Minutes – Riel Community Committee – April 28, 2026

REPORTS

Item No. 2 Plan Approval – Ibrahima Diallo Avenue
(St. Boniface Ward)
File DASZ 30/2020

COMMUNITY COMMITTEE DECISION:

The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for Ibrahima Diallo Avenue.

DECISION MAKING HISTORY:

Moved by Councillor Allard,

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

Carried

Mark Funk, Principal Architect, UrbanEdge Architecture Inc. submitted a communication in support of the matter.

ADMINISTRATIVE REPORT

Title: Plan Approval 26-119186 – Ibrahima Diallo Avenue

Issue: For consideration of the Plan Approval drawing package for the mixed-use commercial and multi-family building and accessory parking area

Critical Path: Riel Community Committee as per DASZ 30/2020

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.

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 30/2020:

For those portions of the Owner's Land zoned "RMF-M", "RMF-L", "C2", "CMU", "C3", "M1", "M2", and "MMU" 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

- On June 24, 2021, Council concurred in the recommendation of the Executive Policy Committee, as amended, and approved DASZ 30/2020 with conditions.

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-119186**
COMMUNITY:	St Boniface
NEIGHBOURHOOD #:	5.539 - (STOCK YARDS)
SUBJECT:	For consideration of the Plan Approval drawing package for the mixed-use commercial and multi-family building and accessory parking area.
LOCATION:	Ibrahima Diallo Avenue
LEGAL DESCRIPTION:	LOT 4 BLOCK 2 PLAN 73311
APPLICANT:	UrbanEdge Architecture Inc. (Mark Funk)
OWNER:	7319828 MANITOBA LTD.

DISCUSSION

SITE DESCRIPTION

- The subject property is located on Ibrahima Diallo Avenue, in the Stock Yards neighbourhood of the St Boniface Ward.
- The site is located within the “Major Redevelopment Site” policy area under the *Complete Communities Direction Strategy*.

- The site is located in the *Public Markets Major Redevelopment Site "D" Secondary Plan* area.
- The property is zoned "CMU" Commercial – Mixed-Use district and is approximately 72,787 square feet (6,762.1 metres square) in area.



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

SURROUNDING LAND USE AND ZONING

- **North:** Industrial uses on land zoned "M3" Manufacturing – Heavy district.
- **South:** Ibrahima Diallo Avenue, then vacant land zoned for "RMF-M" Residential Multi-Family (Medium) district.
- **East:** Plainval Lane, then vacant land zoned "C3" Commercial – Corridor district.
- **West:** Vacant land zoned "CMU" Commercial – Mixed-Use district.

