Agenda – Riel Community Committee – June 2, 2026

REPORTS

Item No. 4 Plan Approval – 195-275 Gypsum Drive (St. Vital Ward) File DASZ 18/2021

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval of the submitted plans subject to the following condition:

1. That this Plan Approval does not come into force and effect until the associated Variance filed under DAV 26-124610\C comes into force and effect.

ADMINISTRATIVE REPORT

Title: Plan Approval 26-124605 – 195-275 Gypsum Drive

Issue: For consideration at the Public Meeting of the plan approval drawing package for the multi-family residential development.

Critical Path: Riel Community Committee as per DASZ 18/2021

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 26-124610\C comes into force and effect.

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 18/2021:

For those portions of the Owner's Land zoned "RMF-S" and "RMF-M" 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. lighting

f. fencing

g. landscaping

h. free-standing signage

on the Owner's land ("Works) 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 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;
- 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

DASZ 18/2021:

- *On September 29, 2021, Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and the application was approved with conditions.*

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-124605**
COMMUNITY:	St Vital
NEIGHBOURHOOD #:	5.553 - (SAGE CREEK)
SUBJECT:	For consideration at the Public Meeting of the plan approval drawing package for the multi-family residential development.
LOCATION:	Gypsum Drive
LEGAL DESCRIPTION:	LAMONTAGNE RD CLOSED BY INST NO.433887 BLOCK 48 PLAN 70960 RCMP & 121/122 ST B
APPLICANT:	STREETSIDE DEVELOPMENT CORPORATION
OWNER:	SAGE CREEK DEVELOPMENT CORPORATION

DISCUSSION

SITE DESCRIPTION

- The subject property is located on Gypsum Dr, in the Sage Creek neighbourhood of the St Vital ward.
- The subject site is 44,064 square feet (4,093 square metres) in area. The site is currently vacant.
- The subject site will be accessed by Gypsum Drive and a rear lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neigbourhoods – Recent Communities policy area. The property is zoned "RMF-S" Residential Multi-Family (Small) district.

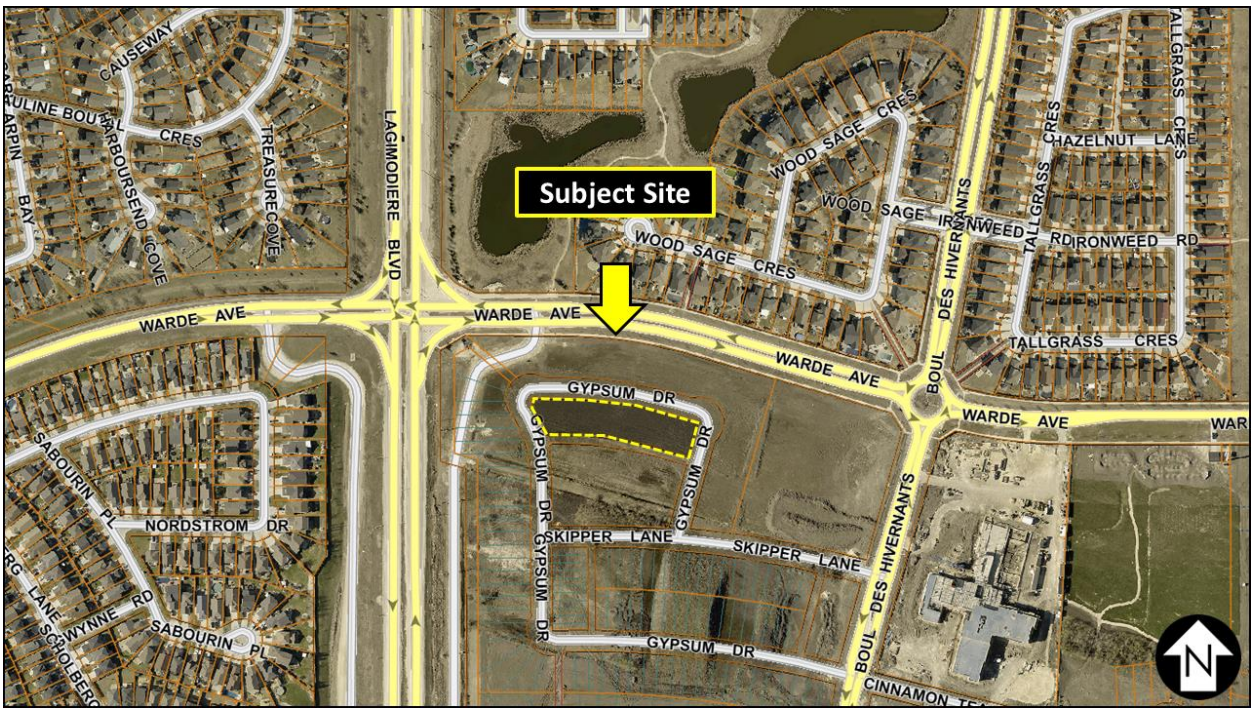

Figure 1: Air photo of subject site and surrounding context (*Flown, 2018*)

SURROUNDING LAND USE AND ZONING

North: Gypsum Drive, then vacant land zoned "RMF-S" Residential Multi-Family (Small) district

South: Vacant land zoned "RMF-S" Residential Multi-Family (Small) district

East: Gypsum Drive, then vacant land zoned "RMF-S" Residential Multi-Family (Small) district

