Rue Aubert at Rue St. Joseph

PLAN APPROVAL 26 - 116846 ZR

June 2nd, 2026 – Riel Community Committee

StreetSide
A QUALICO Company

sevenzeroone architecture inc.

Landmark
Planning & Design Inc.



TEAM

StreetSide
A QUALICO Company

A local Winnipeg developer.

sevenzeroone architecture inc.

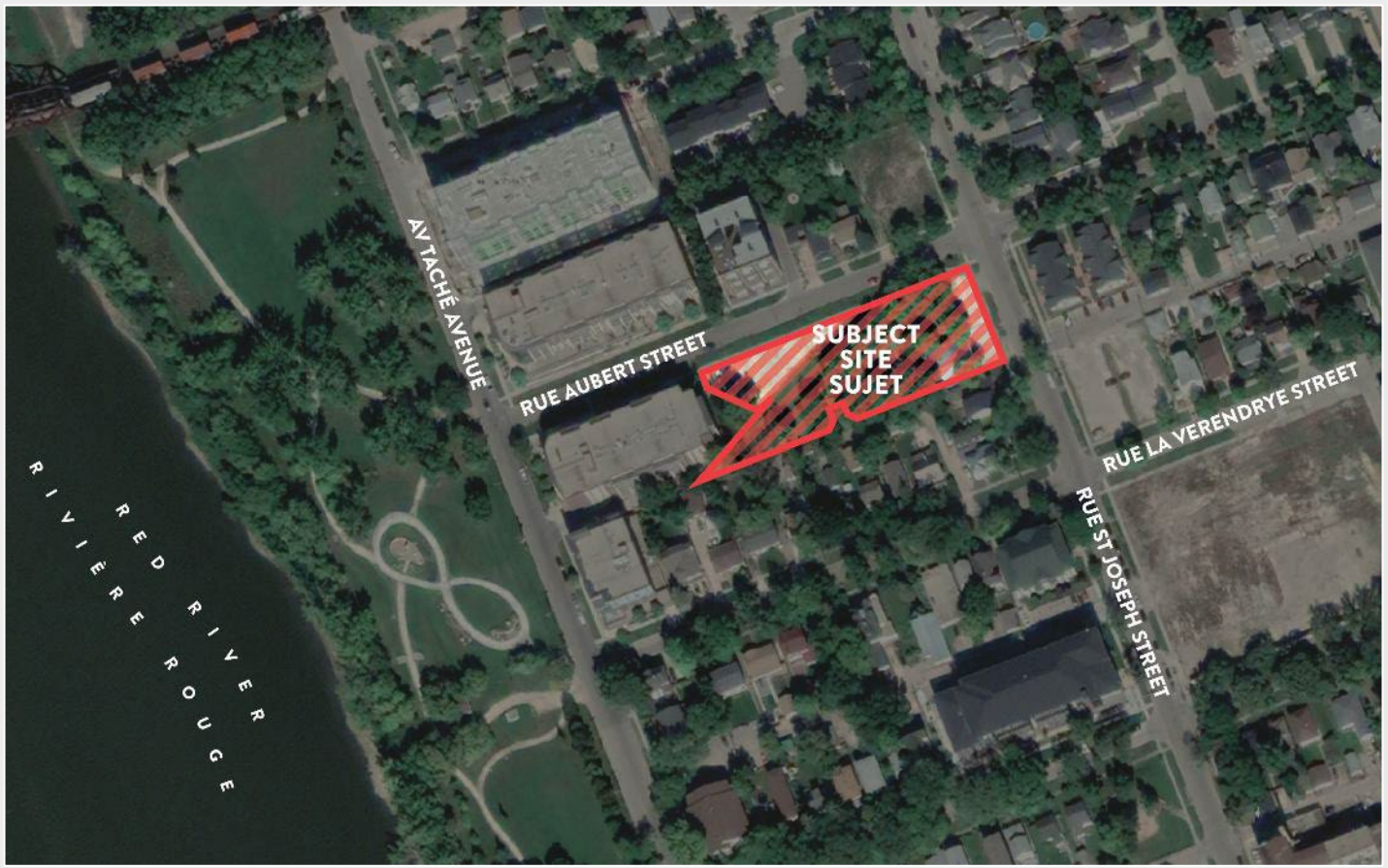
Led the site and building design processes.

