Minutes – Riel Community Committee – June 2, 2026

PUBLIC HEARINGS

Item No. 1 **Rezoning – 470 Des Meurons Street**
(St. Boniface Ward)
File DAZ 202/2026 [c/r DAV 116786/2026D]

COMMUNITY COMMITTEE DECISION:

The Riel Community Committee did not hear any representations on the application and adjourned the public hearing to a special meeting on Friday, June 19, 2026 at 10:30 a.m. in the Council Building at 510 Main Street.

DECISION MAKING HISTORY:

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

Moved by Councillor Allard,

That no representations be heard on the application, and that the public hearing be adjourned to a June 19, 2026 special meeting of the Riel Community Committee at 10:30 a.m. at 510 Main Street.

Carried

Councillor Allard resumed the Chair.

PUBLIC HEARING SUMMARY

File:	DAZ 202/2026
Before:	Riel Community Committee Councillor Allard, Chairperson Councillor Chambers Councillor Mayes
Public Hearing:	June 2, 2026 Council Building, 510 Main Street
Applicant:	Freedhome Developments Ltd. (Jonathon Freed)
Premises Affected:	470 Des Meurons Street
Legal Description:	LOT 1/2 PLAN 20105 80 ST B, hereinafter called "the land"
Property Zoned:	"M1" Manufacturing - Light district.
Nature of Application:	To rezone the subject property to the "RMF-L Mature Communities PDO-1" Residential Multi-Family (Large) district for the purpose of constructing a 120-unit residential multi-family building and accessory parking area.
Exhibits Filed:	1. Application dated January 23, 2026 2. Notification of Public Hearing dated March 20, 2026 3. Manitoba Status of Title 3394623/1 4. Letter of authorization dated May 1, 2025, from Overhead Door of Winnipeg Ltd. (Scott Wallace) to Freedhome Developments Ltd. 5. Shadow Study dated March 21 6. Communication dated May 15, 2026, from Gloria Despiegelaere in opposition to the application 7. Plans (10 pages) 8. Report from the Urban Planning Division dated May 22, 2026 9. Inspection Report 10. Revised Report from the Urban Planning Division dated May 28, 2026 11. Communication dated May 27, 2026, from Cameron McLennan in opposition to the application 12. Communication dated May 28, 2026, from Norma McDonald in opposition to the application 13. Communication dated May 28, 2026, from Lynne Connelly in opposition to the application 14. Communication dated May 28, 2026, from Gil Robidoux in opposition to the application

Exhibits Filed (continued):

15. Communication dated May 28, 2026, from Carole Robidoux in opposition to the application
16. Communication dated May 28, 2026, from Danielle Robidoux in opposition to the application
17. Communication dated May 29, 2026, from Nicholas Blais in opposition to the application
18. Communication dated May 29, 2026, from Jonas Desrosiers in opposition to the application
19. Communication dated May 29, 2026, from Michael Shadlock in opposition to the application
20. Communication dated June 1, 2026, from Derek Faraci in support of the application
21. Communication dated June 1, 2026, from James Zhong in support of the application
22. Communication dated June 1, 2026, from Simon Reimer in support of the application
23. Communication dated June 1, 2026, from Candice Freed in support of the application
24. Communication dated June 1, 2026, from Stephen Freed in support of the application
25. Communication dated June May 30, 2026, from Jonah McCavour in support of the application
26. Communication dated June 1, 2026, from Jason Grundmann in support of the application
27. Communication dated June 1, 2026, from Brent Wagner in support of the application
28. Communication dated June 1, 2026, from Gordon Gentes in support of the application
29. Communication dated June 1, 2026, from Melissa Lamb in support of the application
30. Communication dated May 31, 2026, from Genevieve Mary Plett in support of the application
31. Communication dated May 31, 2026, from Justin Vincent in support of the application
32. Communication dated May 31, 2026, from Benjamin Postma in support of the application
33. Communication dated May 31, 2026, from Karen Fair in support of the application
34. Communication dated May 31, 2026, from Devina Sampson-Kelly in support of the application
35. Communication dated May 31, 2026, from Bryan Rychliski in support of the application
36. Communication dated May 31, 2026, from Adrienne Hill in support of the application
37. Communication dated May 31, 2026, from L. Sawyer in support of the application

Exhibits Filed (continued):

38. Communication dated May 31, 2026, from Constance Forest in support of the application
39. Communication dated May 31, 2026, from Benjamin Nasberg in support of the application
40. Communication dated May 31, 2026, from Anthony Grenier in support of the application
41. Communication dated May 31, 2026, from Sharilyn Stein in support of the application
42. Communication dated May 31, 2026, from Jeremy Mathison in support of the application
43. Communication dated May 31, 2026, from Brett Williams in support of the application
44. Communication dated May 31, 2026, from Jordan Farber in support of the application
45. Communication dated May 31, 2026, from Tessa Forest in support of the application
46. Communication dated May 31, 2026, from Matthew Moltschanow in support of the application
47. Communication dated May 30, 2026, from Morris Stern in support of the application
48. Communication dated May 30, 2026, from Linda Louttit in support of the application
49. Communication dated May 30, 2026, from Genevieve Bergman in support of the application
50. Communication dated May 30, 2026, from Anthony Gindin in support of the application
51. Communication dated May 30, 2026, from Brett Intrater in support of the application
52. Communication dated May 30, 2026, from Mary Caldis Stern in support of the application
53. Communication dated May 30, 2026, from Johnathan Pinx in support of the application
54. Communication dated May 30, 2026, from Carson Horsburgh in support of the application
55. Communication dated May 30, 2026, from Michael Leger in support of the application
56. Communication dated May 30, 2026, from Lena Vincent in support of the application
57. Communication dated May 30, 2026, from Daniel Wolson in support of the application
58. Communication dated May 31, 2026, from Brian Scharfstein in support of the application
59. Communication dated June 1, 2026, from Marvin Sharp in support of the application
60. Communication dated June 1, 2026, from Jessica Grundmann in support of the application

Exhibits Filed (continued):

61. Communication dated June 1, 2026, from Justin Harras in support of the application
62. Communication dated June 1, 2026, from Tessa Whitecloud in support of the application
63. Communication dated June 1, 2026, from Chelsea Edgar in support of the application
64. Communication dated June 1, 2026, from Ivy Bricker-Ford in support of the application
65. Communication dated May 22, 2026, from Johnathon Freed on behalf of Scott Wallace in support of the application
66. Communication dated June 1, 2026, from Johnathon Freed on behalf of Gordon BlueSky in support of the application
67. Communication from Johnathon Freed on behalf of Robert Loiselle in support of the application
68. Communication dated June 1, 2026, from Darius Martens in support of the application
69. Communication dated June 1, 2026, from Jamie Kozak in support of the application
70. Communication dated June 1, 2026, from Jordan Skowronek in support of the application
71. Communication dated June 1, 2026, from Matthew Meunier in support of the application
72. Communication dated June 1, 2026, from Justin Arbez in support of the application
73. Communication dated June 1, 2026, from Philip Harris in support of the application
74. Communication dated June 1, 2026, from Nathan Millard in support of the application
75. Communication dated June 1, 2026, from Roger Galante in support of the application
76. Communication dated May 30, 2026, from Danielle Enns in support of the application
77. Communication dated May 31, 2026, from Ursula Rosati in support of the application
78. Communication dated May 31, 2026, from Kevin Coates in support of the application
79. Communication dated June 1, 2026, from Robert Schmidt in support of the application
80. Presentation from Brent Bellamy received June 1, 2026, in support of the application
81. Communication dated June 1, 2026, from Peter Bridgeman in opposition to the application
82. Petition in opposition to the application purporting to contain 693 signatures, submitted by Roxanne Bisson
83. Communication dated May 29, 2026, from Joel Sabourin in opposition to the application

Exhibits Filed (continued):

84. Communication dated May 29, 2026, from Paul Mendres in opposition to the application
85. Communication dated May 29, 2026 from Martin Bisson in opposition to the application
86. Communication dated May 30, 2026, from David Blais in opposition to the application
87. Communication dated May 30, 2026, from Claudette Blais in opposition to the application
88. Communication dated June 1, 2026, from Sarah Legoupil in opposition to the application
89. Communication dated May 31, 2026, from Edward James Hoeppner in opposition to the application
90. Communication dated May 31, 2026, from Hubert Grenier in opposition to the application
91. Communication dated May 31, 2026, from Rita Michaud in opposition to the application
92. Communication dated May 31, 2026, from Gilbert Michaud in opposition to the application
93. Second communication received June 1, 2026, from Gilbert Michaud in opposition to the application
94. Communication dated May 31, 2026 from Meaghan Syganiec in opposition to the application
95. Communication dated May 31, 2026 from Daniel St. Vincent in opposition to the application
96. Communication dated May 31, 2026, from Jocelyne Gagnon in opposition to the application
97. Communication dated May 31, 2026, from Suzanne Morgan-Gravel in opposition to the application
98. Communication dated May 31, 2026, from Renee Bisson in opposition to the application
99. Communication dated May 31, 2026, from Micheline Scott in opposition to the application
100. Communication dated May 31, 2026, from Anthony Wdowiak in opposition to the application
101. Communication dated May 31, 2026, from Reynold DeSpiegelaere in opposition to the application
102. Communication dated May 31, 2026, from Roger Girouard in opposition to the application
103. Communication dated May 31, 2026, from Lise Girouard in opposition to the application
104. Communication dated June 1, 2026, from Robin Dyck in opposition to the application
105. Communication dated June 1, 2026, from Allen Koehler in opposition to the application
106. Communication dated June 1, 2026, from Stephan Harris in opposition to the application

Exhibits Filed (continued):

107. Communication dated May 31, 2026, from Ron Mestdagh in opposition to the application
108. Communication dated May 31, 2026, from Kevin Corrigal in opposition to the application
109. Communication dated May 31, 2026, from Barbara Signer-Delorme in opposition to the application
110. Communication dated June 1, 2026, from Varinder Brar in support of the application
111. Communication dated June 1, 2026, from John Loewen in support of the application
112. Communication dated June 1, 2026, from Dillon Barker in support of the application
113. Communication dated June 1, 2026, from Mickey Rosenberg in support of the application
114. Communication dated June 1, 2026, from Solomon Bond in support of the application
115. Communication dated June 1, 2026, from Jean-Louis Allard in support of the application
116. Communication dated June 1, 2026, from Paul Forest in support of the application
117. Communication dated June 1, 2026, from Ali Zamanikharaghani in support of the application
118. Communication dated June 1, 2026, from Kelli Miller in support of the application
119. Communication dated June 1, 2026, from Fernand Kirouac in support of the application
120. Communication dated June 1, 2026, from Chris Kirouac in support of the application
121. Communication dated June 1, 2026, from Alex Streltsov in support of the application
122. Communication dated June 1, 2026, from Kirstin Fair in support of the application
123. Communication dated June 1, 2026, from Djoanna Rivera in support of the application
124. Communication dated June 1, 2026, from Megan Louise Berntt in support of the application
125. Communication dated June 2, 2026, from Johanne Schwartz in support of the application
126. Communication dated May 31, 2026, from Roxanne Bisson in opposition to the application
127. Second communication dated June 1, 2026, from Joel Sabourin in opposition to the application
128. Notice of adjournment dated June 4, 2026

Exhibit “10” referred to in File DAZ 202/2026

REVISED ADMINISTRATIVE REPORT

Title: DAZ 202/2026 - 470 Des Meurons

Issue: For consideration at the Public Hearing of an application to rezone the subject property to the “RMF-L Mature Communities PDO-1” Residential Multi-Family (Large) district for the purpose of constructing a 120-unit residential multi-family building and accessory parking area.

Critical Path: Riel Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
S. Nuttall, MCP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 202/2026 by rezoning the subject land to an “RMF-L Mature Communities PDO-1” Residential Multi-Family (Large) district in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated June 2, 2026 and attached as Schedule “B” to this report, subject to the following conditions:

A. That the owner of the subject land (the “Owner”) 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 “RMF-L” Residential Multi-Family (Large), the Owner must submit plans showing the location and design of any and all proposed:

- principal buildings;
- accessory parking areas;
- private approaches;
- garbage enclosures;

- fencing;
- landscaping; and
- free-standing signage

on the Owner's Land ("Works") to the Director of Planning, Property and Development (the "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.

ii. That the height of all buildings on the land shall be limited to 75 feet (22.86 metres).

B. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated May 19, 2026 and attached as Appendix "B" to this report.

C. That the City enter into, execute and deliver with the Developer

(i) a Zoning Agreement in accordance with recommendation 1.A.; and

(ii) a Servicing Agreement in accordance with recommendation 1.B.,

and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, the Servicing Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

3. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading.

4. That, upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 202/2026 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

5. That Development Application No. DAZ 202/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

6. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

7. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

8. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DAZ 202/2026.

9. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing

REASON FOR THE REPORT

- The applicant wishes to rezone the subject property to the “RMF-L” Residential Multi-Family (Large) district for the purpose of a 120-unit multi-family residential building.
- Rezoning applications require a Public Hearing per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- This report is being submitted for the Committee’s consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the land will be **Rezoned.**

CONSULTATION

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared By:	Steve Nuttall, MCP
Date:	May 28, 2026
File No.	DAZ 202/2026

List of Schedules and Appendices

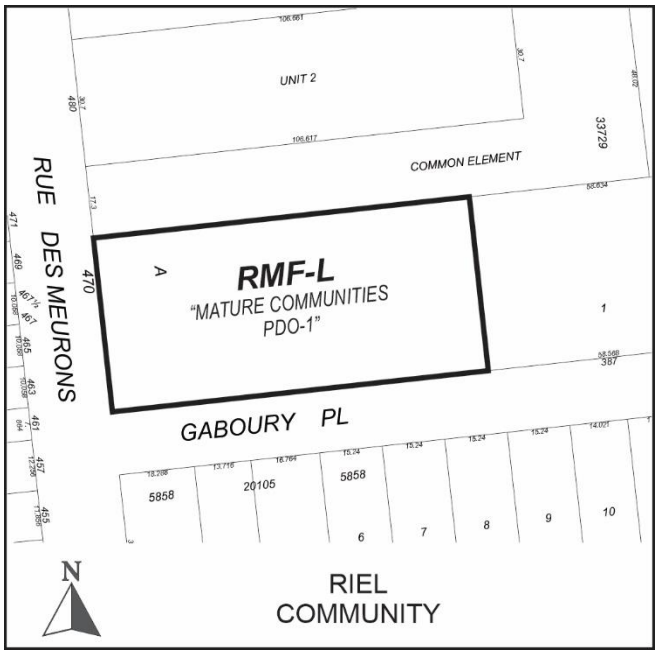
- Schedule A: Planning Discussion
- Schedule B: Recommended File No. DAZ 202/2026, Riel Community Committee
- Appendix A: Draft by-law
- Appendix B: Report of the Administrative Coordinating Group
- Appendix C: Shadow Casting Study

SCHEDULE 'A'- PLANNING DISCUSSION

DATE:	May 22, 2026
FILE:	**DAZ 202/2026**
RELATED FILES:	DAV 26-116786\D
COMMUNITY:	Riel
NEIGHBOURHOOD #:	5.502 - (CENTRAL ST. BONIFACE)

SUBJECT: To rezone the subject property to the "RMF-L Mature Communities PDO-1" Residential Multi-Family (Large) district for the purpose of constructing a 120-unit residential multi-family building and accessory parking area.

LOCATION: **470 Des Meurons**



LEGAL DESCRIPTION: LOT 1/2 PLAN 20105 80 ST B

APPLICANT: Jonathon Freed (Freedhome Developments Ltd.)
207-230 Main St
Winnipeg, MB R2X 2Y1

OWNER: OVERHEAD DOOR OF WINNIPEG LTD
470 Des Meurons St
Winnipeg, MB R2H 2P4

RECOMMENDATION: **Approval with conditions**

SITE DESCRIPTION

- The subject property is located on Des Meurons St, in the Central St. Boniface neighbourhood of the St Boniface ward.
- The subject site is 41,389 square feet (3,845 square metres) in area. The site is currently occupied by a commercial building.
- The subject site is accessed by approaches on Des Meurons and Gaboury Place.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhoods – Mature Communities policy area. The property is zoned “M1” Manufacturing - Light district.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2024).

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Manufacturing/industrial uses on land zoned “M1” Manufacturing – Light district.

South: Residential uses on land zoned “R2” Residential Two-Family district.
East: Manufacturing/industrial uses on land zoned “M1” Manufacturing – Light district.
West: Des Meurons, then residential uses on land zoned “R2” Residential Two-Family district.

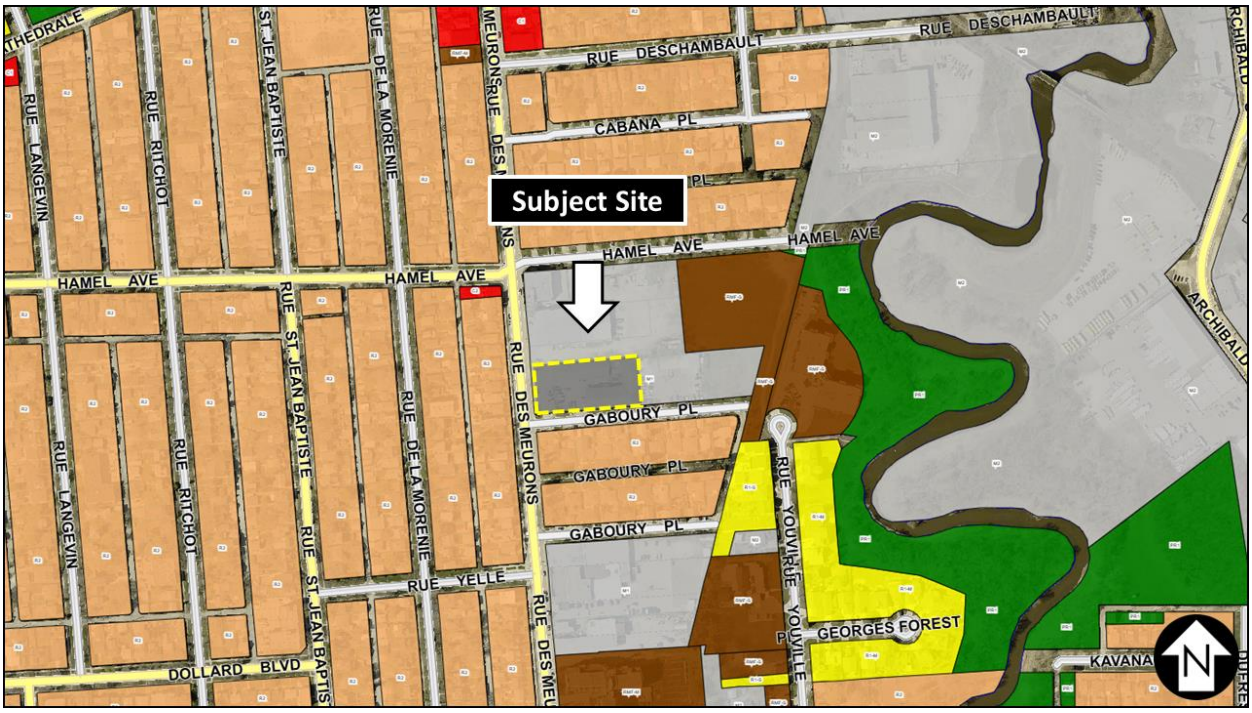


Figure 2: Zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a six-storey residential building.
- The existing commercial building(s) on site will be demolished.
- The building features 120 rental units:
    - 65 one-bedroom units
    - 50 two-bedroom units
    - 5 three-bedroom units
    - According to the Letter of Intent, 10% of these units will be affordable as defined by Manitoba Housing’s Affordable housing Rental Program.
- The submitted site plan shows that the proposed building will be 122.2 feet (37.2 metres) in width, 278.8 feet (85.0 metres) in length, and 74.2 feet (22.6 metres) in height.
- 105 of the 120 required parking spaces are provided as follows:
    - 53 spaces will be enclosed and heated, including 5 accessible stalls
    - 29 surface parking spaces designated for small cars on the north side of the building
    - 23 surface parking spaces on the south side of the building.
- 36 bicycle parking spaces are required, exceeding the minimum requirement of 12 spaces. This includes 4 outdoor spaces and 32 indoor spaces.

- Access will be provided on the south side of the property from Gaboury Place.
- Landscaping:
    - 0 trees and 5 shrubs have been provided along the Gaboury street edge, below the required minimum of 1 tree per 30 feet of frontage and 3 shrubs per 20 feet of frontage.
    - None of the required street edge landscaping has been provided on Des Meurons.
    - None of the required parking lot interior landscaping has been provided.
    - A 6-foot tall brown treated opaque wood fence has been provided.
- An Alternative Equivalence Compliance approval is required for semi-recessed waste bins, which the Public Service supports.

Collaboration with the Public Service:

With the Urban Planning and Design Division

The applicant engaged with the Urban Planning and Design Division during the application process.

With the Public

The applicant held a virtual information session for residents and has included signatures of support with this application.

ANALYSIS AND ISSUES

OurWinnipeg Goal: City Building

Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support *Complete Communities* principles, to achieve this Plan's sustainable development goals.

- Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.

Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to health food, daily needs, employment, education, recreation, and green infrastructure.

Applicable Policies for Established Neighbourhoods – Mature Communities

6.1 Sustainable Urban Growth

- The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.

6.16 Established Neighbourhoods

- Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.

6.44 Compatible Growth

- Plan for and protect green and built infrastructure and resources from incompatible development that would compromise achievement of this Plan's goals.

The proposed development is generally aligned with *OurWinnipeg* because it would facilitate residential infill development in a mature community, utilize existing infrastructure, and help meet intensification targets.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction Strategy 2.0* supports *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.

The property is located in an Established Neighbourhood – Mature Community policy area of *CCDS 2.0*. Certain goals and policies of *CCDS 2.0* apply to the proposal.

- Goal 1 - *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*

  General policies

  - *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.*

- *1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
- *1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*
- *1.7 Mid-rise residential uses will generally be accommodated on arterial streets where compatible with adjacent land uses, where they can be conveniently served by transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.*

At six stories, the proposed building is considered a medium-rise development under *CCDS 2.0* policies. The building will increase the population in this established neighbourhood and increase housing options for residents while positively contributing to the neighbourhood through design elements detailed under Goal 2.

- Goal 2 - *Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.*

  Building Setbacks

  - *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.*

The applicant has requested Variances to reduce building setbacks on all four required yards: The requested front yard is zero feet. The Public Service is recommending a front yard setback of 10 feet to provide landscaping and support a more comfortable pedestrian environment. See example of 400 Des Meurons in Figure 3, a six-storey building which is setback approximately 20 feet from the front property line on the north corner, and includes shrubs and mature street trees for the length of the property.