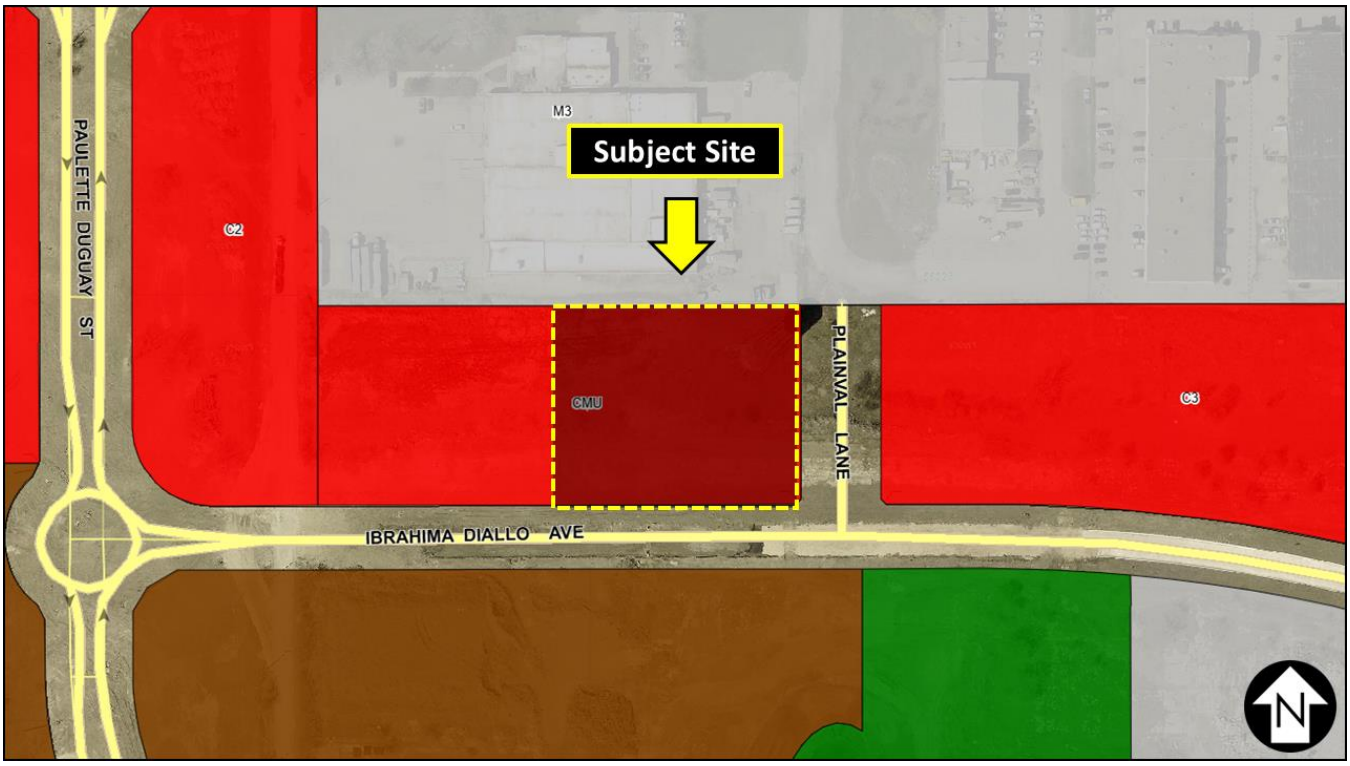

Figure 2: Subject site and surrounding zoning (*Flown, 2024*)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to construct a 5-storey mixed-use building with commercial space and 91 residential units.
    - The basement level contains underground parking
    - The main floor contains:
        - Additional parking stalls
        - A total of 4,405 square feet (409.2 metres square) of commercial space in two (2) commercial units
        - Amenity space and lobby
    - The second through fifth floors contain a total of 91 residential units:
        - One-bedroom: 48 units
        - Two-bedroom: 28 units
        - Three-bedroom: 16 units
- As per the applicant, the existing water tower on site is to be disassembled and relocated.
- The building is 259 feet (78.9 metres) in width, 122 feet (37.2 metres) in length, and 70 feet (21.3 metres) in height.
- The site will be accessed from Ibrahima Diallo Avenue.

- Parking:
    - Underground parking with 68 vehicle stalls (two (2) accessible) and 21 bicycle stalls
    - The ground level features 37 additional vehicle parking stalls inside the building, including two (2) accessible stalls
    - There are 33 stalls of surface parking, including two (2) accessible stalls, for visitor and commercial use**,** and seven (7) additional bicycle stalls.
    - Overall, there are 105 interior stalls and 33 exterior stalls for a total of 138 parking stalls whereas the requirement is 117 vehicle stalls. There are a total of 28 bicycle stalls whereas 15 is the minimum requirement.
- A large private courtyard and outdoor amenity space is located behind the building
- Refuse is located on the west side of the surface lot, enclosed by a 6-foot (1.8 metres) wooden fence.
- Landscaping:
    - Street edge (Ibrahima Diallo): 20 trees and 46 shrubs
    - Street edge (Plainval): 15 trees and 39 shrubs
    - Building foundation (south): 34 shrubs
    - Building foundation (east): 14 shrubs
    - Building foundation (north): 14 shrubs
    - Parking lot interior: eight (8) trees and 18 shrubs
        - The landscaping plan meets or exceeds all minimum requirements
    - A 6-foot (1.8 metres) wood fence is located at the rear property line
- A 6-foot (1.8 metres) wood fence is located at the rear property line
- Pedestrian connections are located from the building entrance to the future sidewalk on Ibrahima Diallo, with one sidewalk on each side of the approach.
- The exterior of the building is finished with different shades of metal cladding
- No Variances were identified as part of this Plan Approval

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The subject site is located in the Major Redevelopment Site policy area under *OurWinnipeg 2045* and *Complete Communities Direction Strategy 2.0.*
- Major Redevelopment Sites present transformational opportunities for the redevelopment of vacant or underutilized sites within the existing urban fabric. The redevelopment of these sites will embody the principles of sustainability within a well-designed, walkable environment. The development of each site will be guided by a front end, collaborative planning process that reflects the unique character of each area, such as its existing physical and social contexts and market opportunities for redevelopment.

