Minutes – Riel Community Committee – April 10, 2026

REPORTS

Item No. 10 Plan Approval – Des Hivernants Boulevard (St. Vital Ward) File DASZ 6/2014

COMMUNITY COMMITTEE DECISION:

The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved plans for Des Hivernants Boulevard subject to the following condition:

1. That this Plan Approval does not come into force and effect until the associated Variance filed under DAV 26-102632\D comes into force and effect.

DECISION MAKING HISTORY:

The Chairperson called Councillor Allard to the Chair in order to move the following motion:

Moved by Councillor Mayes

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

Councillor Mayes resumed the Chair.

ADMINISTRATIVE REPORT

Title: Plan Approval 25-268376 – Des Hivernants Boulevard

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

Critical Path: Riel Community Committee as per DASZ 6/2014

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.

Subject to the following condition(s):

1. That this Plan Approval does not come into force and effect until the associated Variance filed under DAV 26-102632\D comes into force and effect.

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 6/2014:

The owner shall:

(a) Prior to the issuance of any building permit or development permit in respect of the Owner's land, submit plans showing the location and design of any and all proposed:

(i) buildings:

(ii) accessory parking areas;

(iii) private approaches;

(iv) garbage enclosures;

(v) fencing;

(vi) landscaping; and

(vii) signage

on the Owner's land (Collectively called the "Works") to the City's Director of Planning, Property and Development (hereinafter called the "Director") and the City's Riel Community Committee; and

(b) thereafter maintain the Works to the satisfaction of the Director.

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

- On May 27, 2014, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and DASZ 6/2014 was approved.

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 25-268376**
COMMUNITY:	St Vital
NEIGHBOURHOOD #:	5.553 - (SAGE CREEK)
SUBJECT:	Plans of Proposed Multi-Family Development
LOCATION:	Des Hivernants Boulevard
LEGAL DESCRIPTION:	LOT 3 PLAN 63108 RCMP
APPLICANT:	Streetside Development Corporation (David Hill)
OWNER:	SAGE CREEK DEVELOPMENT CORPORATION

DISCUSSION

SITE DESCRIPTION

- The subject property is located on Des Hivernants Blvd, in the Sage Creek neighbourhood of the St Vital ward.
- The subject site is 208,719 square feet (19,390.6 square metres) in area. The site is currently a vacant greenfield.
- The subject site is accessed by an approach from Des Hivernants Boulevard.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Recent Communities policy area. The property is zoned “RMF-S” Residential Multi-Family (Small) District.