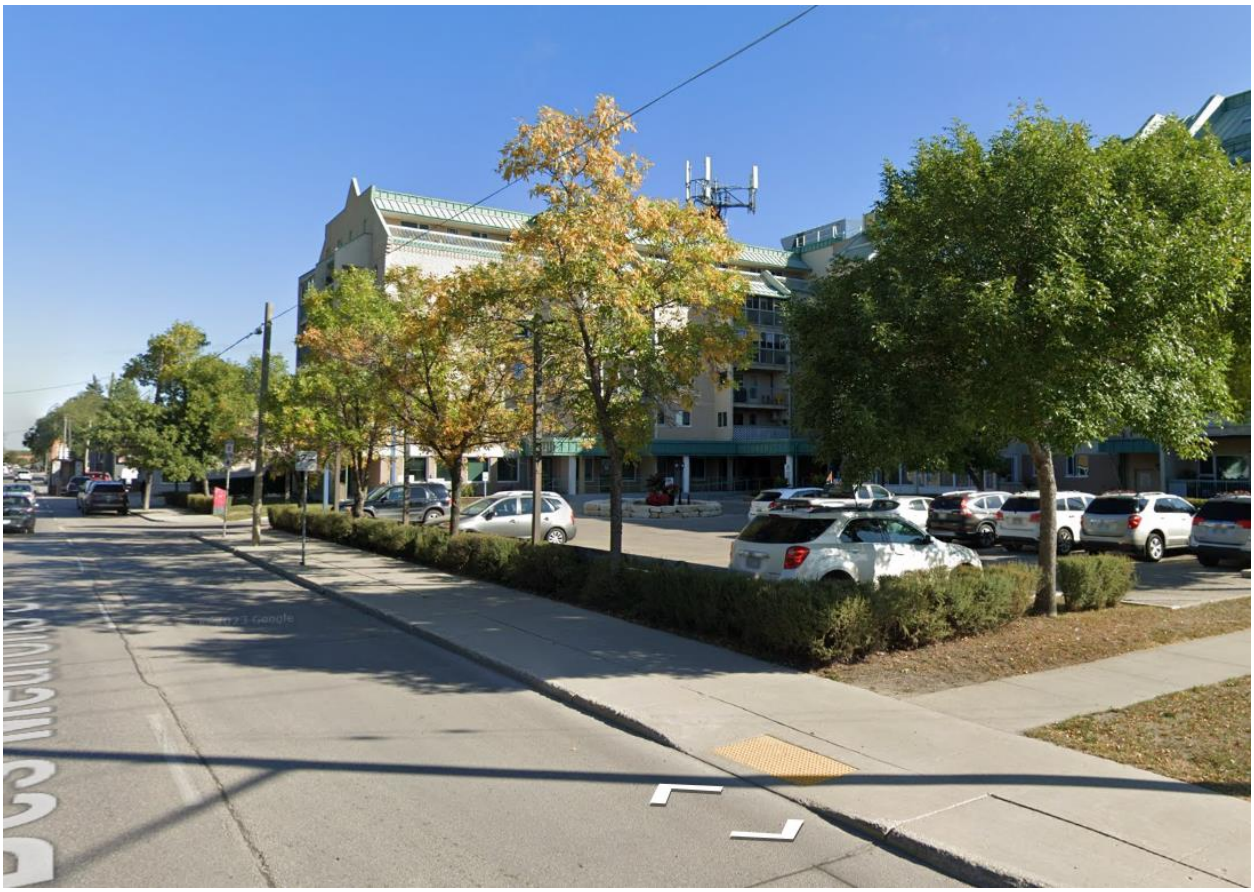


Figure 3: Streetview Photo of 400 Des Meurons (via Google)

Variances are requested for both side yards (8 feet on the north side and 6 feet on the south side). These Variances are recommended for approval as they represent a small fraction of the overall building length, which is largely setback beyond the minimum requirement. The rear yard setback is only a reduction of 5 feet, which is considered supportable.

<u>Building Design</u>

- *2.4 Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.*
- *2.5 Encourage a variety of architectural styles.*
- *2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.*

The proposed building façade includes a mixture of brick cladding, fibre cement/stucco siding, and metal cladding to create a visually interesting design that incorporates arches and insets for balconies on the front. The sides of the structure include significant window coverage and balconies. Features from the front of the building are continued around the corner on the south side. Together, these features create visual interest that positively contribute to aesthetics of the street.

Pedestrian orientation

- *2.9 Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:*
  - *a. Window placement that supports passive surveillance;*
  - *b. Unit entrances with direct access to the street;*
  - *c. Front porches;*
  - *d. Balconies;*
  - *e. Awnings;*
  - *f. Lighting; and*
  - *g. Height of primary entrances*

The proposed building includes ground floor entrances on Des Meurons. Balconies are located on the front and side of the building to support passive surveillance. The location of the resident amenity space on the southwest corner of the building helps create an active use in the absence of commercial space.

Massing and scale

- *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
- *2.14 Avoid buildings that create long blank walls facing public streets.*
- *2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.*

This property is located on a large lot uncharacteristic of nearby residential properties, which tend to be 1-4 unit residential dwellings. This allows for a higher density development than what is typical for adjacent residential. As noted above, Des Meurons is an arterial street, and CCDS 2.0 allows for mid-rise (5 to 8 storeys) residential developments to be located on arterial streets in mature communities. Elements of the building, such as the majority of the building bulk being setback significantly from the side yards, account for the difference in built form to the south of the site while respecting existing uses abutting to the north and east.

Parking and loading

- *2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:*

  a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;

  b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and

  c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing

The parking area is accessed from the rear lane on the south side of the building off of Gaboury Place, which serves as the public lane for the residential properties to the south. The existing approach on Des Meurons will be removed. Per the ACG report, the Developer is responsible for constructing a sidewalk along the north side of Gaboury Place abutting the planned area.

Site design

- *2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.*
- *2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.*

While the rezoning to “RMF-L” Residential Multi-Family (Large) district is supported, the requested density Variance has not been recommended for approval. Consequentially, the requested parking Variance and zero-foot front yard setback are not supported either. These recommendations from the Public Service will guide the building design toward a scale more appropriate for the surrounding context.

ZONING BY-LAW 200/2006

- The “RMF-L” Residential Multi-Family (Large) district is intended for larger-scale multi-family development, such as mid-to-high rise multi-unit buildings.
- The subject site is located on the corner of an arterial street and a public lane.
- The proposed multi-family development can be accommodated in the “RMF-L” Residential Multi-Family (Large) district.

ADDITIONAL CONSIDERATIONS

Zoning Agreement

- Given that the proposed building will need to be changed if recommended modifications to the Variances are supported, a condition requiring plan approval to the Director of Planning, Property and Development and Riel Community Committee has been included.

SUMMARY

The Urban Planning Division recommends **approval** for the following reasons:

- The rezoning will result in the establishment of a multi-family development that is consistent with policies in *OurWinnipeg 2045* and *Complete Communities 2.0*.

RECOMMENDATION

The Urban Planning Division recommends this application be **approved** and the subject property be Rezoned to the “RMF-L Mature Communities PDO-1” Residential Multi-Family (Large) district.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Steve Nuttall, MCP
PPD File # DAZ 202/2026

SCHEDULE "B" OF FILE DAZ 202/2026, Riel Community Committee, Dated June 2, 2026

By-Law No. _____

File No. **DAZ 202/2026**

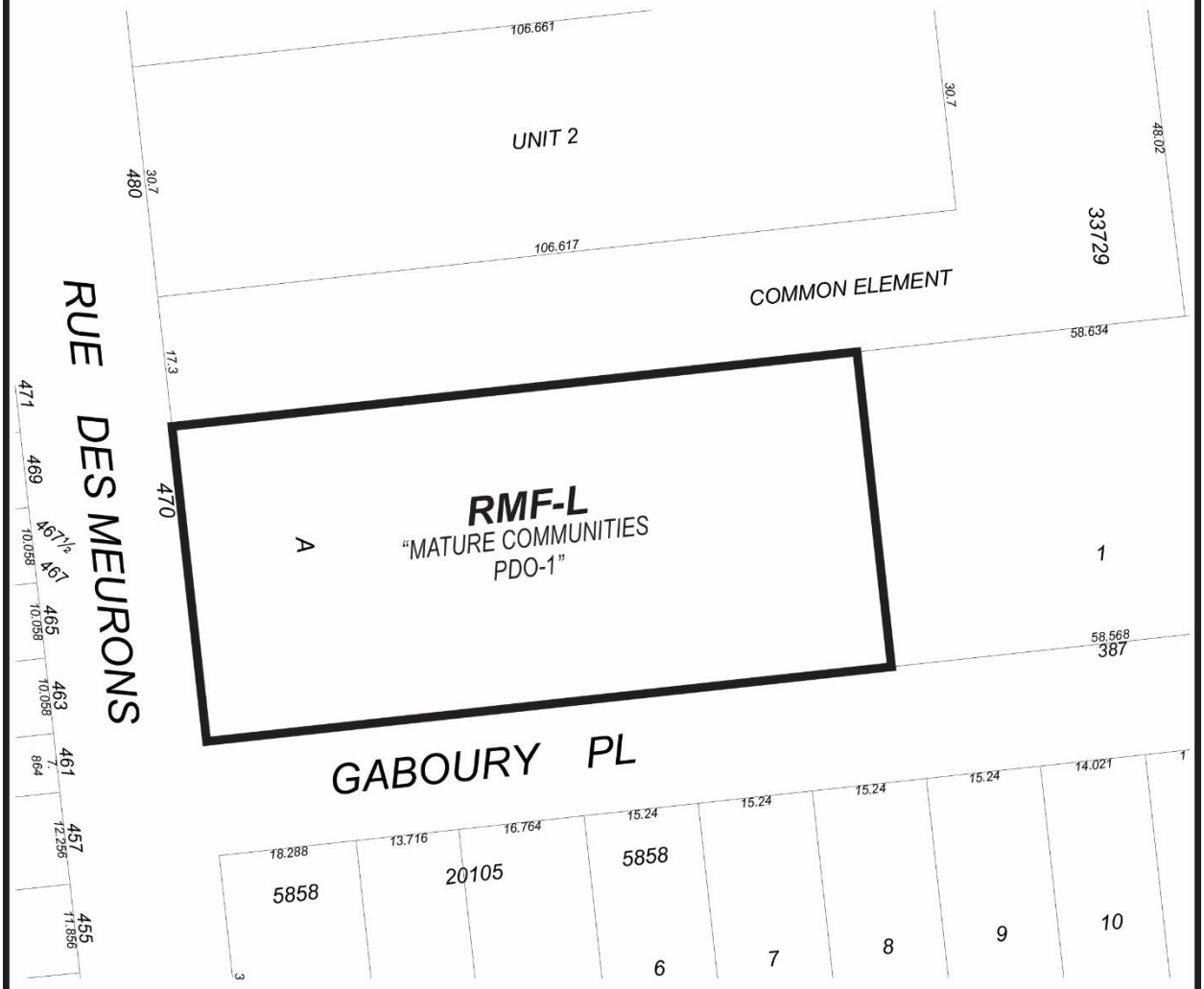
Atlas Sheet No. **AA27**

N

RIEL COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 470 Des Meurons Street from an "M1 MATURE COMMUNITIES PDO-1" MANUFACTURING LIGHT DISTRICT to a "RMF-L MATURE COMMUNITIES PDO-1" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the establishment of a proposed multi-family dwelling use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “8” referred to in File DAZ 202/2026

ADMINISTRATIVE REPORT

Title: DAZ 202/2026 - 470 Des Meurons

Issue: For consideration at the Public Hearing of an application to rezone the subject property to the “RMF-L Mature Communities PDO-1” Residential Multi-Family (Large) district for the purpose of constructing a 120-unit residential multi-family building and accessory parking area.

Critical Path: Riel Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
S. Nuttall, MCP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 202/2026 by rezoning the subject land to an “RMF-L Mature Communities PDO-1” Residential Multi-Family (Large) district in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated June 2, 2026 and attached as Schedule “B” to this report, subject to the following conditions:

    A. That the owner of the subject land (the “Owner”) 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 “RMF-L” Residential Multi-Family (Large), the Owner must submit plans showing the location and design of any and all proposed:

        - principal buildings;
        - accessory parking areas;
        - private approaches;
        - garbage enclosures;

- fencing;
- landscaping; and
- free-standing signage

on the Owner's Land ("Works") to the Director of Planning, Property and Development (the "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.

ii. That the height of all buildings on the land shall be limited to 75 feet (22.86 metres).

B. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated May 19, 2026 and attached as Appendix "B" to this report.

C. That the City enter into, execute and deliver with the Developer

(i) a Zoning Agreement in accordance with recommendation 1.A.; and

(ii) a Servicing Agreement in accordance with recommendation 1.B.,

and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, the Servicing Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

3. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading.

4. That, upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 202/2026 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

5. That Development Application No. DAZ 202/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

6. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

7. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

8. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DAZ 202/2026.

9. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing

REASON FOR THE REPORT

- The applicant wishes to rezone the subject property to the "RMF-L" Residential Multi-Family (Large) district for the purpose of a 120-unit multi-family residential building.
- Rezoning applications require a Public Hearing per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- This report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the land will be **Rezoned.**

CONSULTATION

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared By:	Steve Nuttall, MCP
Date:	May 22, 2026
File No.	DAZ 202/2026

List of Schedules and Appendices

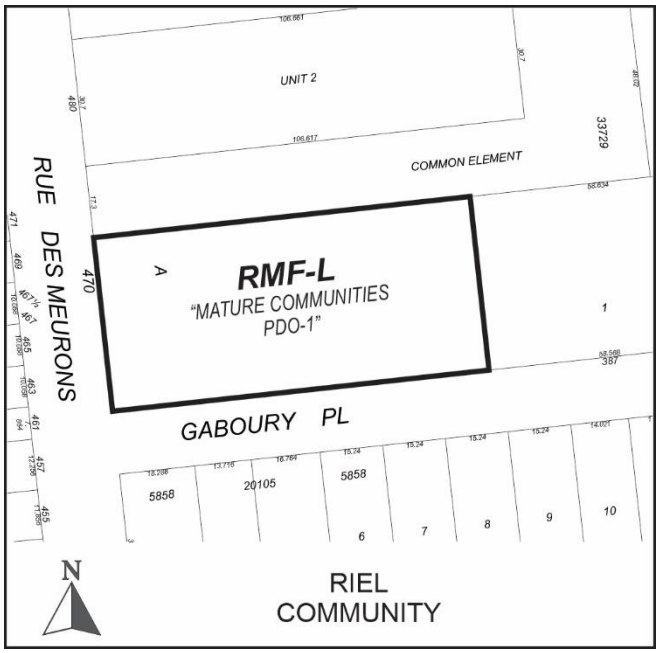
- Schedule A: Planning Discussion
- Schedule B: Recommended File No. DAZ 202/2026, Riel Community Committee
- Appendix A: Draft by-law
- Appendix B: Report of the Administrative Coordinating Group
- Appendix C: Shadow Casting Study

SCHEDULE 'A'- PLANNING DISCUSSION

DATE:	May 22, 2026
FILE:	**DAZ 202/2026**
RELATED FILES:	DAV 26-116786\D
COMMUNITY:	Riel
NEIGHBOURHOOD #:	5.502 - (CENTRAL ST. BONIFACE)

SUBJECT: To rezone the subject property to the "RMF-L Mature Communities PDO-1" Residential Multi-Family (Large) district for the purpose of constructing a 120-unit residential multi-family building and accessory parking area.

LOCATION: **470 Des Meurons**



LEGAL DESCRIPTION: LOT 1/2 PLAN 20105 80 ST B

APPLICANT: Jonathon Freed (Freedhome Developments Ltd.)
207-230 Main St
Winnipeg, MB R2X 2Y1

OWNER: OVERHEAD DOOR OF WINNIPEG LTD
470 Des Meurons St
Winnipeg, MB R2H 2P4

RECOMMENDATION: **Approval with conditions**

SITE DESCRIPTION

- The subject property is located on Des Meurons St, in the Central St. Boniface neighbourhood of the St Boniface ward.
- The subject site is 41,389 square feet (3,845 square metres) in area. The site is currently occupied by a commercial building.
- The subject site is accessed by approaches on Des Meurons and Gaboury Place.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhoods – Mature Communities policy area. The property is zoned "M1" Manufacturing - Light district.



Figure 3: Aerial Photo of Subject Site and Surrounding Uses (flown 2024).

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A single-family dwelling zoned "R1-L" Residential Single-Family – Large district.

South: Academy Road, then commercial uses zoned "C1" Commercial – Neighbourhood district.

East: A rear lane, then single-family dwellings zoned “R1-L” Residential Single-Family – Large district.

West: Ash Street, then single-family dwellings zoned “R1-L” Residential Single-Family – Large district.

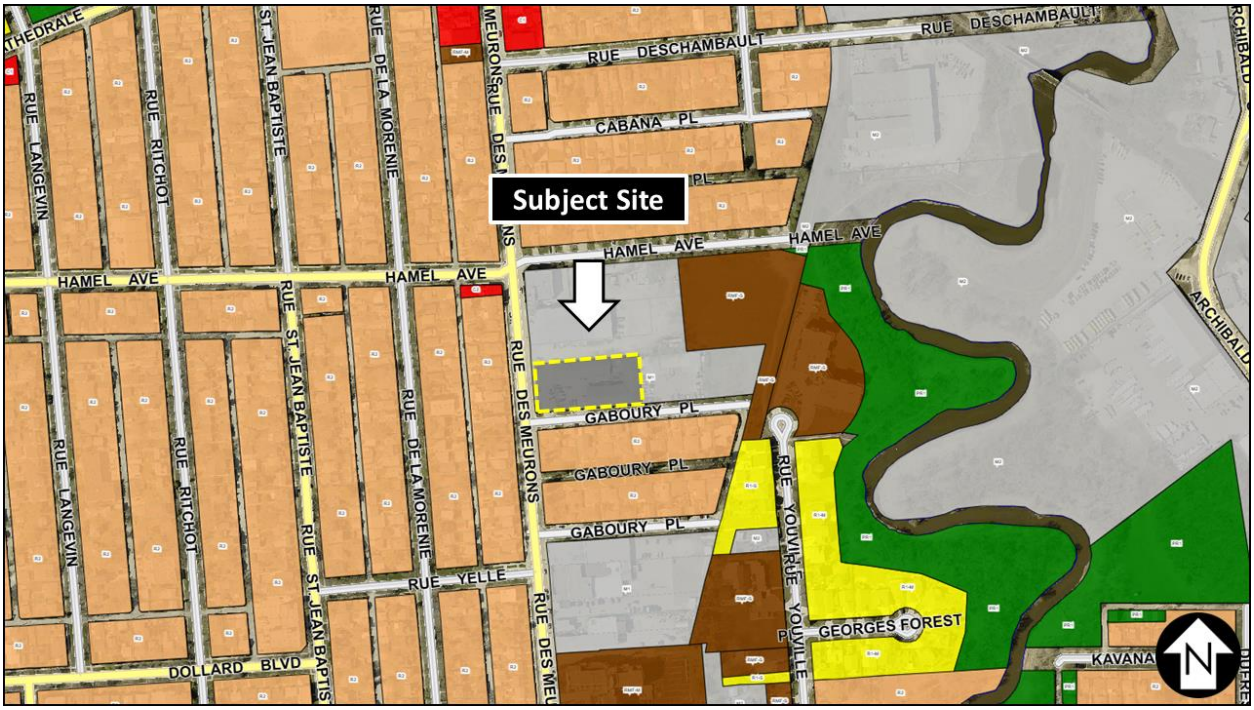


Figure 4: Zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a six-storey residential building.
- The existing commercial building(s) on site will be demolished.
- The building features 120 rental units:
    - 65 one-bedroom units
    - 50 two-bedroom units
    - 5 three-bedroom units
    - According to the Letter of Intent, 10% of these units will be affordable as defined by Manitoba Housing’s Affordable housing Rental Program.
- The submitted site plan shows that the proposed building will be 122.2 feet (37.2 metres) in width, 278.8 feet (85.0 metres) in length, and 74.2 feet (22.6 metres) in height.
- 105 of the 120 required parking spaces are provided as follows:
    - 53 spaces will be enclosed and heated, including 5 accessible stalls
    - 29 surface parking spaces designated for small cars on the north side of the building
    - 23 surface parking spaces on the south side of the building.

- 36 bicycle parking spaces are required, exceeding the minimum requirement of 12 spaces. This includes 4 outdoor spaces and 32 indoor spaces.
- Access will be provided on the south side of the property from Gaboury Place.
- Landscaping:
    - 0 trees and 5 shrubs have been provided along the Gaboury street edge, below the required minimum of 1 tree per 30 feet of frontage and 3 shrubs per 20 feet of frontage.
    - None of the required street edge landscaping has been provided on Des Meurons.
    - None of the required parking lot interior landscaping has been provided.
    - A 6-foot tall brown treated opaque wood fence has been provided.
- An Alternative Equivalence Compliance approval is required for semi-recessed waste bins, which the Public Service supports.

Collaboration with the Public Service:

With the Urban Planning and Design Division

The applicant engaged with the Urban Planning and Design Division during the application process.

With the Public

The applicant held a virtual information session for residents and has included signatures of support with this application.

ANALYSIS AND ISSUES

OurWinnipeg Goal: City Building

Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support *Complete Communities* principles, to achieve this Plan's sustainable development goals.

- Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.

Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to health food, daily needs, employment, education, recreation, and green infrastructure.

Applicable Policies for Established Neighbourhoods – Mature Communities

6.1 Sustainable Urban Growth

- The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.

6.16 Established Neighbourhoods

- Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.

6.44 Compatible Growth

- Plan for and protect green and built infrastructure and resources from incompatible development that would compromise achievement of this Plan's goals.

The proposed development is generally aligned with *OurWinnipeg* because it would facilitate residential infill development in a mature community, utilize existing infrastructure, and help meet intensification targets.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction Strategy 2.0* supports *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.

The property is located in an Established Neighbourhood – Mature Community policy area of *CCDS 2.0*. Certain goals and policies of *CCDS 2.0* apply to the proposal.

- Goal 1 - *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*

  General policies

  - *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.*

- *1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
- *1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*
- *1.7 Mid-rise residential uses will generally be accommodated on arterial streets where compatible with adjacent land uses, where they can be conveniently served by transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.*

At six stories, the proposed building is considered a medium-rise development under *CCDS 2.0* policies. The building will increase the population in this established neighbourhood and increase housing options for residents while positively contributing to the neighbourhood through design elements detailed under Goal 2.

- Goal 2 - *Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.*

  Building Setbacks

  - *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.*

The applicant has requested Variances to reduce building setbacks on all four required yards: The requested front yard is zero feet. The Public Service is recommending a front yard setback of 10 feet to provide landscaping and support a more comfortable pedestrian environment. See example of 400 Des Meurons in Figure 3, a six-storey building which is setback approximately 20 feet from the front property line on the north corner, and includes shrubs and mature street trees for the length of the property.

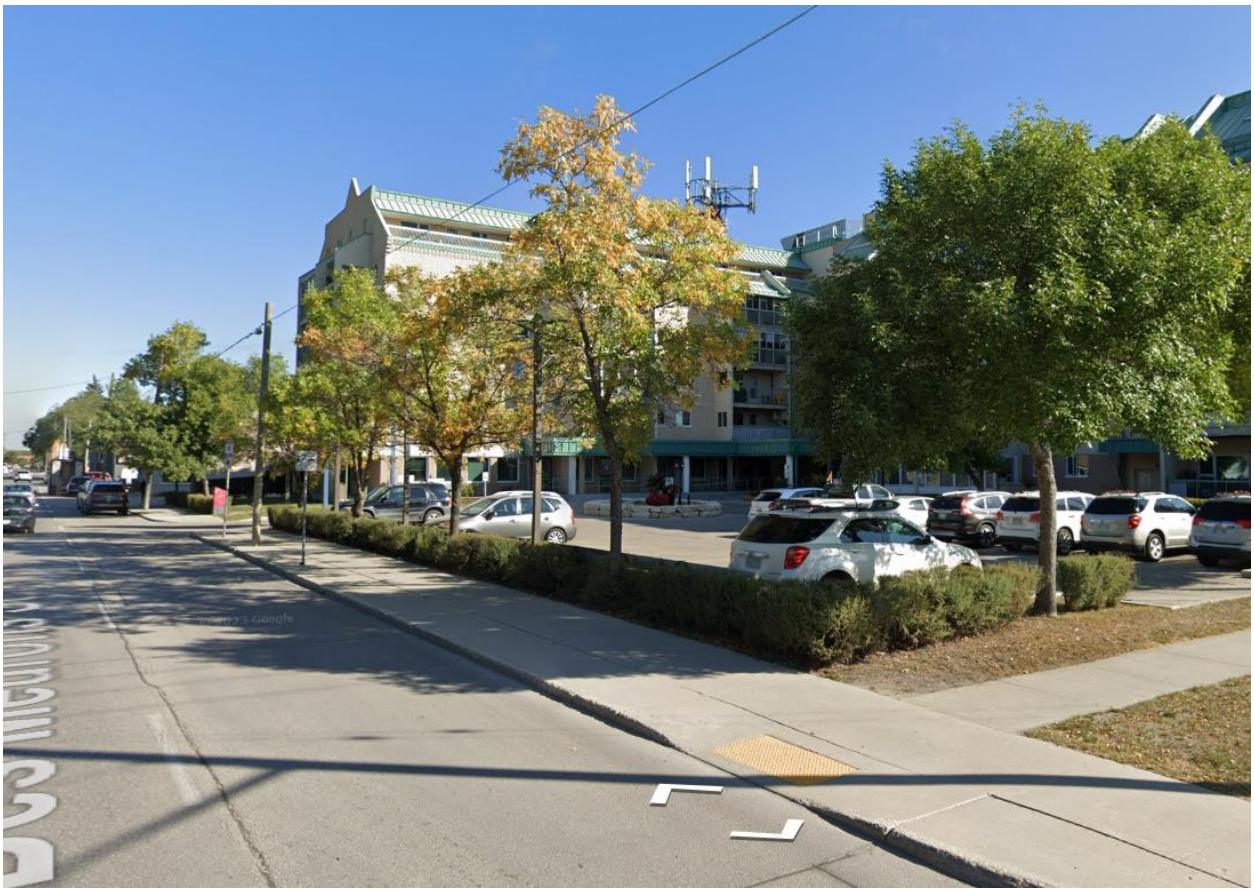


Figure 3: Streetview Photo of 400 Des Meurons (via Google)