Landmark
Planning & Design Inc.

Led the planning, engagement, and development approvals processes.

SITE CONTEXT

The +/- 48,605 square foot site is located at the southwest corner of Rue Aubert and Rue St. Joseph and is vacant.





Landmark
Planning & Design Inc.

APPROVALS PROCESS

An application to rezone this property (DAZ 205/2025) received full support from the Public Service and was approved by Council in November 2025.

01

Stakeholder Engagement – Fall/Winter 2024

Four public meetings to introduce the project team and design concepts, receive input, demonstrate how feedback received had been considered and addressed, and outline the planning process.

02

Public Hearing (Rezoning and Variances) – September 2025

DAZ and DAV applications to accommodate a residential multi-family building on the subject site. These applications received full support from the Public Service, with conditions.

03

Appeal Hearing – October 2025

Decision made by the Riel Community Committee regarding the variances was concurred in.

04

Plan Approval – June 2026

Presentation of design proposal to Riel Community Committee.

PROPOSED DESIGN

The proposed design features the following:

- A 7-storey building;
- A total of 115 dwelling units,
  - One-, two- and three-bedroom units;
  - Ground-floor dwelling units and street level patios;
- 120 underground parking stalls;
  - Accessible and van accessible parking;
  - A car share stall and vehicle;
  - Access via an approach on Rue Aubert;
- Secure indoor bike parking;
- Outdoor visitor bike parking;



