Agenda – Riel Community Committee – June 2, 2026

REPORTS

Item No. 2 Plan Approval – 301 Archibald Street
(St. Boniface Ward)
File DASZ 41/2024

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

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

ADMINISTRATIVE REPORT

Title: Plan Approval 26-145953 – 301 Archibald Street

Issue: For consideration at the Public Meeting of the plan approval drawing package for a detached storage garage.

Critical Path: Riel Community Committee as per DASZ 41/2024

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Gillian Kolody, 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 41/2024:

2. *That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "M1" Manufacturing (Light) District and "PR1" Parks and Recreation 1 (Neighbourhood) District, in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated February 11, 2025, and attached as Schedule "D" to this report, subject to the following conditions:*

    A. *That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:*

        i. *For those portions of the Owner's Land zoned "M1" Manufacturing Light, the Owner must submit plans showing the location and design of any and all proposed:*

            a. *buildings*

            b. *accessory parking areas*

            c. *private approaches*

d. garbage enclosures

e. fencing

f. landscaping

g. free-standing signage

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the Riel Community Committee prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

The applicant has submitted:

- Colour elevations;
- Elevations; and
- Site plan 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 26-145953**
COMMUNITY:	St Boniface
NEIGHBOURHOOD #:	5.549 - (MISSION INDUSTRIAL)
SUBJECT:	Plans of Proposed Detached Garage
LOCATION:	301 Archibald Street
LEGAL DESCRIPTION:	LOT 1 PLAN 76157
APPLICANT:	MMP Architects (George Vincent)
OWNER:	CENTRE FLAVIE LAURENT INC.

DISCUSSION

SITE DESCRIPTION

The subject property is located on the southwest corner of Archibald Street and Plinguet Street in the Mission Industrial neighbourhood of the St Boniface ward. Additionally, the subject property has vehicular access from Plinguet Street.

The subject property is 84,478 square feet in size yet part of the property fronting the Seine River was dedicated as Public Reserve under DASZ 41/2024.

The subject site is currently occupied by the Centre Flavie-Laurent warehouse. Centre Flavie-Laurent is a not-for-profit organization which distributes at no cost, furniture, household items, and clothing to people in need.

Under the *Complete Communities Direction Strategy* 2.0, the site is within the “Employment Lands - General Industrial” policy area. The site is zoned “M1” Light Manufacturing.