Variances are requested for both side yards (8 feet on the north side and 6 feet on the south side). These Variances are recommended for approval as they represent a small fraction of the overall building length, which is largely setback beyond the minimum requirement. The rear yard setback is only a reduction of 5 feet, which is considered supportable.

<u>Building Design</u>

- *2.4 Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.*
- *2.5 Encourage a variety of architectural styles.*
- *2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.*

The proposed building façade includes a mixture of brick cladding, fibre cement/stucco siding, and metal cladding to create a visually interesting design that incorporates arches and insets for balconies on the front. The sides of the structure include significant window coverage and balconies. Features from the front of the building are continued around the corner on the south side. Together, these features create visual interest that positively contribute to aesthetics of the street.

Pedestrian orientation

- *2.9 Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:*
  - *a. Window placement that supports passive surveillance;*
  - *b. Unit entrances with direct access to the street;*
  - *c. Front porches;*
  - *d. Balconies;*
  - *e. Awnings;*
  - *f. Lighting; and*
  - *g. Height of primary entrances*

The proposed building includes ground floor entrances on Des Meurons. Balconies are located on the front and side of the building to support passive surveillance. The location of the resident amenity space on the southwest corner of the building helps create an active use in the absence of commercial space.

Massing and scale

- *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
- *2.14 Avoid buildings that create long blank walls facing public streets.*
- *2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.*

This property is located on a large lot uncharacteristic of nearby residential properties, which tend to be 1-4 unit residential dwellings. This allows for a higher density development than what is typical for adjacent residential. As noted above, Des Meurons is an arterial street, and CCDS 2.0 allows for mid-rise (5 to 8 storeys) residential developments to be located on arterial streets in mature communities. Elements of the building, such as the majority of the building bulk being setback significantly from the side yards, account for the difference in built form to the south of the site while respecting existing uses abutting to the north and east.

Parking and loading

- *2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:*

  a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;

  b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and

  c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing

The parking area is accessed from the rear lane on the south side of the building off of Gaboury Place, which serves as the public lane for the residential properties to the south. The existing approach on Des Meurons will be removed. Per the ACG report, the Developer is responsible for constructing a sidewalk along the north side of Gaboury Place abutting the planned area.

Site design

- *2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.*
- *2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.*

While the rezoning to “RMF-L” Residential Multi-Family (Large) district is supported, the requested density Variance has not been recommended for approval. Consequentially, the requested parking Variance and zero-foot front yard setback are not supported either. These recommendations from the Public Service will guide the building design toward a scale more appropriate for the surrounding context.

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- The proposed multi-family development can be accommodated in the “RMF-L” Residential Multi-Family (Large) district.

ADDITIONAL CONSIDERATIONS

Zoning Agreement

- Given that the proposed building will need to be changed if recommended modifications to the Variances are supported, a condition requiring plan approval to the Director of Planning, Property and Development and Riel Community Committee has been included.

SUMMARY

The Urban Planning Division recommends **approval** for the following reasons:

- The rezoning will result in the establishment of a multi-family development that is consistent with policies in *OurWinnipeg 2045* and *Complete Communities 2.0*.

RECOMMENDATION

The Urban Planning Division recommends this application be **approved** and the subject property be Rezoned to the “RMF-L Mature Communities PDO-1” Residential Multi-Family (Large) district.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Steve Nuttall, MCP
PPD File # DAZ 202/2026

SCHEDULE "B" OF FILE DAZ 202/2026, Riel Community Committee, Dated June 2, 2026

By-Law No. _____

File No. **DAZ 202/2026**

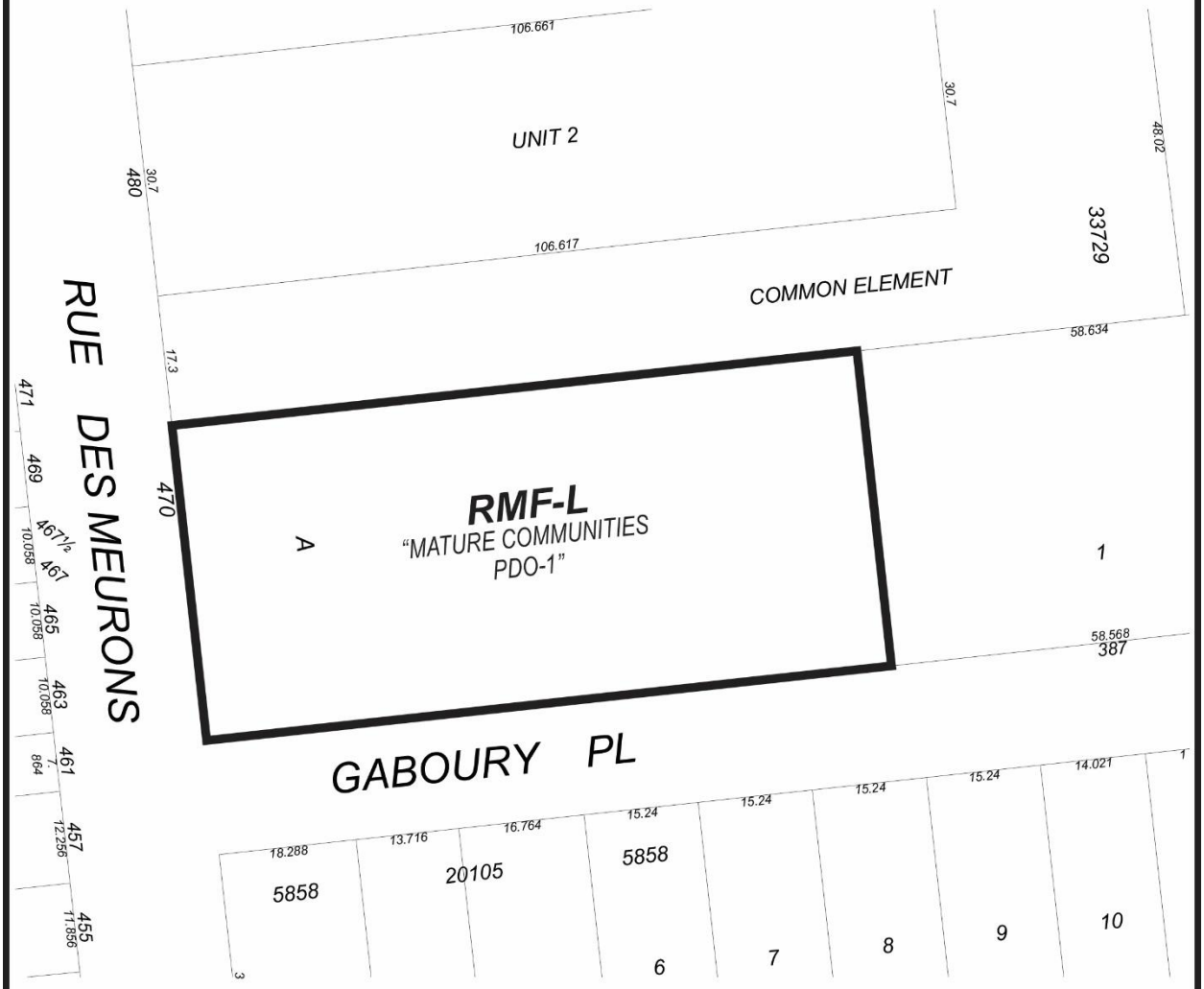
Atlas Sheet No. **AA27**

N

RIEL COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 470 Des Meurons Street from an "M1 MATURE COMMUNITIES PDO-1" MANUFACTURING LIGHT DISTRICT to a "RMF-L MATURE COMMUNITIES PDO-1" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the establishment of a proposed multi-family dwelling use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “7” referred to in File DAZ 202/2026

470 DES MEURONS- MULTI-FAMILY DEVELOPMENT

470 DES MEURONS STREET, WINNIPEG, MANITOBA





EXISTING CONDITIONS

PROJECT INFORMATION

ZONING

CITY OF WINNIPEG
ZONING BY-LAW NO. 200 / 2006

ZONING: (M1 CURRENT) RMF-L
MAX BUILDING HEIGHT : 150 feet

SETBACK

REQUIRED

- FRONT YARD:	25'-0"
- REAR YARD:	25'-0"
- NORTH SIDE YARD:	18'-0"
- SOUTH CORNER SIDE YARD:	20'-0"

PROVIDED

- FRONT YARD:	00'-0"
- REAR YARD:	20'-0"
- NORTH SIDE YARD:	06'-0"
- SOUTH SIDE YARD:	06'-0"

DENSITY

LOT AREA: 41,400 sq.ft.

GROSS BUILDING AREA:

GROSS BUILDING AREA

MAIN FLOOR	20071 SF
SECOND FLOOR	20492 SF
THIRD FLOOR	20492 SF
FOURTH FLOOR	20492 SF
FIFTH LEVEL	20492 SF
SIXTH LEVEL	20492 SF
	122530 SF

* INCLUDES ENCLOSED PARKING AREA (14,495 SF)

TOTAL EXCLUDING PARKING AREA = 108,199 SF

FLOOR AREA RATIO 2.61

MINIMUM LOT AREA / DWELLING REQUIRED
400 sq.ft.

LOT AREA / DWELLING PROVIDED
345 sq.ft.

UNIT COUNT

A -	05	2BED / 2BATH
B -	05	2BED / 2BATH
C -	05	2BED / 2BATH
D -	05	1BED / 1BATH
E -	05	1BED / 1BATH
F -	05	2BED / 2BATH
G -	10	1BED / 1BATH
H -	45	1BED / 1BATH
I -	20	2BED / 1BATH
J -	10	2BED / 2BATH
K -	05	3BED / 2BATH

65 1BED / 1BATH
20 2BED / 1BATH
30 2BED / 2BATH
05 3BED / 2BATH

TOTAL: 120
(10% AFFORDABLE: 12 UNITS)

PARKING

PARKING COUNT

REQUIRED
120 UNITS X 1.0 120 STALLS
RATIO: 1.00

PROVIDED 100 STALLS
RATIO: 0.88

ACCESSIBLE PARKING

REQUIRED
(BASED ON REQUIRED PARKING COUNT)
5 STALLS, INCLUDING 2 VAN

PROVIDED
5 STALLS, INCLUDING 2 VAN

LOADING
NOT APPLICABLE

BICYCLE STORAGE

REQUIRED
10% OF PARKING STALLS REQ.: 12 BIKE STORAGE

PROVIDED
32 LONG-TERM BICYCLE PARKING
4 SHORT-TERM BICYCLE PARKING
TOTAL: 36 BIKE STORAGE

LONG-TERM BICYLE PARKING: 88% OF TOTAL STORAGE

NOTE: ALL BIKE RACKS TO BE SECURELY BOLTED TO CONCRETE.