- Relevant policies in *Complete Communities 2.0* include the following*:*
- Goal 3: Design Major Redevelopment Sites as Complete Communities that embody principles of sustainability within a well-designed, walkable, and active transportation friendly environment.
    - 3.1 Provide a mix of employment, high-density housing, retail and service uses within Major Redevelopment Sites in a way that complements the needs of adjacent communities.
    - 3.2 Ensure that the Public Markets and Tuxedo Lafarge Major Redevelopment Sites accommodate a significant amount of employment uses, and in accordance with policies 3.2 through 3.12 of the General Growth section
    - 3.3 Promote the use of minimum density standards for new development
    - 3.4 Encourage the transition of development towards the outer edges of Major Redevelopment Sites so that it is sensitive to the scale, massing, height, form and character of the surrounding area.
    - 3.5 Implement mitigation measures to minimize any negative impacts new development may have on neighbouring streets, parks, and properties.
    - 3.6 Require that development be sensitive to conserving historically significant features and resources
    - 3.7 Support a range of different types, tenures and unit sizes in housing opportunities.
    - 3.8 Promote complete streets, enabling safe and convenient spaces for pedestrians, cyclists, public transit ridership and motorists to promote physical activity, health, and active transportation.

As a mixed-use building, the proposed development provides a mix of commercial space and high-density housing on site, supporting employment and residential growth. The site is located on the outer edge of the Public Market lands, and the siting of the building is sensitive to the adjacent industrial development to the north. The building features a mixture of one-, two-, and three-bedroom units, catering to a variety of tenants. Secure indoor bicycle parking is provided for tenants while outdoor bicycle parking is provided for visitors and guests. For these reasons, the proposal is aligned with the relevant policies of *CCDS2.0.*

PUBLIC MARKETS MAJOR REDEVELOPMENT SITE “D" SECONDARY PLAN

- The Public Markets will be developed as an employment hub, including industrial and commercial uses, complemented by medium to high density residential and recreational uses. A wide range of employment opportunities will be provided in a business park setting and the Public Markets will offer retail, institutional, active and passive recreation for employees, residents, and visitors.
- The subject site is located in the commercial policy area of the land use concept plan. Commercial areas will accommodate a commercial activity node within the neighbourhood by providing areas for day-to-day retail services for employees, residents, and visitors.
- Policies relevant to this proposal include:

- *3.2 Commercial*
    - 3.2.2.1. Local and community-scale commercial development shall be the predominant land use within the Commercial area.
    - 3.2.2.2. Other land uses that may be considered in the Commercial area include: multi-family residential, public and institutional, recreational uses, parks and other public or private open space, where determined by the City to be compatible and appropriate.
    - 3.2.2.7. East of the westerly collector road bisecting the Commercial area, multi-storey residential buildings shall not exceed 6 storeys and 70 feet (21.34 metres) in height, excluding permitted projections in the Winnipeg Zoning By-law.
    - 3.2.2.10. The following design and siting considerations should be made for any development in the Commercial area:
        - a. Large expanses of blank walls are discouraged;
        - b. Architectural details, windows and façade treatments should be used to provide visual interest;
        - c. A clear, common entrance to the building with landscaping, lighting and connections to the public street, where applicable, and off-street parking areas should be provided; and
        - d. Where appropriate and feasible, features and amenities such as outdoor seating areas and plaza spaces should be included to enhance the role of the Commercial areas as a community meeting place.
    - 3.2.2.11. The design and siting of Commercial areas on either side of the westerly collector road off Marion Street should acknowledge or relate to the street, contributing to a comfortable pedestrian environment and village feel. Additional design and siting considerations for this area may include entry monumentation, directional signage, buildings oriented to the street, landscaping and/or open spaces that contribute to a sense of place and arrival.
    - 3.2.2.12. The layout of Commercial areas should facilitate access by a variety of transportation modes, including walking, cycling, public transit, private motor vehicles, and delivery vehicles. Pedestrian connections to adjacent residential areas should be provided via walkways or pathways.
- *6.0 Transportation*
    - 6.a.: Higher Density Residential and Commercial development should be directly connected to a sidewalk or pathway;

The proposed development is consistent with the applicable secondary plan because the building design:

- Features commercial uses in the commercial policy area, where multi-family residential is also considered where appropriate;
- Does not exceed 6 storeys or 70 feet;

- Features windows, balconies, and several colours of cladding on all four sides; Features a main entrance for the residential portion and entrances for the two commercial units.
- Includes pedestrian connections with bicycle parking for residents and visitors to support additional forms of transportation.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommend **approval** of the submitted plans because it is consistent with the policies of *CCDS2.0* for Major Redevelopment Sites as well as the Public Markets Major Redevelopment Site “D" Secondary 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:	April 15, 2026
File No:	ZR-PA 26-119186