West: Gypsum Drive, then vacant land zoned "R1-M" Residential Single-Family (Medium) district

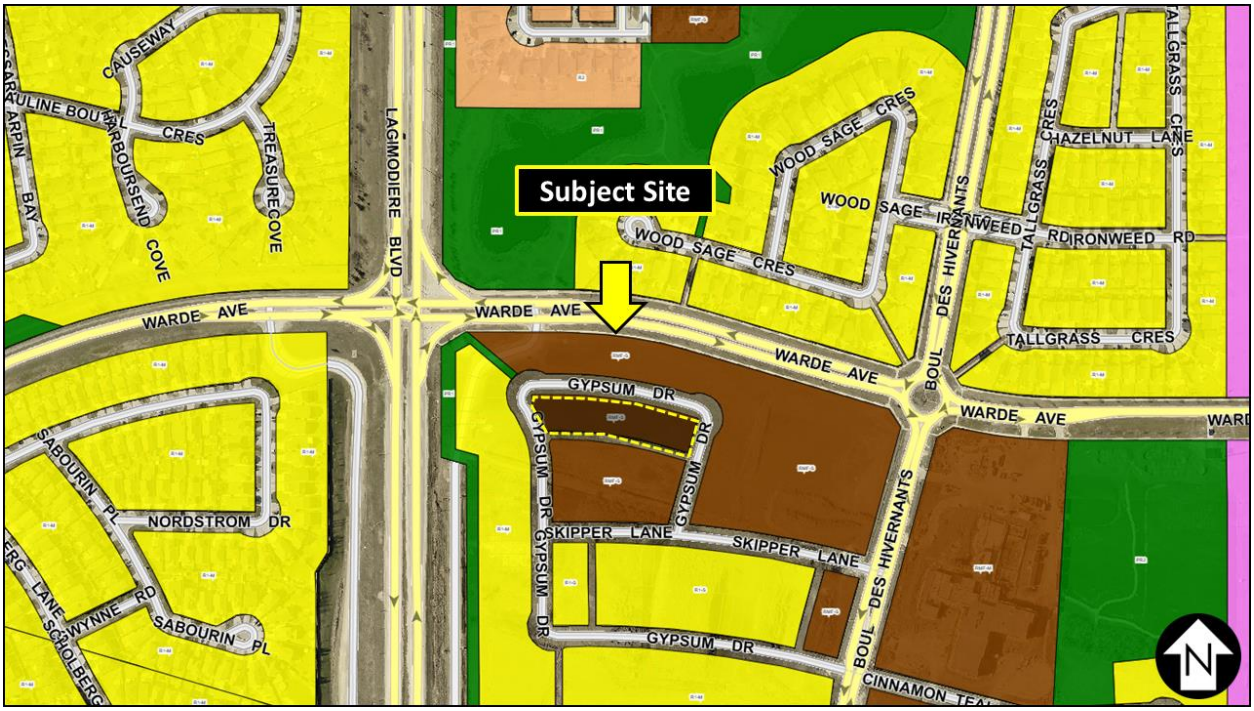

Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a multi-family townhome condominium development.
- The submitted site plan shows six (6) buildings on site with a total of 21 units. Three (3) buildings have 3 units, and the other three (3) have 4 units.
- Each unit is two storeys with 3 bedrooms and a finished basement.
- Different colours are used on the façade to break up the massing of the units.
- Pedestrian connections run along the west and north property lines, providing connections between all units. A connection is also provided from each unit to the parking area.
- Parking:
    - Accessed from a rear lane
    - Nine (9) double garages
    - Three (3) single garages
    - 15 paved parking pads
        - 36 total parking spaces, exceeding the minimum requirement of 32 spaces
- Landscaping:
    - Street edge: 16 trees and 76 shrubs
    - Building foundation: 42 shrubs
        - Meets the tree requirement and exceeds the shrub requirement

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.

1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:

a. Applicable City-endorsed policies or guidelines;

b. Existing zoning of the property and adjacent properties;

c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;

d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;

e. Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;

f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;

g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;

h. The supporting transit, pedestrian and active transportation network; and

i. The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed 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.

SOUTH ST. BONIFACE AREA STRUCTURE PLAN

Under the *South St. Boniface Area Structure Plan*, the subject lands are located in the Residential Area policy area. The purpose of the Residential Area is to provide for a range of low to medium density residential development. In addition, compatible and complementary high-density residential, institutional, recreational, and local commercial uses will be allowed within this area. Policies relevant to this proposal include:

5.1.2 Policies

(1) Composition of the Residential Area

a. Subject to the policies of this plan,

(i) Single family, two family, triplex and fourplex residential uses shall be predominant use of land within the Residential Area

(ii) Alternative housing forms, including multi-unit and special needs housing, institutional uses, recreational uses, public uses, and local commercial sites, and other similar and accessory uses to the above, may be allowed within the Residential Area where determined to be compatible and appropriate, and

The proposed development consists of multiple three- and four-unit buildings, consistent with the intended predominant land uses in the Residential Area.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommend approval of the submitted plans because the submitted plans demonstrate a high-quality design and are consistent with *Complete Communities Directions Strategy 2.0* as well as 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
Date:	May 1, 2026
File No:	ZR-PA 26-124605