LANDSCAPE

DES MEURONS STREET EDGE LANDSCAPING
REQUIRED
1 TREE / 30 FEET OF FRONTAGE + 3 SHRUBS / 20 FEET OF FRONTAGE
PROVIDED
0 TREE / 30 FEET OF FRONTAGE + 0 SHRUBS / 20 FEET OF FRONTAGE

GABOURY STREET EDGE LANDSCAPING
REQUIRED
1 TREE / 30 FEET OF FRONTAGE + 3 SHRUBS / 20 FEET OF FRONTAGE
PROVIDED
0 TREE / 30 FEET OF FRONTAGE + 0.33 SHRUBS / 20 FEET OF FRONTAGE
SPECIES: DWARF MUGO PINE (COUNT: 5 SHRUBS, 3FT TALL)

BUILDING FOUNDATION LANDSCAPING
NOT REQUIRED (PROPERTY WITHIN URBAN INFILL AREA)

PARKING LOT INTERIOR LANDSCAPING
REQUIRED
5% OF THE GROSS PARKING LOT AREA
1 TREE / 300 SQ.FT. OF PARKING LOT INTERIOR LANDSCAPED AREA
1 SHRUB / 100 SQ.FT. OF PARKING LOT INTERIOR LANDSCAPE AREA

PROVIDED
0% OF THE GROSS PARKING LOT AREA
0 TREE / 300 SQ.FT.
0 SHRUB / 300 SQ.FT.

SIDE AND REAR SITE EDGE BUFFERING
REQUIRED
LANDSCAPED AREA OR OPAQUE WALL, BERM, FENCE AND/OR DENSE VEGETATIVE SCREEN WITH A MINIMUM COMBINED HEIGHT OF 6 FEET.

PROVIDED
6-FT HIGH BROWN TREATED OPAQUE WOOD FENCE

BUFFERING OF PARKING
NOT APPLICABLE (SITE ADJACENT TO INDUSTRIAL USE)

LANDSCAPE GENERAL NOTES:
1. SHRUB SELECTION TO BE SALT-TOLERANT SPECIES.
2. SHRUBS TO BE GALLON CONTAINER, SPECIES THAT ARE TO REMAIN HEALTHY WHEN TRIMMED SO AS TO MAINTAIN A HEIGHT OF NOT MORE THAN 30 INCHES AT MATURITY.
3. SHRUBS SPECIES WILL NOT BLOCK SIGHTLINE BETWEEN PERSONS ON PUBLIC STREET.

THIS DRAWING IS NOT TO SCALE.
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project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

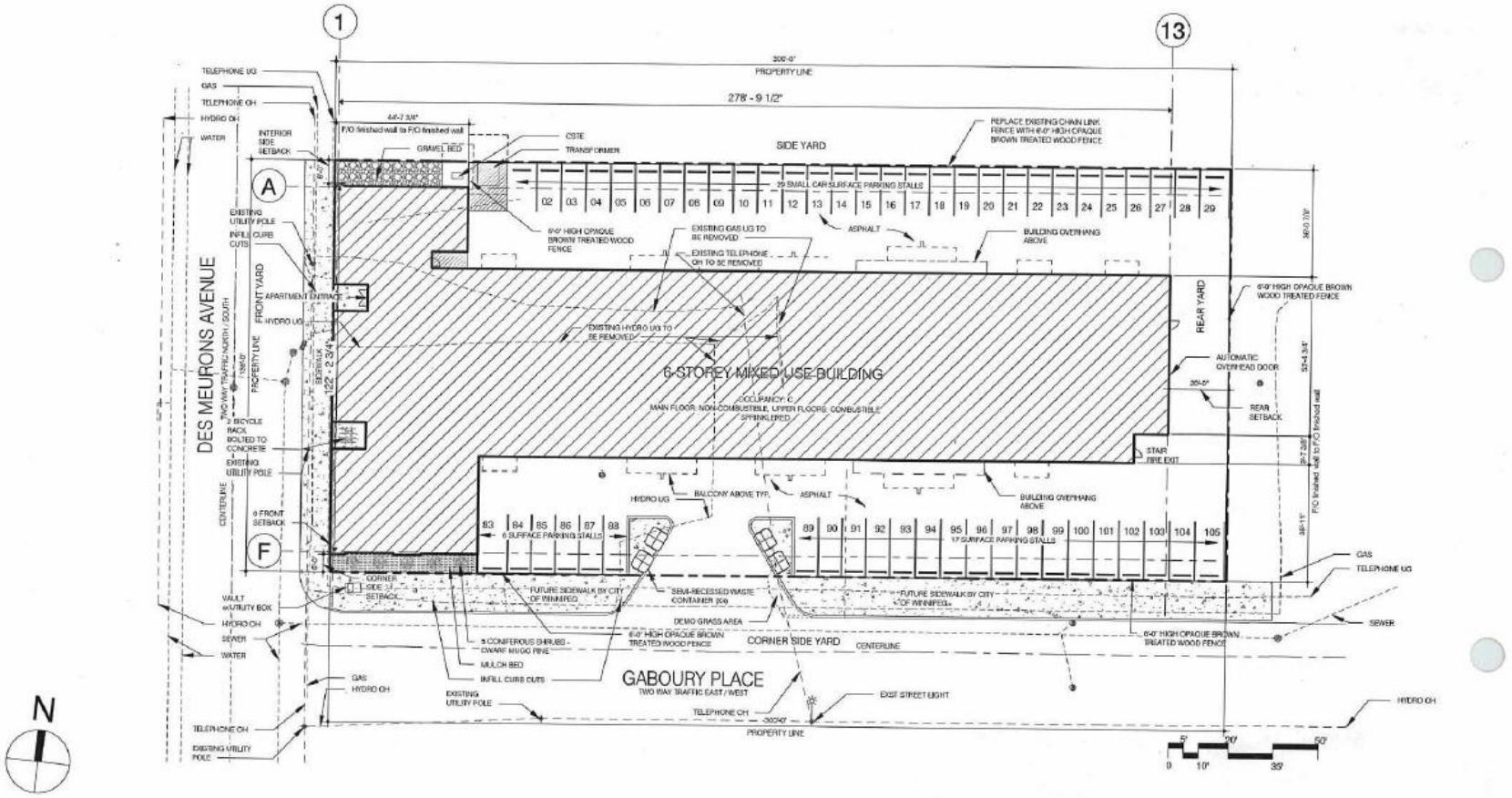
sheet title: COVER

scale:
drawn by: RC/LB/MS
checked by: LB
date: JAN. 23, 2026

project no. 2025038

sheet no. A100

number TEN architectural group
Winnipeg Office 204.942.0981
Victoria Office 250.360.2106
architecture • interior design • planning



MULTI-FAMILY DEVELOPMENT

project: 470 DES MEURONS, WINNIPEG, MB

sheet title: SITE PLAN

scale: 1" = 30'-0"

drawn by: MS/LB

checked by: LB

date: JAN 23, 2026

project no. 2025038

sheet no. A101

number TEN architectural group

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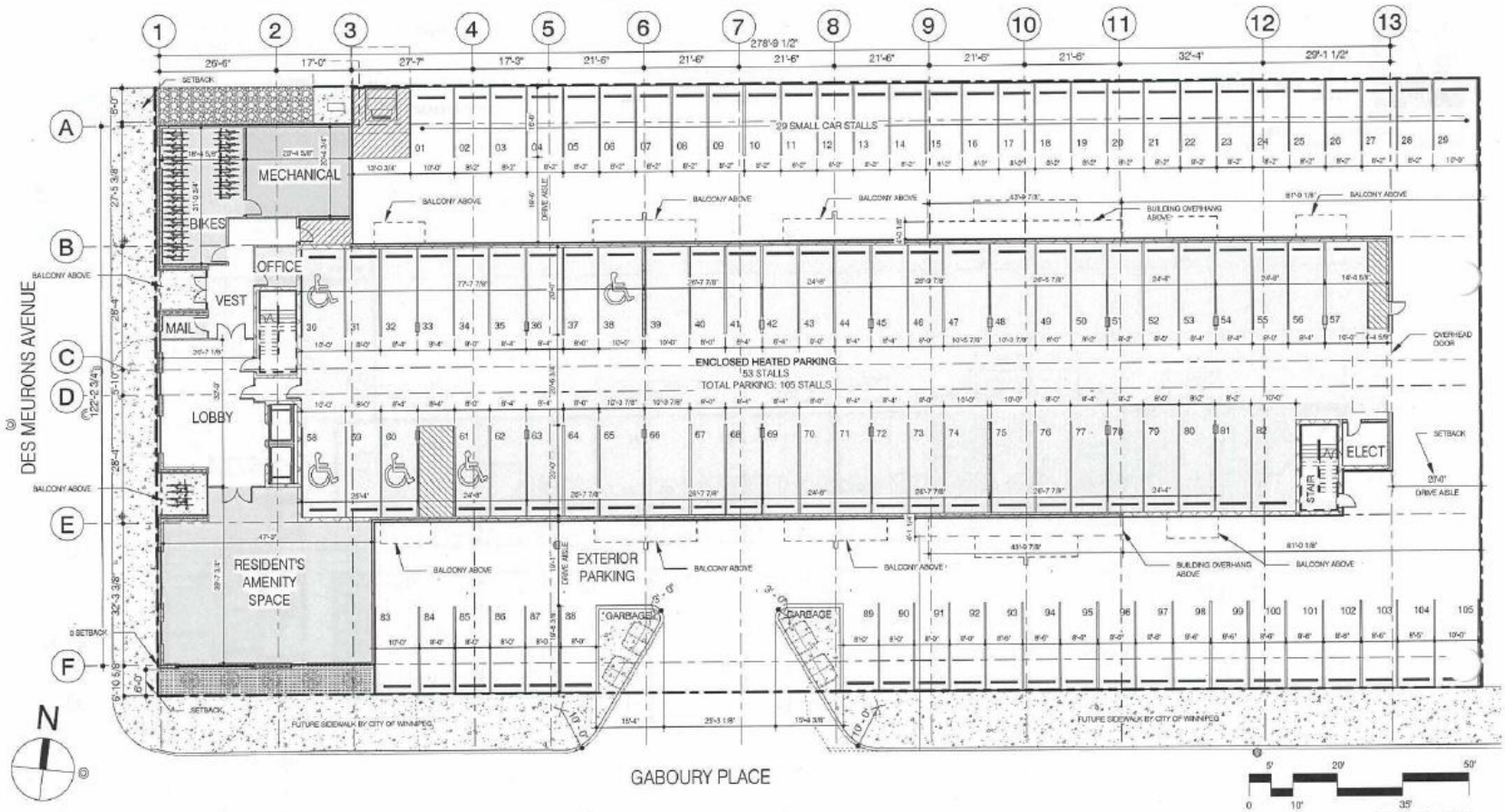