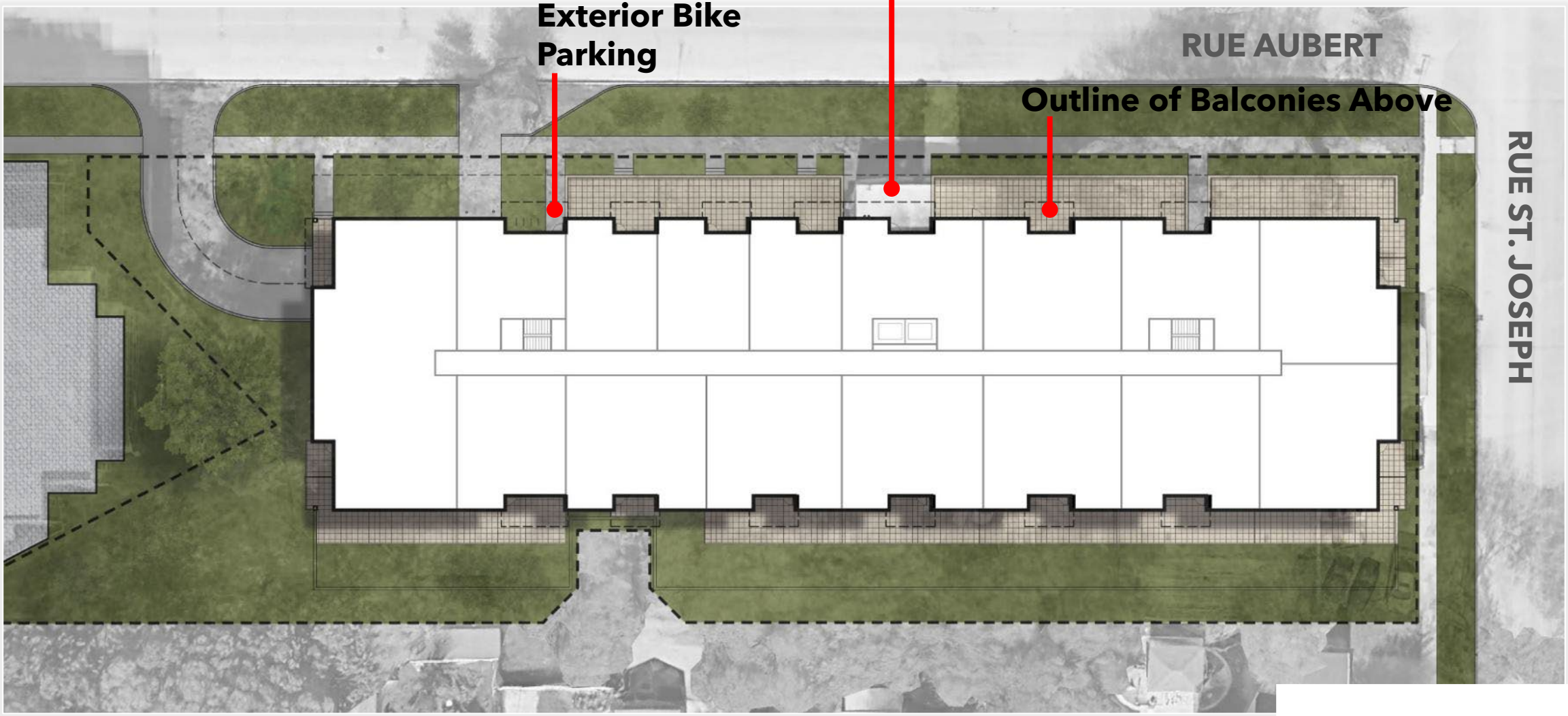
PROPOSED DESIGN

The proposed design features the following:

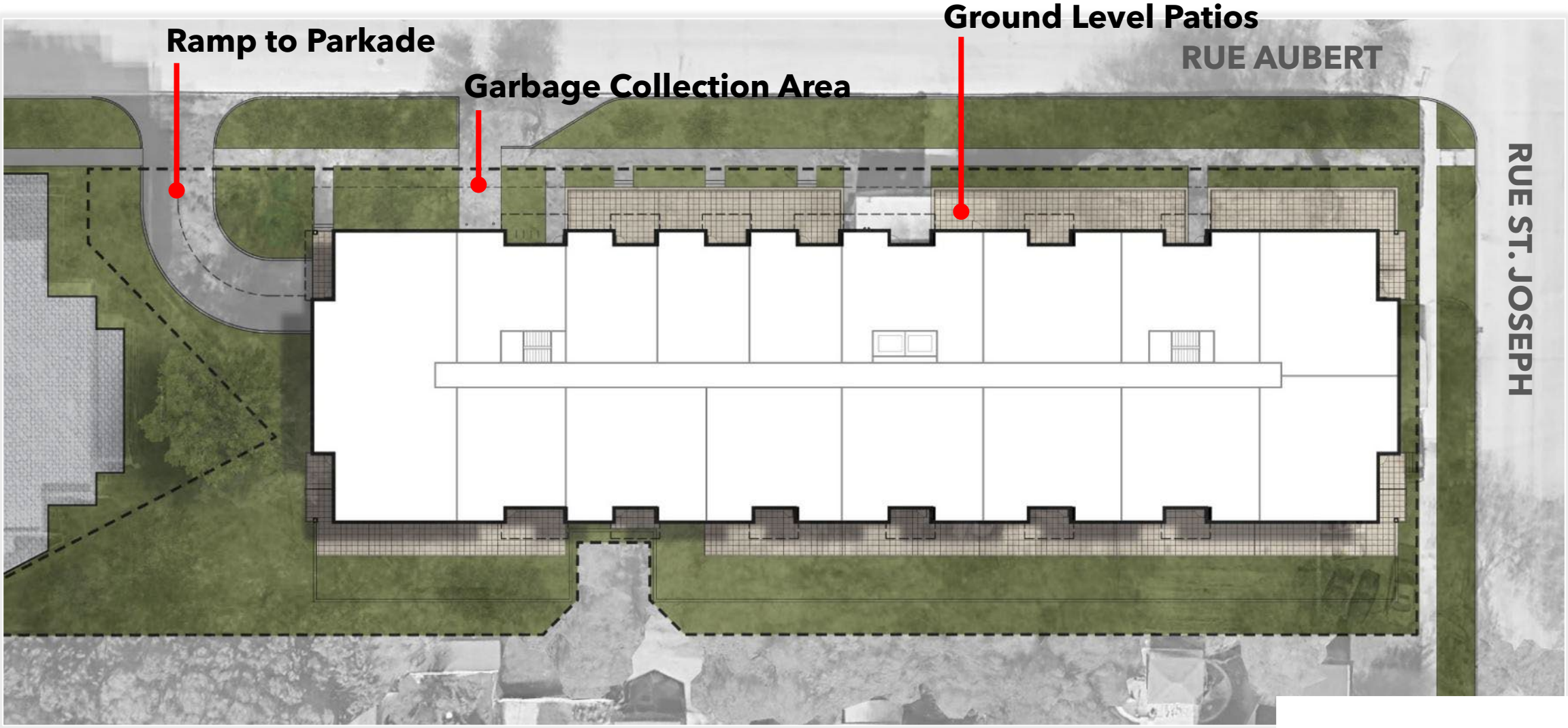
- Primary building entrance onto Rue Aubert;
- A rooftop amenity space for tenants;
- Accessible building features;
- New street-edge and building foundation landscaping (in addition to the preservation of existing trees); and
- New pedestrian connections to Rue Aubert and Rue St. Joseph.