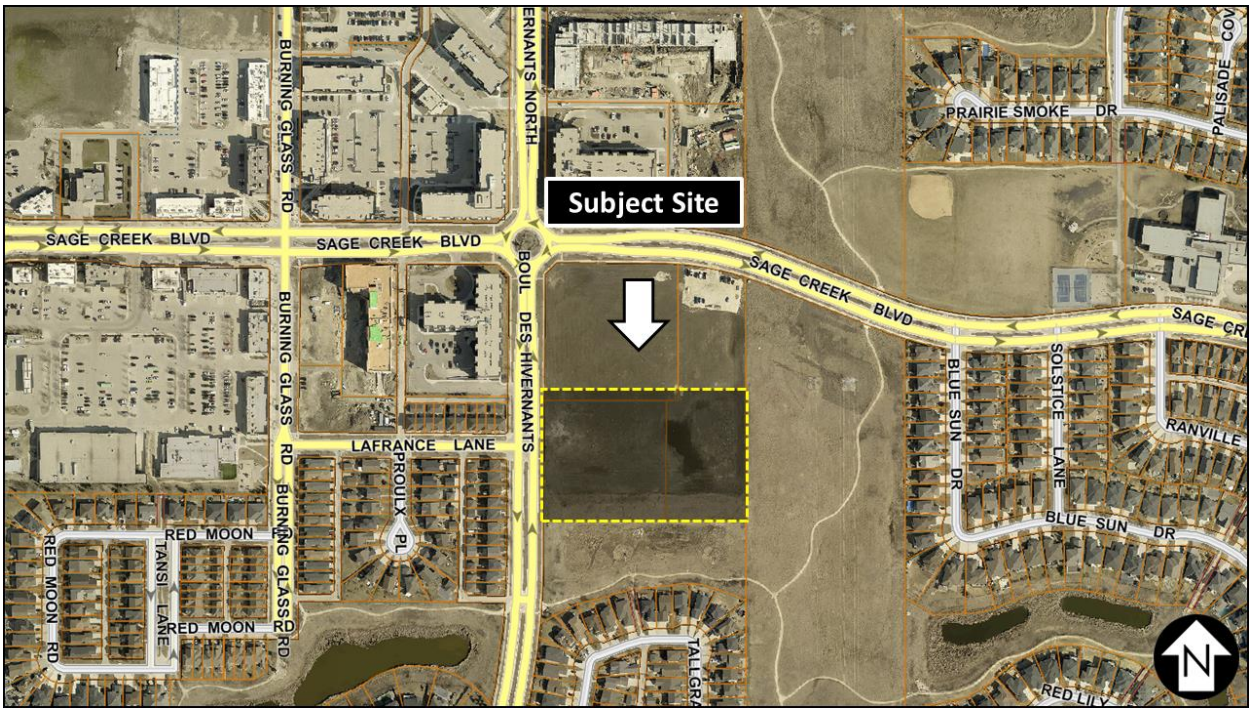

Figure 1: Aerial photo of subject site and surrounding area *(flown 2024).* Note: Imagery does not reflect changes under DASZ 10/2025.

SURROUNDING LAND USE AND ZONING

North: Vacant land zoned “RMF-L” Residential Multi-Family (Large) district and RMF-M Residential Multi-Family (Medium) district.

South: Park land zoned “PR-1” Parks and Recreation 1 (Neighbourhood) district.

East: Manitoba Hydro transmission corridor on land zoned “RR5” Rural Residential 5 district.

West: Des Hivernants Blvd, then single-family residential on land zoned “R2” Residential Two-Family district and multi-family residential on land zoned RMF-M Residential Multi-Family (Medium) district.

