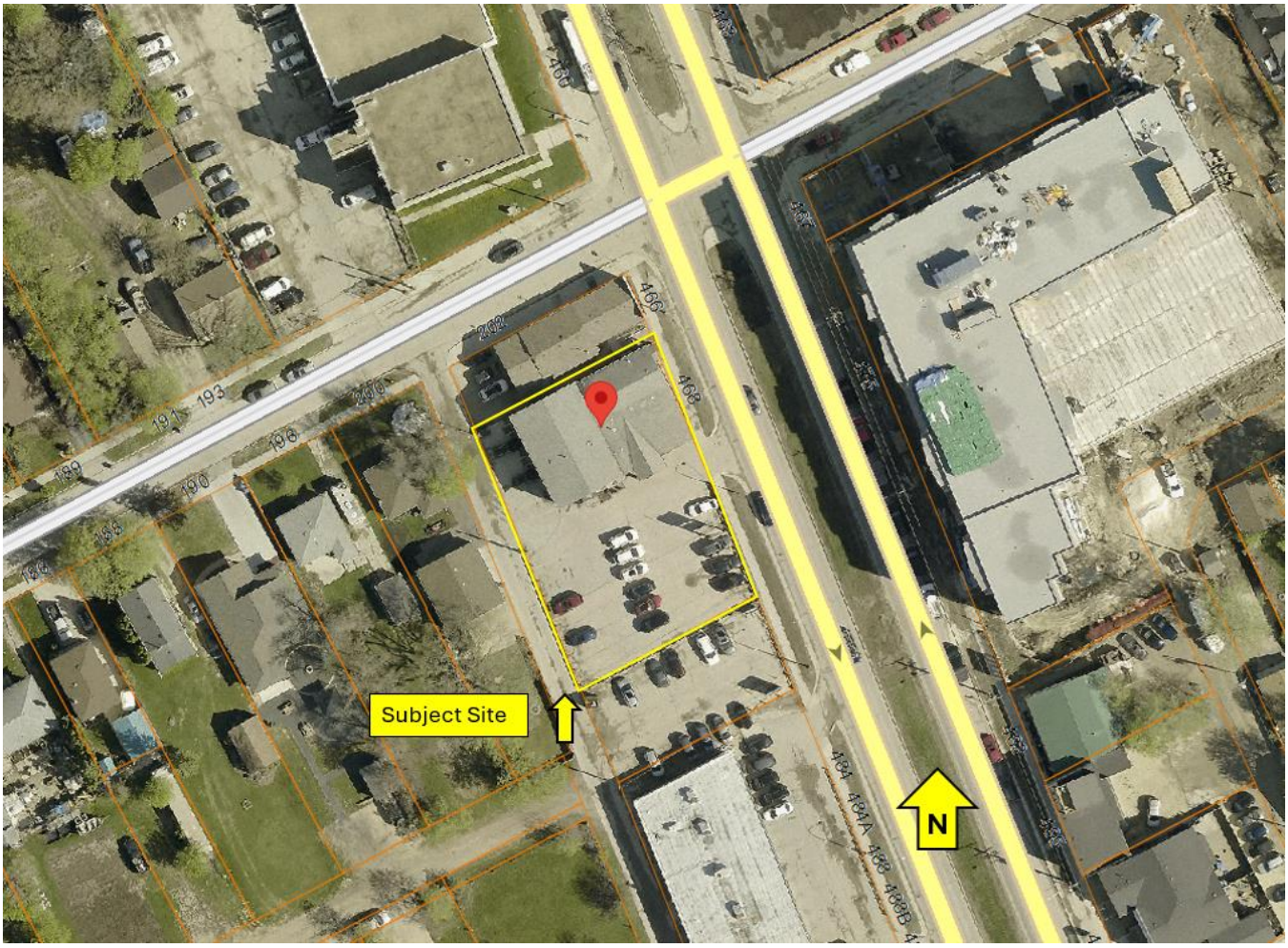

Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A commercial building zoned “C1” Commercial Neighbourhood.

South: A parking lot zoned “C1” Commercial Neighbourhood.

East: St Anne’s Road, then a commercial and residential building zoned “RMU” Residential Mixed-Use.

West: A paved lane, then residential uses zoned “R1-M” Residential Single-Family Medium.