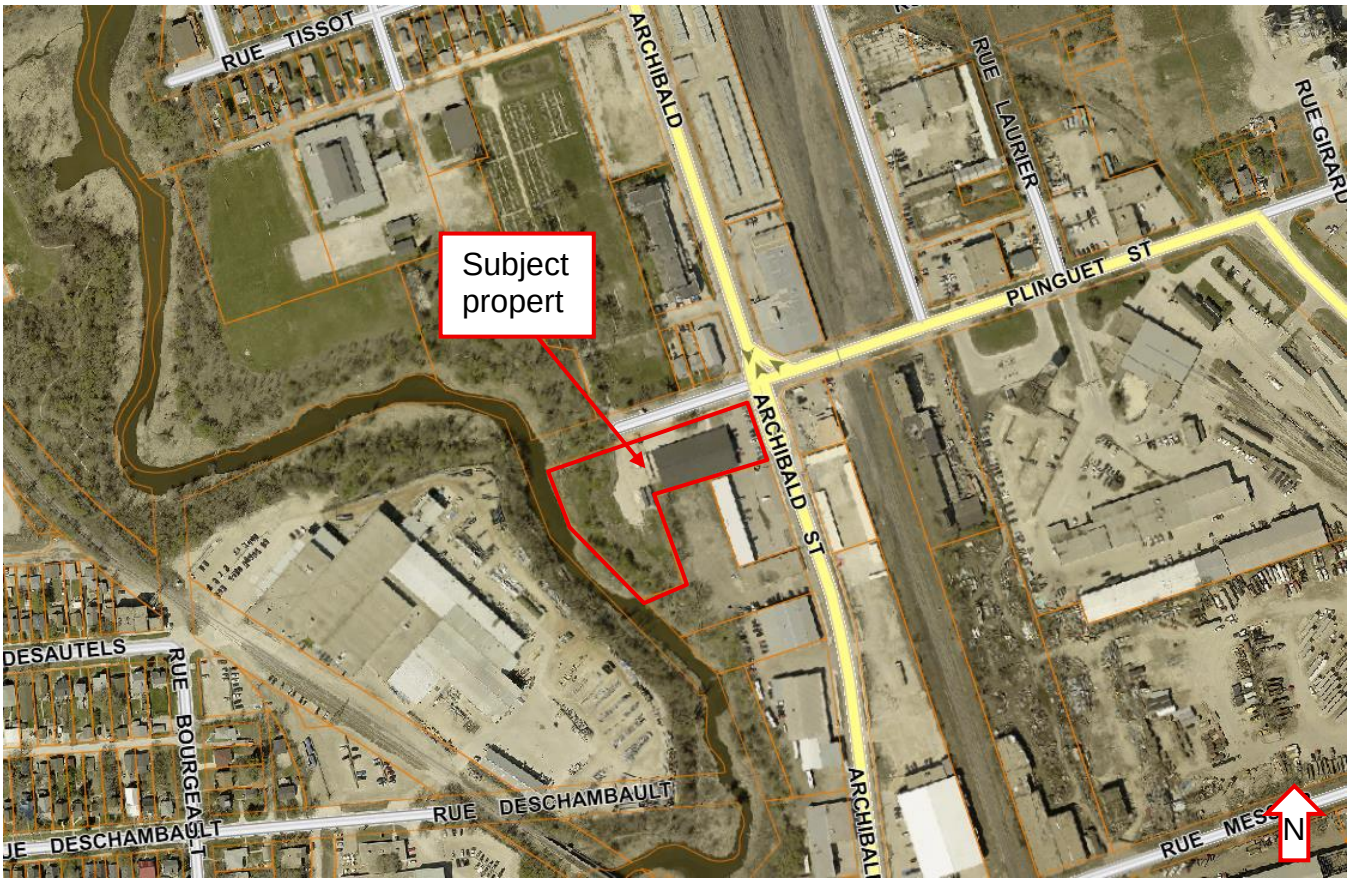

Figure 1: Air photo of subject site and surrounding context (*Flown, 2018*)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant is proposing to construct a ±3,642 square feet detached storage garage as well as a new paved approach to access the garage, a ±1,110 square feet rear concrete pad, and a boulevard with a brandon elm tree.

They are proposing a detached storage garage to expand their existing onsite operations and will utilize the proposed detached storage garage to securely store delivery trucks, as they have been repeatedly subjected to theft and vandalism when parked outdoors.

The detached storage garage is proposed to have slate grey siding to match the existing warehouse on site. The roof is proposed to be green.

Initially, a Variance was required for the north corner side yard setback, yet after discussions with the Applicant, the proposed detached garage was brought into compliance with the dimensional standards, eliminating the need for a Variance.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg 2045*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg. *CCDS 2.0* provides policy guidance when assessing proposals that are seeking entitlements or changes to the *Winnipeg Zoning By-Law*.

    - The subject property is located in the "Employment Lands – General Industrial" policy area as identified in *CCDS 2.0*. Relevant policies for General Industrial areas include:

    1.1 *Ensure that General Industrial areas:*

    a) *Provide for light and medium industrial development;*

    b) *Provide for limited employment-supportive commercial uses to serve the needs of employees within the employment area. These areas should be subordinate to the larger intent of General Industrial areas;*

    c) *Provide for quasi-industrial uses that are more commercial in nature but may not fit well within other commercial designations due to their needs for large sites. These uses include, but may not be limited to: purpose-built commercial recreation enterprises, places of assembly, car dealerships, and self-storage facilities; and*

    d) *Provide for limited Small Office uses.*

4.16 *Permit quasi-industrial uses in General Industrial and Business Park areas where it can be demonstrated that such uses cannot be accommodated elsewhere in the Urban Structure.*

4.16.1 *Where appropriate, encourage the siting of quasi-industrial uses along arterial roads and where they can be used as buffers between traditional industrial and more sensitive land uses.*

ZONING AGREEMENT CONDITIONS (DASZ 41/2024)

- In addition to applying for Plan Approval, the proposed development complies with the conditions of the Zoning Agreement included by the Riel Community Committee and approved by Council in September 2025.
    - Namely, that the building be limited to a maximum height of 40 feet.

REASONS FOR THE RECOMMENDATIONS

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

- The proposed detached storage garage will have little impact on the neighbouring properties.
- The building and site design are compatible with the surrounding area.
- The plans are consistent with the *Winnipeg Zoning By-law* and the applicable policies in *Complete Communities Direction Strategy 2.0*.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Gillian Kolody, MCP
Date:	May 14, 2026
File No:	ZR-PA 26-145953