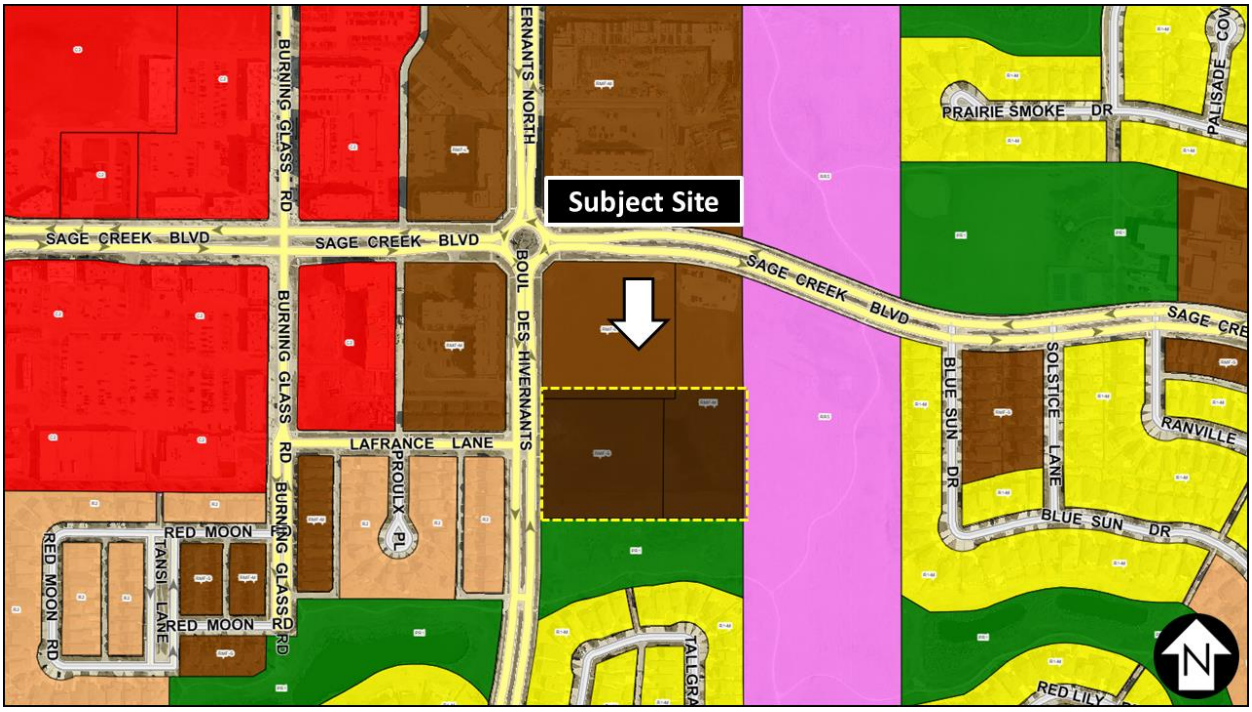

Figure 2: Zoning of the site and surrounding area. Note: Imagery does not reflect changes under DASZ 10/2025.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a condominium development with 10 buildings, each with 10 units for a total of 100 dwelling units.
    - Each building is 98 feet (321.5 metres) by 65 feet (213.3 metres) and 27.9 feet (8.5 metres) in height.
    - Each unit is two storeys with an unfinished basement.
- The landscaping requirements mandate a minimum of 433 shrubs and 25 trees. The provided site plan includes 452 shrubs and 62 trees, exceeding the requirements.
- 160 parking spaces are provided, including three (3) standard accessible spaces and two (2) van accessible spaces. 15 spaces are designated for visitor parking and 15 lockable bicycle parking spaces are included.
- An Alternative Equivalent Compliance approval is required to permit earth bins instead of the standard wooden garbage enclosures.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The subject site is located in an Established Neighbourhoods – Recent Communities policy area under *OurWinnipeg 2045* and *Complete Communities Direction Strategy 2.0.* Relevant policies in *Complete Communities 2.0* include the following*:*

1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.

1.16 Small-scale residential uses, not including single-family, may be accommodated on collector roads and local streets with a public lane, where compatible with adjacent land uses, and in consideration of the factors listed in Policy section 1.6.

2.3 Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.

3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.

The proposed plans are aligned with *Complete Communities 2.0* in that Des Hivernants Boulevard is a collector street and the proposed use is small-scale in design, and located near the front and corner side property lines with a pedestrian orientation. Landscaping is used throughout the site the massing of the building is used to delineate individual units and provide variety in the façade.

SOUTH ST. BONIFACE AREA STRUCTURE PLAN

Under the *South St. Boniface Area Structure Plan*, the subject lands are located in the Village Centre policy area. The purpose of this area is to create a community oriented mixed use development that is strategically located within the community. The core is considered integral to the community development and should contain a cohesive grouping of retail and service commercial uses integrated with complementary uses such as a public open space, and predominantly multi-unit residential development. Policies relevant to this proposal include:

5.3.2 (1) Composition of the Village Centre

a. Subject to the policies of this Plan,

(i) a significant use of land within the Village Centre shall be retail and service commercial uses located within a comprehensively planned Village Centre,

(ii) in order to create a cohesive shopping, living and leisure environment within the Village Centre

(A) Institutional, office, recreational or public uses that complement and support the Village Centre may be allowed, and

(B) multi-unit residential shall be required and, subject to adequate demand, it is the intent to be the predominant residential housing form

5.3.2 (4) Design of the Village Centre

a. The Village Centre shall contain as part of its design a well-defined pedestrian-oriented component. The Village Centre shall emphasize such elements as:

(i) A highly visible and accessible location,

(ii) Internal pedestrian routes to buildings and amenities,

(iii) A pedestrian precinct that integrates mixed use buildings (commercial and residential) with adjacent related uses and includes walking, entertainment, and meeting areas,

(iv) Strong and convenient pedestrian connections to other uses on the site.

5.3.2 (5) Suggested Criteria for a Design Concept of the Village Centre

a. The Village Centre Design Concept should

(i) Provide for the compatible interface treatment with adjacent development,

(ii) Minimize the intermixing of commercial and residential traffic on internal roads within an adjacent residential area,

(iii) Contain a visually appealing site design and landscape treatment particularly when visible from roads with higher volumes of traffic,

(iv) Be suitably integrated with any residential, institutional, recreational, and public uses within or adjacent to the site,

(v) Connect to local pedestrian trails, and be conveniently and directly accessible to pedestrians both within and adjacent to the site, and

(vi) Ensure convenient and efficient road, pedestrian, and pathway connections that converge on the Village Centre from the surrounding residential areas are provided,

(vii) Contain parking areas that are designed to maximize direct access to adjacent uses while not to visually overwhelm the landscape. Methods by which this can be implemented include, but are not limited to the following:

(A) Appropriate landscaping through earth berms, tree/shrub planting, and/or fencing,

(B) On-street parking,

(C) Parking areas between buildings.

The proposed plans are aligned with the *South St. Boniface Area Structure Plan* for the following reasons:

- The Village Centre policy area is intended to predominantly multi-family
- The Village Centre policy area requires pedestrian oriented design. This is demonstrated in the design through a highly visible and accessible location, and by including internal pedestrian routes to buildings.
- The proposed plans are compatible with adjacent development, which includes single-family and multi-family uses.
- The site is visually appealing through the use of landscaped plantings
- The site is adjacent to nearby pedestrian trails
- Parking, where possible, is obscured by buildings.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommend approval of the submitted plans because it is aligned with *Complete Communities 2.0* and the *South St. Boniface Area Structure Plan.*

CONSULTATION

In preparing this report there was internal consultation with: N/A

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Steve Nuttall, MCP
Date: March 25, 2026
File No: ZR-PA 25-268376