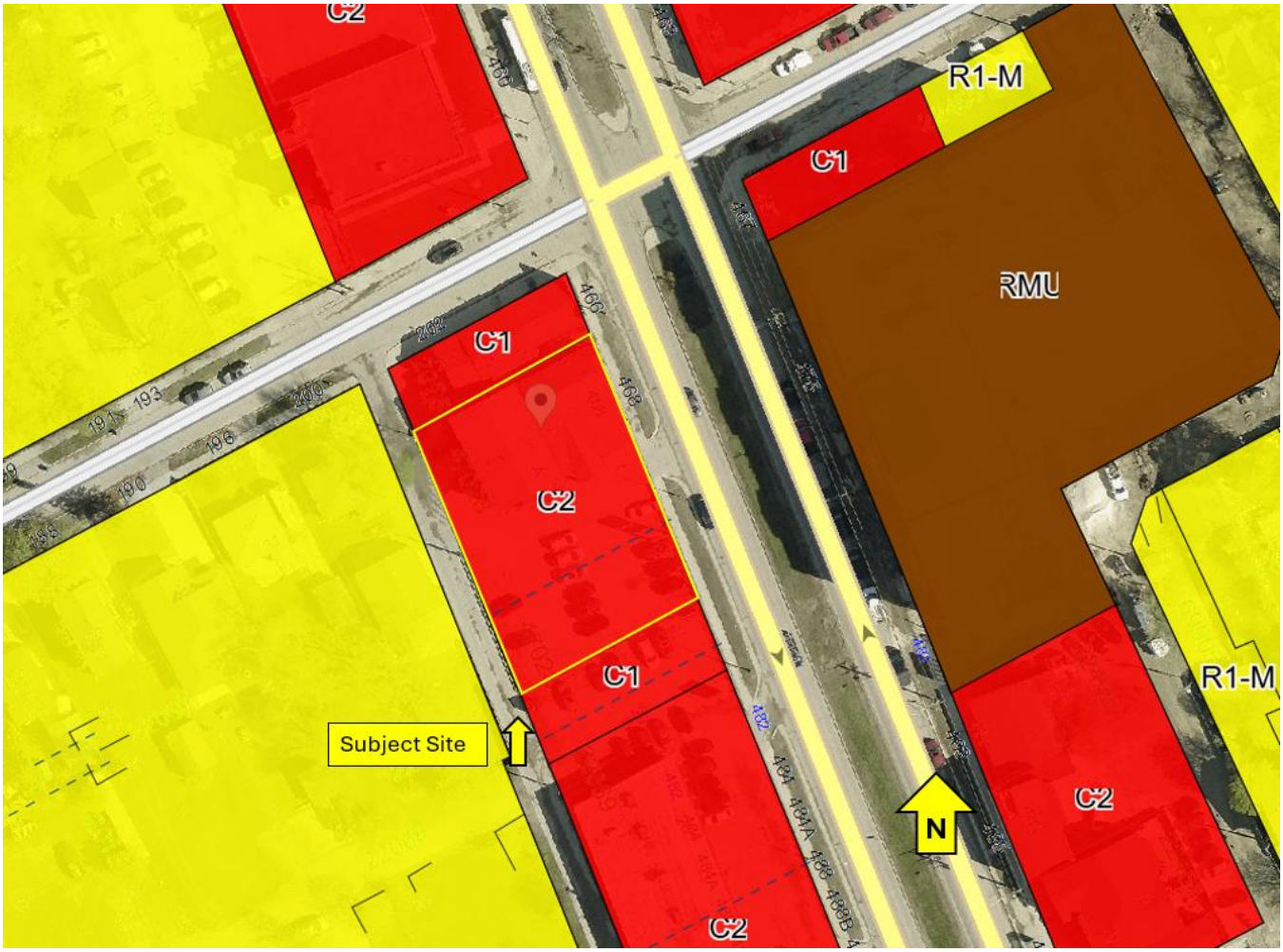

Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to replace two existing canopies and add three new canopies on the exterior of the building.
- Two of the new canopies and one replacement canopy are on the south side of the building facing the accessory parking area.
- The other new canopy and replacement canopy are on the east side of the building facing St Anne's Road.
- In addition to the canopies, some trim and siding is being replaced with new stonework. The stonework will be on the southeast corner of the building and on the existing columns, which will support the replaced canopies.
- The larger canopies at the primary entrances will be stucco, while the smaller ones will be metal.
- There will be some new paneling and trim.

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

- 2.0 *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.*

    - 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 amenities, such as entryways, patios, benches, and bicycle parking.*

    - 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.*

    - 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.*

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommend approval of the submitted plans because they comply with *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 Mixed-Use Centres include the following:

6.40 Commercial Areas

- *Facilitate the redevelopment, infill, and expansion of existing commercial areas as the preferred method of accommodating new commercial development, while also accommodating local commercial amenities in new neighbourhoods, to ensure completeness from its inception.*

The proposed development application **aligns** with OurWinnipeg because the proposed use improves an existing commercial use.

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:	Sawyer Klassen, MCP
Date:	December 22, 2025
File No:	VC-PA 25-253741