Minutes – City Centre Community Committee – May 29, 2026

REPORTS

Item No. 4 Plan Approval – Newmarket Boulevard (River Heights-Fort Garry Ward) File DASZ 3/2014

COMMUNITY COMMITTEE DECISION:

The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for Newmarket Boulevard.

DECISION MAKING HISTORY:

Moved by Councillor Gilroy,

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended to allow supporting material not provided to members of the committee in advance of the meeting to be considered.

Carried

Moved by Councillor Gilroy,

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

Carried

ADMINISTRATIVE REPORT

Title: Plan Approval 25-266649 – Newmarket Blvd

Issue: For consideration at the Public Meeting of the plan approval drawing package for a 12 building, 170-unit townhouse development.

Critical Path: City Centre Community Committee as per DASZ 3/2014 (By-laws 14/2015 and 84/2016).

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
I. Stonehouse, 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 3/2014:

2. *The Owner must submit plans showing the location and design of any and all proposed buildings, accessory parking areas, fencing, landscaping and lighting on the Owner's Land ("Works") to the City's City Centre Community Committee and the City's Director of Planning, Property and Development ("Director") 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.*

The applicant has submitted:

- Colour elevations;
- Elevations; and
- Site & landscape plans with dimensions.

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 25-266649**
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.653 - (CHEVRIER)
SUBJECT:	Plans of a 12 building, 170-unit townhouse development
LOCATION:	Newmarket Blvd
LEGAL DESCRIPTION:	LOT 4 PLAN 64662 16/18 ST V
APPLICANT:	John Wintrup (John Scott Wintrup Planning & Development) 139 Roslyn Rd Unit 301 Winnipeg, MB R3L 0G7
OWNER:	HOPEWELL (BISHOP GRANDIN) DEVELOPMENT INC 2020 4th St SW 410 CALGARY, AB T2S 1W3

DISCUSSION

SITE DESCRIPTION

- The subject property is located at the northwest corner of Newmarket Blvd and Ballantrae Dr, in the Chevrier neighbourhood of the River Heights - Fort Garry ward.
- The subject site is 200,479 square feet in area. The site is currently vacant.
- The subject site is accessed by Refinery Way, a privately-owned road which connects directly to Newmarket Blvd.
- Under the *Complete Communities Direction Strategy 2.0*, the site is designated as a “Major Redevelopment Site” (the former Sugar Beet Lands). The property is zoned “CMU” Commercial – Mixed-Use District.