MULTI-FAMILY DEVELOPMENT

project: 470 DES MEURONS, WINNIPEG, MB

sheet title: MAIN FLOOR PLAN

scale: 1" = 20'-0"

drawn by: RC/LB/MS

checked by: LB

date: JAN. 23, 2026

project no. 2025038

sheet no. A102

number TEN architectural group

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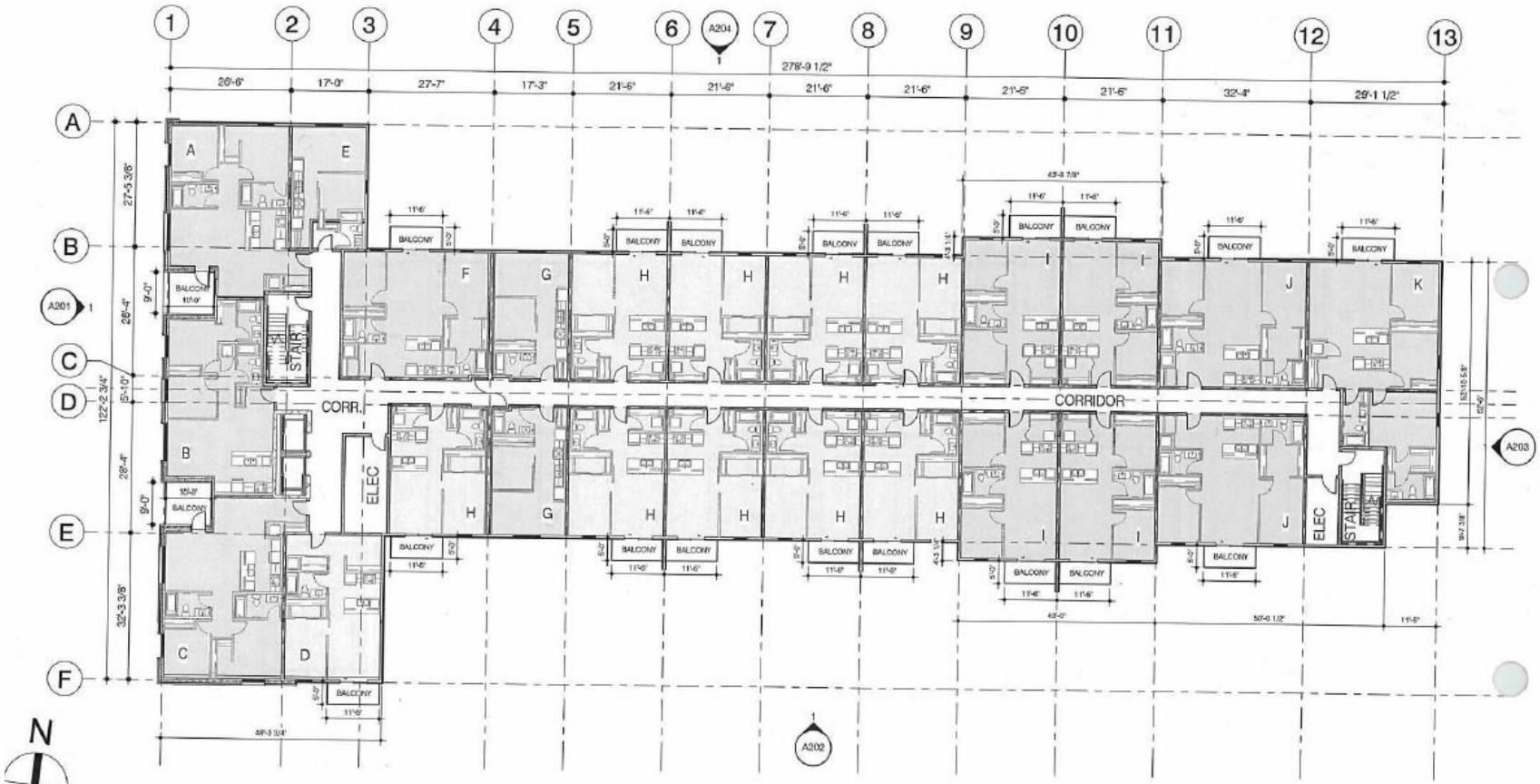

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project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

sheet title: SECOND FLOOR PLAN

scale: 1" = 20'-0"
drawn by: RC/LB/MS
checked by: LB
date: JAN 23, 2026

project no. 2025038

sheet no. A103

0 5' 10' 20' 35' 50'

number TEN architectural group
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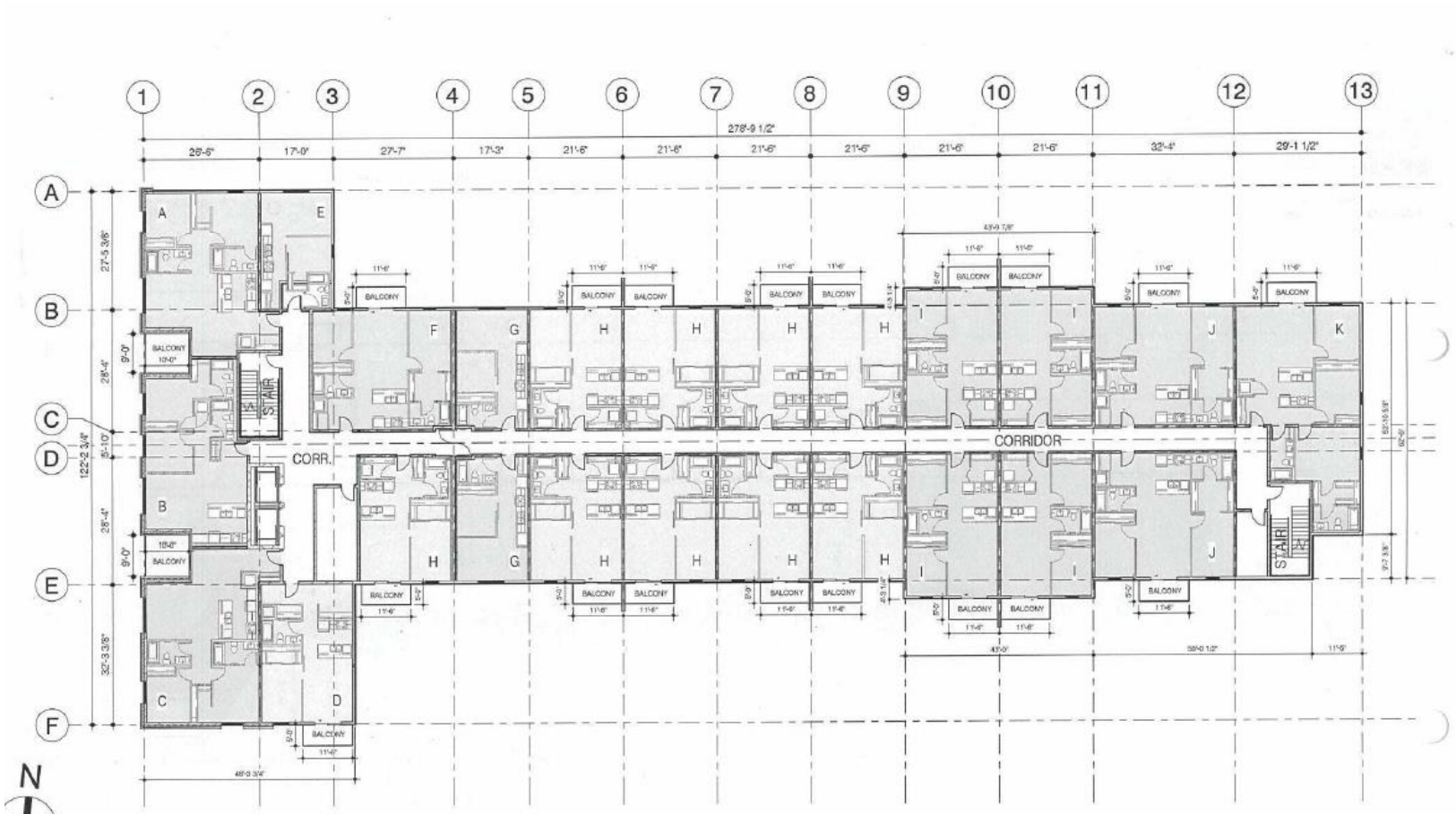

5' 20' 50'
0 10' 35'

MULTI-FAMILY DEVELOPMENT
project: 470 DES MEURONS, WINNIPEG, MB
sheet title: TYPICAL FLOOR PLAN

scale: 1" = 20'-0"
drawn by: RC/LB
checked by: LB
date: JAN. 23, 2026

project no. 2025038
sheet no. A104

number TEN architectural group
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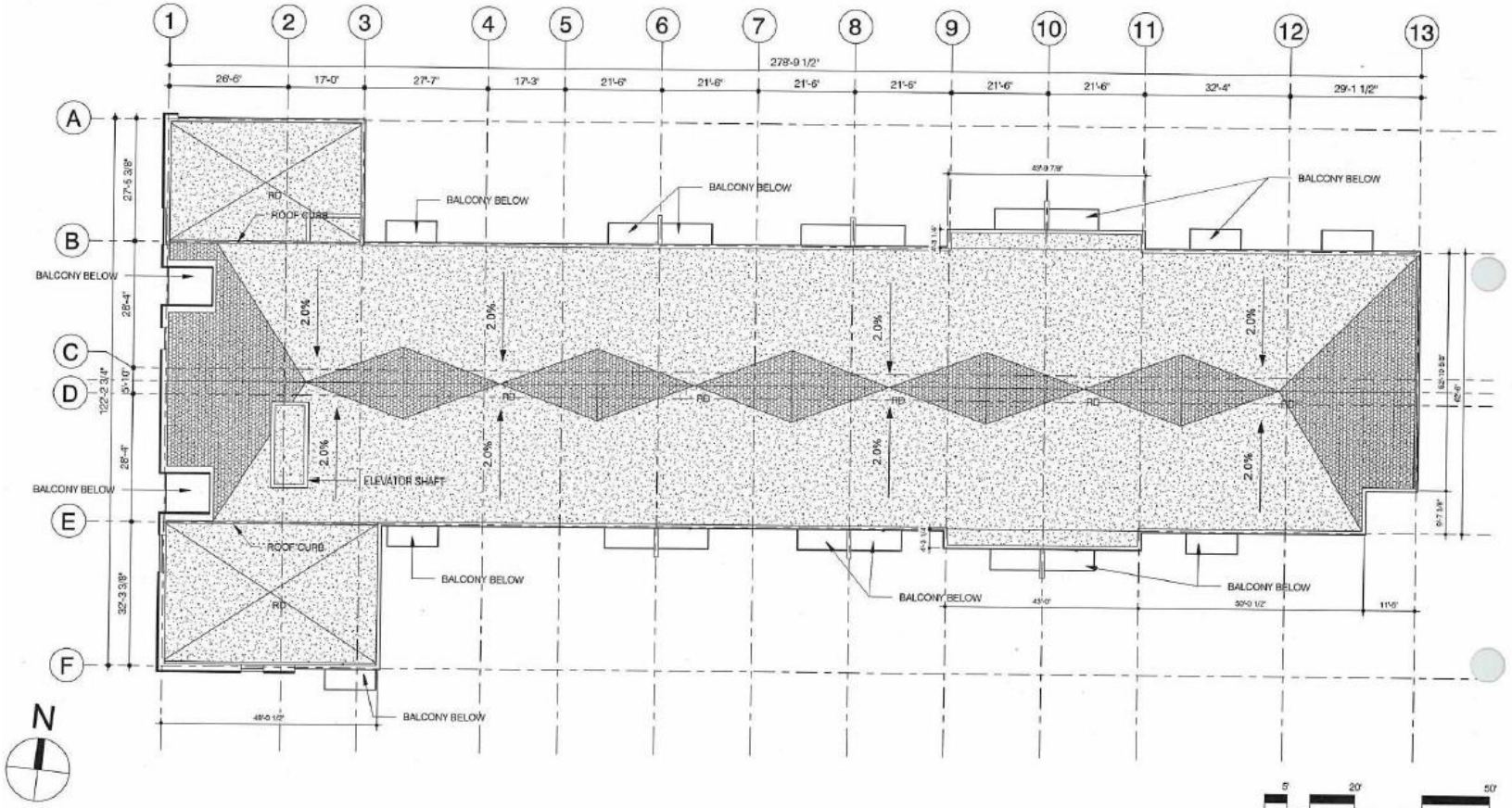

project	MULTI-FAMILY DEVELOPMENT 470 DES MEURONS, WINNIPEG, MB	scale:	1" = 20'-0"	project no.	2025038
		drawn by:	RC		
		checked by:	LB		
sheet title	ROOF PLAN	date:	JAN. 23, 2026	sheet no.	A105

