Agenda – Riel Community Committee – April 10, 2026

REPORTS

Item No. 8 Plan Approval – 185 Provencher Boulevard
(St. Boniface Ward)
File DASZ 1/2001

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

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

ADMINISTRATIVE REPORT

Title: Plan Approval 26-118136 – 185 Provencher Boulevard

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

Critical Path: Riel Community Committee as per DASZ 1/2001

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 DASZ 1/2001:

> *'That, for the development of any building, and/or accessory parking area and/or signage within the lands zoned "CMU" Commercial Mixed Use, 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.'*

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: **ZR-PA 26-118136**

COMMUNITY:	St Boniface
NEIGHBOURHOOD #:	5.501 - (NORTH ST. BONIFACE)
SUBJECT:	Plans of Proposed Renovations to an Existing Commercial Development
LOCATION:	185 Provencher Boulevard
LEGAL DESCRIPTION:	LOT 110 PLAN 22236 76 ST B
APPLICANT:	St Bonifice Family Dental (Brett Luschinski)
OWNER:	10087541 MANITOBA LTD.

DISCUSSION

SITE DESCRIPTION

The subject property is located on Provencher Street, in the NORTH ST. BONIFACE Neighbourhood of the St Boniface Ward.

The site is located within the “Area of Stability - Mature Community” policy area under the *Complete Communities Direction Strategy*.

The property is zoned “C2” Residential Two-Family and is approximately 7,474 square feet in area.

There are seven existing parking stalls.

There is an existing mixed-use commercial and office space building on the site.

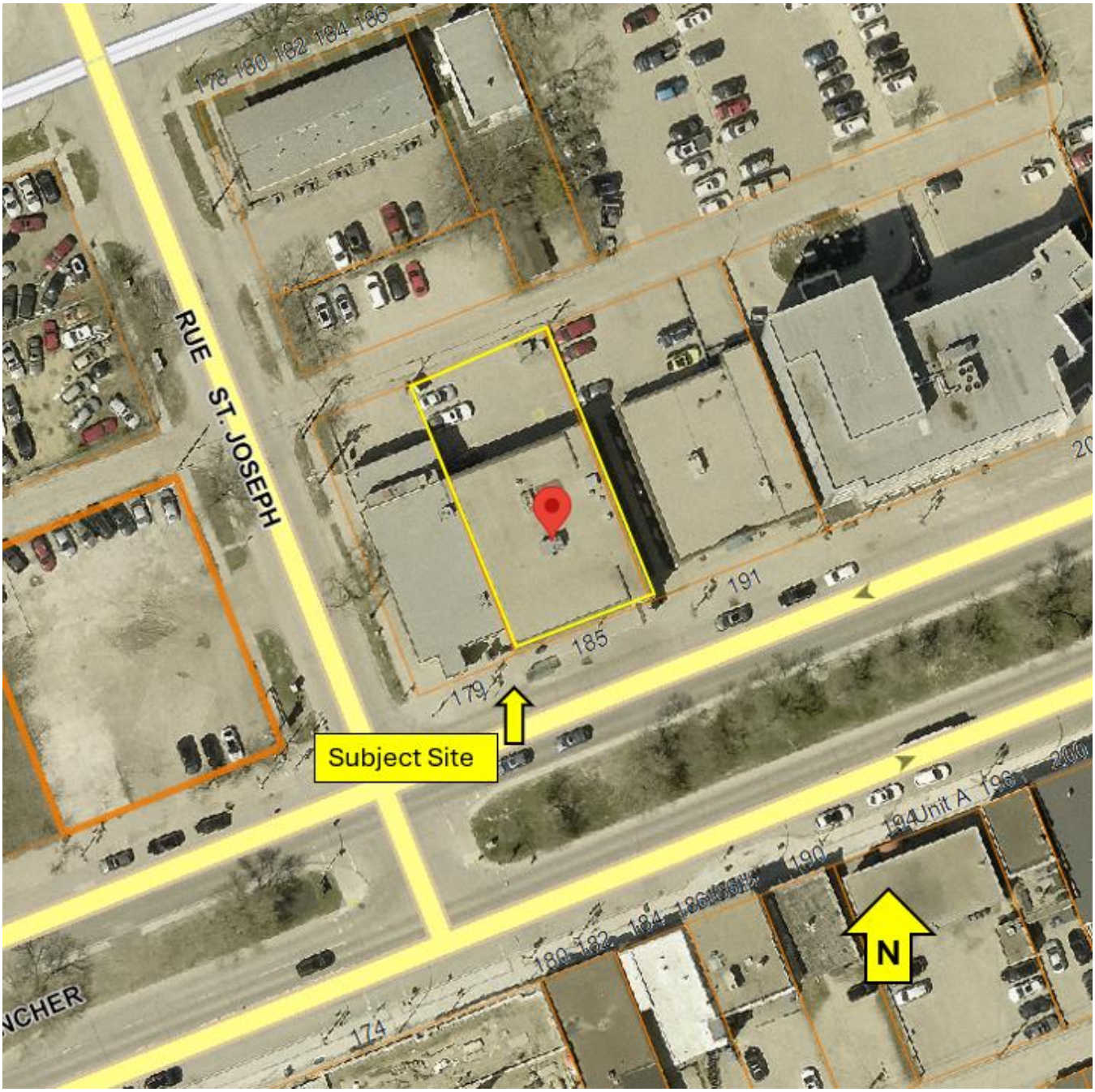


Figure 1: Air photo of subject site and surrounding context (*Flown, 2024*)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant is proposing the renovation of the second floor, and partial renovation of the exterior.

The second floor will be transitioned into a dental office.

The main floor will be extended by approximately 114 square feet, expanding the front entry and adding an elevator.

A new entry door and side light will be installed.

ANALYSIS AND ISSUES

There is minimal change to the exterior of the building.

The added entryway and elevator will not decrease the building setbacks, as they will be even with an existing protrusion and still within the overhang of the second floor.

The new elevator will improve the accessibility of the building.

The proposed door and window maintain the existing view of the street.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommend approval of the submitted plans because there are no impacts on neighbouring properties, the Winnipeg Zoning By-law is followed, and the existing parking and streetscape are maintained.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Sawyer Klassen, MCP
Date:	March 11, 2026
File No:	ZR-PA 26-118136