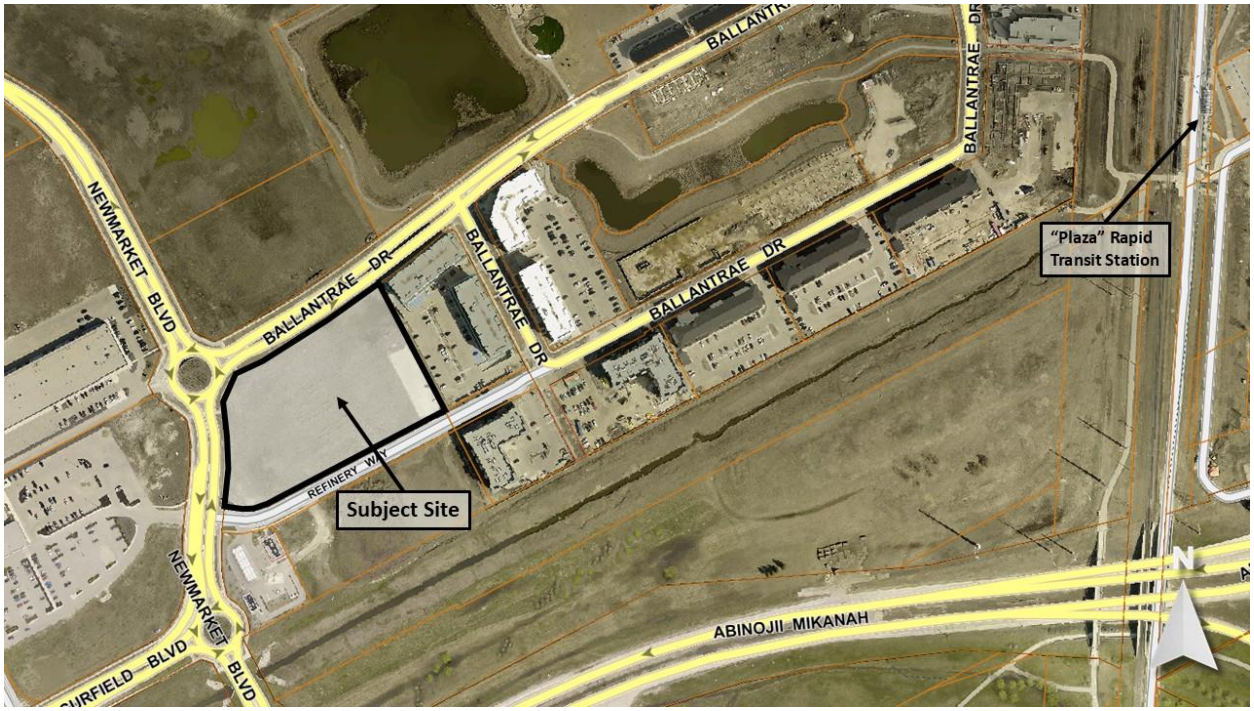


Figure 1: Aerial photo of subject site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a 12 building, 170-unit townhouse development.
- All 12 buildings on site will range between 2 to 3 storeys.
- The proposal will provide 194 vehicle parking stalls and 20 outdoor bicycle parking spaces. Of the 194 vehicle parking stalls, 20 are tandem parking stalls (Variance required), 20 are visitor stalls, 6 are accessible stalls, and 3 are small car stalls.
- The parking area is located internally on the lot, with the majority of the townhome buildings facing public rights-of-way or the privately-owned street, Refinery Way.
- The site is well-connected for pedestrians, with several walkways accessing the public rights-of-way and multiple painted crosswalks throughout the parking lot.
- A larger green space is located centrally on the site, which will include fifteen (15) newly planted trees, a pathway connecting the north and south ends of the site, and outdoor bike racks. A dog run is also located at the southeast corner of the site.
- All townhome buildings facing public and private rights-of-way, including buildings A1, A2, B1, B2, B3, B4, D1, and D2, will feature front walkways connecting directly to sidewalks.
- The applicant has proposed inground (earth) bins instead of standard wood-fence garbage enclosures.
- The property is approximately 800 metres, or a 10 minute walk, from the Plaza Rapid Transit Station.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy 2.0

CCDS 2.0 is one of four direction strategies supporting OurWinnipeg, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.

The subject property is located in an area designated as a "Major Redevelopment Site" (the former Sugar Beet Lands), as outlined in *CCDS 2.0.* The document lays out a vision for Major Redevelopment Sites as described below:

- **Opportunities of Major Redevelopment Sites:** *"… Major Redevelopment Sites present large-scale opportunities to enhance Winnipeg's urban fabric by repurposing obsolete land uses as new developments. Major Redevelopment Sites have the advantage of drawing on existing infrastructure, including roads, underground pipes, and sewers. They can connect with nearby schools, community centres, libraries and other city amenities. They are prime locations for intensification, given their proximity to public transit and their ability to plug into the existing street network … Redeveloping these sites also provides a significant boost to the city's tax base by optimizing parcels of land that are currently under-performing. Given the advantage of their location within existing communities - specifically their ability to capitalize on existing infrastructure and services - the City should maximize the potential of Major Redevelopment Sites."*
- **Planning for Major Redevelopment Sites:** *"… In all cases, the residential and/or employment densities must be high enough to justify investment in infrastructure upgrades and potential remediation initiatives, as well as to establish a critical mass that can support neighbourhood retail and vibrant, people-oriented places … Their redevelopment will promote complete communities with significant residential and employment densities in a walkable, well-designed environment, embodying the principles of sustainability and, when next to high-frequency transit, Transit Oriented Development … Redevelopment will be guided by a Council approved secondary plan that includes, at a minimum, the content identified in this By-law."*
- **Transit Oriented Development:** *"Many of the Major Redevelopment Sites identified in the Urban Structure are adjacent to high order public transit:*
    - *The Southwest Transitway (Fort Rouge Rail Yards, Parker Lands,* ***Sugar Beet Lands****, Southwood Golf Course)*

  In order to maximize the development potential of both the Major Redevelopment Sites and the viability of the transit system, these lands should be developed in accordance with the principles of Transit Oriented Development."