number TEN architectural group

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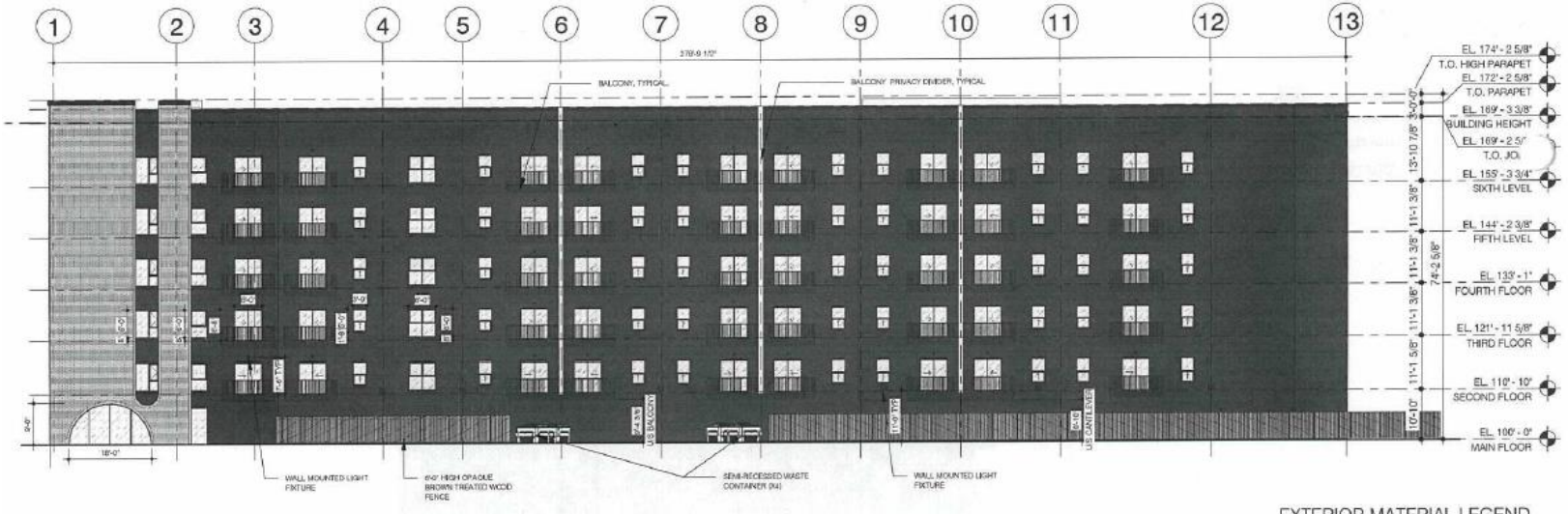



GABOURY PLACE

EXTERIOR MATERIAL LEGEND

- BRICK CLADDING
- FIBER CEMENT/ STUCCO SIDING
- METAL CLADDING

NOTES:

1. FINAL COLOUR SELECTION TO BE CONFIRMED.
2. TYPICAL WINDOWS & PATIO DOORS DIMENSIONS ARE SHOWN ONCE PER ELEVATION.

project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

sheet title: SOUTH BUILDING ELEVATION

scale: As indicated
drawn by: RC/LB/MS
checked by: LB
date: JAN.23, 2026

project no. 2025038

sheet no. A202

number TEN architectural group
Winnipeg Office 204.942.0981
Victoria Office 250.360.2106
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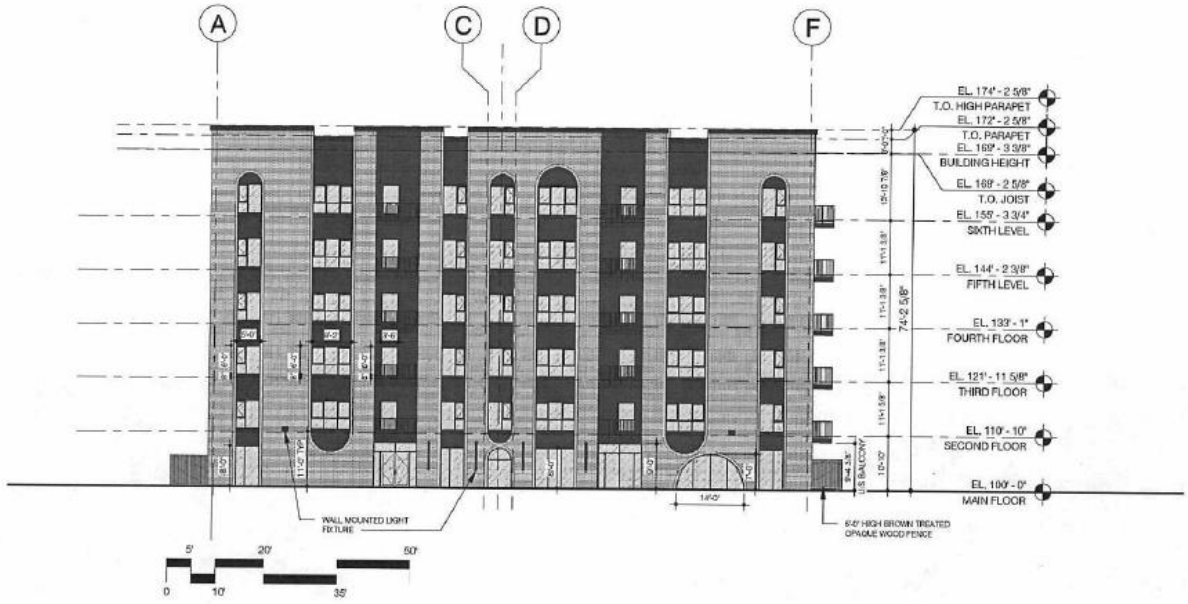

DES MEURONS STREET

EXTERIOR MATERIAL LEGEND

- BRICK CLADDING
- FIBER CEMENT/ STUCCO SIDING
- METAL CLADDING

NOTES:

1. FINAL COLOUR SELECTION TO BE CONFIRMED.
2. TYPICAL WINDOWS & PATIO DOORS DIMENSIONS ARE SHOWN ONCE PER ELEVATION.

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project	MULTI-FAMILY DEVELOPMENT 470 DES MEURONS, WINNIPEG, MB	scale:	As indicated	project no.	2025038
		drawn by:	RC/LB/MS		
		checked by:	LB		
sheet title	WEST BUILDING ELEVATION	date:	JAN. 23, 2026	sheet no.	A201

number TEN architectural group
Winnipeg Office 204 942.0981
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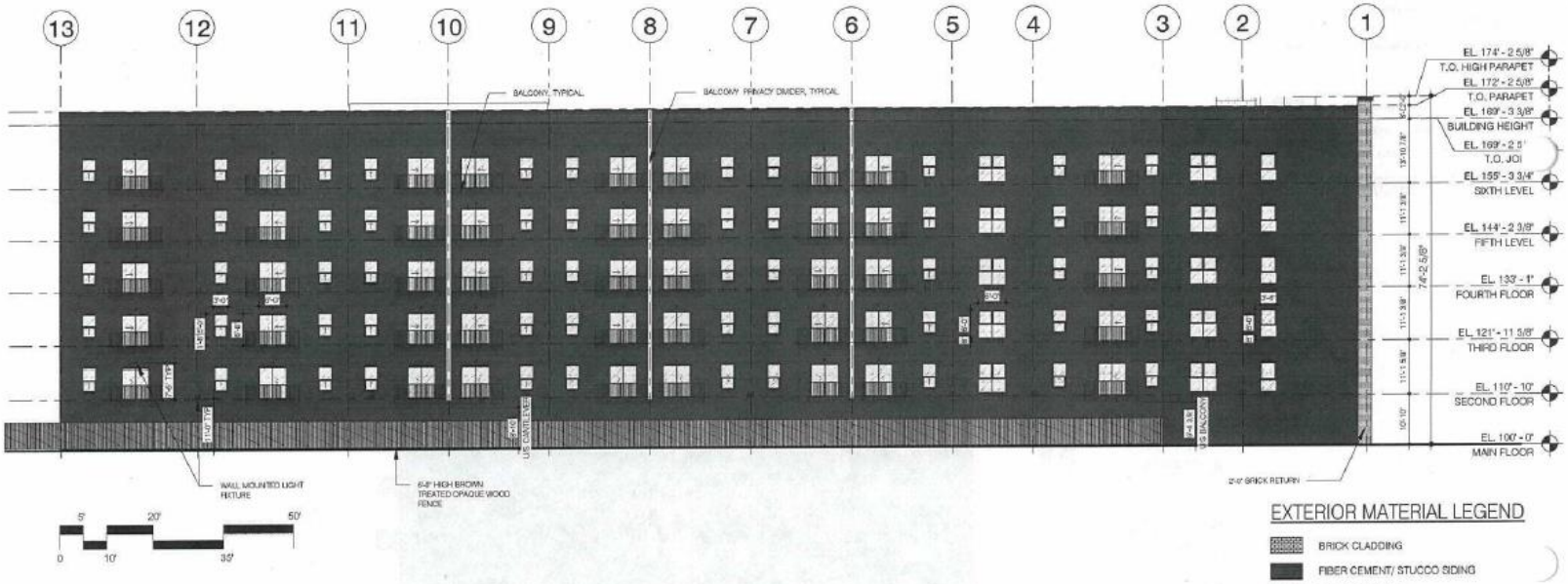

EXTERIOR MATERIAL LEGEND

- BRICK CLADDING
- FIBER CEMENT/ STUCCO SIDING
- METAL CLADDING

NOTES:

1. FINAL COLOUR SELECTION TO BE CONFIRMED.
2. TYPICAL WINDOWS & PATIO DOORS DIMENSIONS ARE SHOWN ONCE PER ELEVATION.

project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

sheet title: NORTH BUILDING ELEVATION

scale: As indicated
drawn by: RC/LB/MS
checked by: LB
date: JAN. 23, 2026

project no. 2025038

sheet no. A204

number TEN architectural group
Winnipeg Office 204.942.0661
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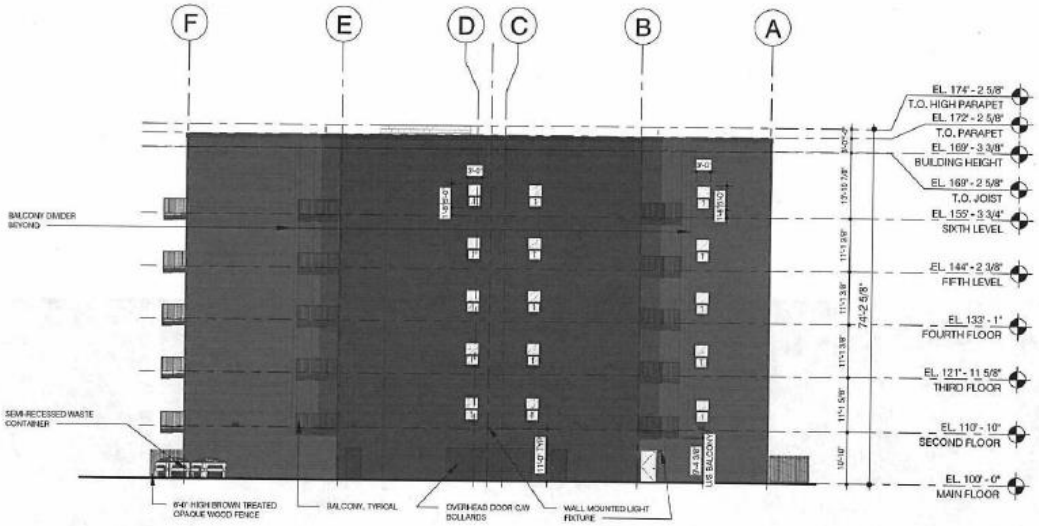

EXTERIOR MATERIAL LEGEND

- BRICK CLADDING
- FIBER CEMENT/ STUCCO SIDING
- METAL CLADDING

NOTES:

1. FINAL COLOUR SELECTION TO BE CONFIRMED.
2. TYPICAL WINDOWS & PATIO DOORS DIMENSIONS ARE SHOWN ONCE PER ELEVATION.

project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

sheet title: EAST BUILDING ELEVATION

scale: As indicated
drawn by: RLC/LB
checked by: LB
date: JAN. 23, 2026

project no. 2025038

sheet no. A203

number TEN architectural group
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