Transit Oriented Development Handbook (TOD Handbook)

The *TOD Handbook* provides policy support to guide development in proximity to Rapid Transit infrastructure.

The *TOD Handbook* provides the following key principles relevant to this proposal:

- *Principle 1: Medium to high density development that is greater than the community average.*
- *Principle 2: A mix of uses.*
- *Principle 3: Compact, high quality pedestrian-oriented environment.*
- *Principle 4: An active defined centre.*
- *Principle 5: Innovative parking strategies.*

The subject proposal was reviewed against the above principles of the *TOD Handbook.* The proposed development meets the intent of the above principles.

Bishop Grandin Crossing Area Master Plan

- The Area Master Plan (*BGCAMP*) was endorsed by City Council on May 27, 2014.
- The Bishop Grandin Crossing Area Master Plan has since guided growth in the 131-acre plan area with the intent of creating a mixed-use community built at a human scale that is pedestrian friendly and supportive of the adjacent rapid transit.
- The portion of the plan area in which the subject property is situated is designated as "Mixed Use Commercial Centre (East)":
    - *"The Mixed Use Commercial Centre will be the retail and commercial activity node within Bishop Grandin Crossing. Larger format retail within Bishop Grandin Crossing is appropriate in this area. Residential, office, and other complementary uses are also encouraged in the Mixed Use Commercial Centre."*
    - ***Mixed Use Commercial Centre – East:*** *"This area is located largely within the 800 m walkshed from the RT Station, and can accommodate development that is more pedestrian in scale and urban in nature. Building orientation and parking lot layout and screening can play a role in creating a pedestrian friendly environment. In multi-story buildings, active uses such as retail, restaurants, and cafes are best located on the ground floor, with office and residential uses located above."*
- Other components of the Master Plan guide servicing and design.

The proposed development is consistent with the *BGCAMP* in the following ways:

- The proposal is pedestrian friendly and supportive of the nearby rapid transit station, providing ample pedestrian connections, access to green space and plazas, and bicycle parking.
- The parking lot is located internally, with the few areas situated closer to the street well screened with landscaping.
- Although the primary intention of the "Mixed Use Commercial Centre" designation is to provide a retail and commercial activity node, there is also an adjacent "Mixed Use Employment"

designation to the north which provides no opportunities for residential. Given this fact, as well as the applicant's intention to provide a hotel / multi-family building, restaurant, and two commercial retail unit (CRU) buildings on the lands directly south of Refinery Way as part of a future phase, the Division determined that an all-residential north portion was appropriate and still meets the intentions of the *BGCAMP*.

City of Winnipeg Zoning By-law 200/2006

Bishop Grandin Crossing Planned Development Overlay (PDO)

For development in Area 2A, the PDO contains the following design regulations that apply to this site:

Required	**Provided**
The maximum height of a principal building is 100 feet.	Maximum 33 feet.
Minimum front yard of 0 feet, maximum front yard of 15 feet.	< 15 feet.
All buildings must provide a main entrance on the façade of the building nearest to and facing a street.	All buildings fronting a public or private right-of-way meet this regulation. However, the submitted plan features four (4) internal buildings (D3-D6) which cannot meet this regulation because they do not directly front a street (*Variance required*).
Parking shall not be permitted between the front façade of the building and the adjacent street. Parking is to be located to the side and rear of the building, and screened from view via landscaping and fencing treatments.	Meets.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the submitted plans for the following reasons:

- The proposed 12 building, 170-unit townhouse development encourages strategic residential intensification at a Major Redevelopment Site, encourages the use of the Primary Transit Network, and provides a pedestrian friendly design in a manner that meets all relevant policies of *CCDS 2.0*, the *TOD Handbook*, and the *Bishop Grandin Crossing Area Master Plan*.

- The building and site design are compatible with the surrounding area.

- The development is well-connected internally and to the nearby Plaza Rapid Transit Station and meets the general intention of the "Mixed Use Commercial Centre" designation in the *BGCAMP.* Notably, the applicant intends to provide a hotel / multi-family building, restaurant, and two CRU buildings on the lands directly south of Refinery Way as part of a future phase

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Isaiah Stonehouse, MCP
Date: May 20, 2026
File No: ZR-PA 25-266649