SITE PLAN


Primary Building Entrance
Exterior Bike Parking
RUE AUBERT
Outline of Balconies Above
RUE ST. JOSEPH

SITE PLAN


Ramp to Parkade
Garbage Collection Area
Ground Level Patios
RUE AUBERT
RUE ST. JOSEPH

BUILDING MATERIALS

Varying colours and materials work to provide both horizontal and vertical articulation to reduce the perceived massing of the building and reinforce a high-quality pedestrian-oriented design.



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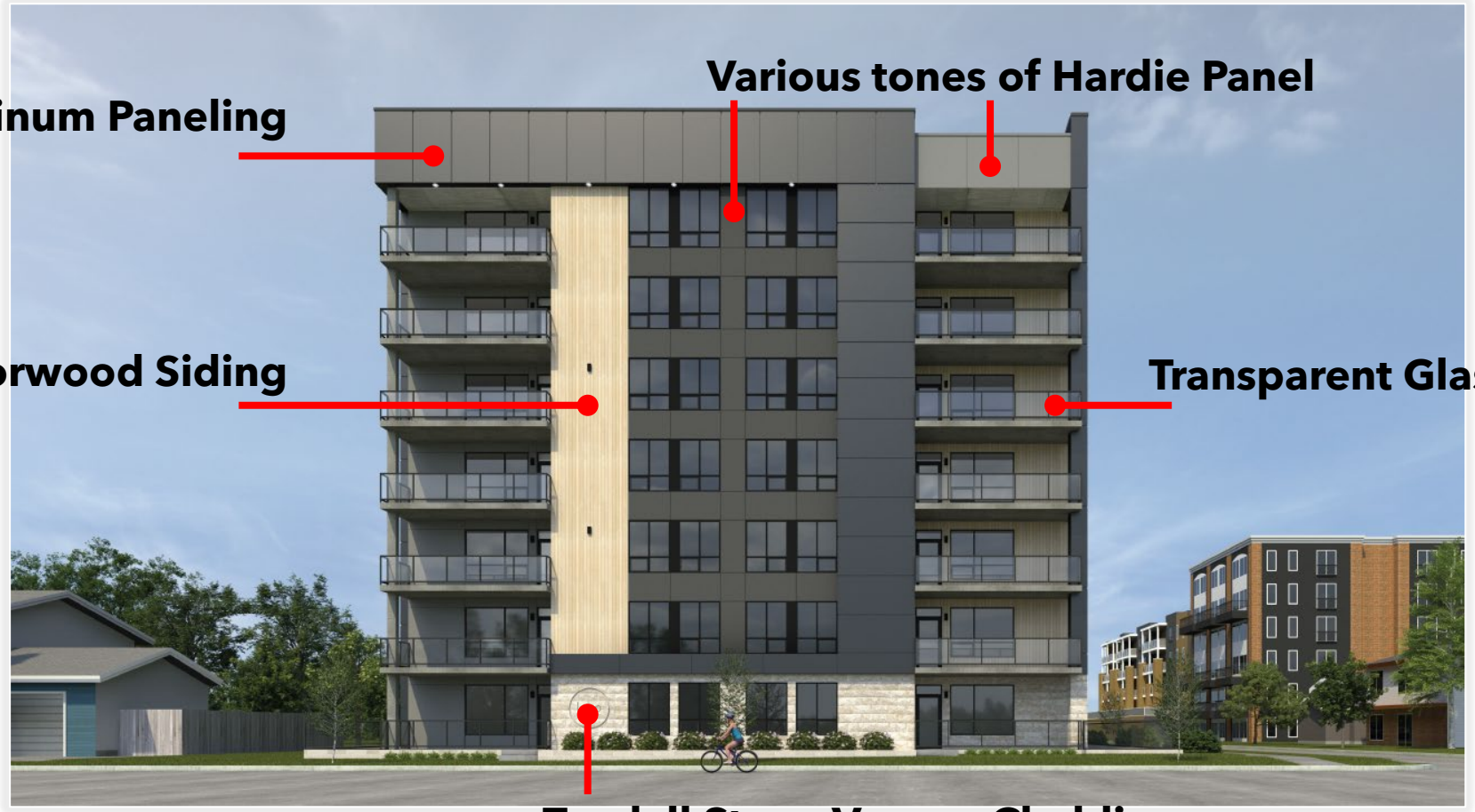


PRIMARY BUILDING ENTRANCE

Varying colours and materials work to provide both horizontal and vertical articulation to reduce the perceived massing of the building and reinforce a high-quality pedestrian-oriented design.





LOOKING SOUTHWEST FROM RUE ST. JOSEPH AT RUE AUBERT



RUE ST. JOSEPH BUILDING ENTRANCE



LOOKING SOUTH FROM RUE AUBERT



RUE AUBERT ENTRANCE – PRIMARY BUILDING ENTRANCE



LOOKING NORTHWEST FROM RUE ST. JOSEPH

LANDSCAPE CONSIDERATIONS

A total of 117 trees and shrubs are proposed along the street edge, building foundation, and rear of the site. Street edge trees are in excess of the minimum Zoning By-law requirement. The plant schedule includes the following:

- Discovery Elm trees (7)
- Hot Wings Tatarian Maple trees (11)
- Spring Snow Flowering Crabapple trees (8)
- Ivory Halo Dogwood shrubs (14)
- Galahad Mockorange shrubs (13)
- Goldflame Spirea shrubs (21)
- Royal Jubilee Ninebark shrubs (40)



Tree A
Discovery Elm
Size: Wire Basket
65cm Cal., Even branching above 2M

Tree B
Hot Wings Tatarian Maple
Size: Wire Basket
65cm Cal., Even branching above 2M

Tree C
Spring Snow Flowering Crabapple
Size: Wire Basket
65cm Cal., Even branching above 2M



Shrub A
Ivory Halo Dogwood
Size: #3 Container

Shrub B
Galahad Mockorange
Size: #3 Container

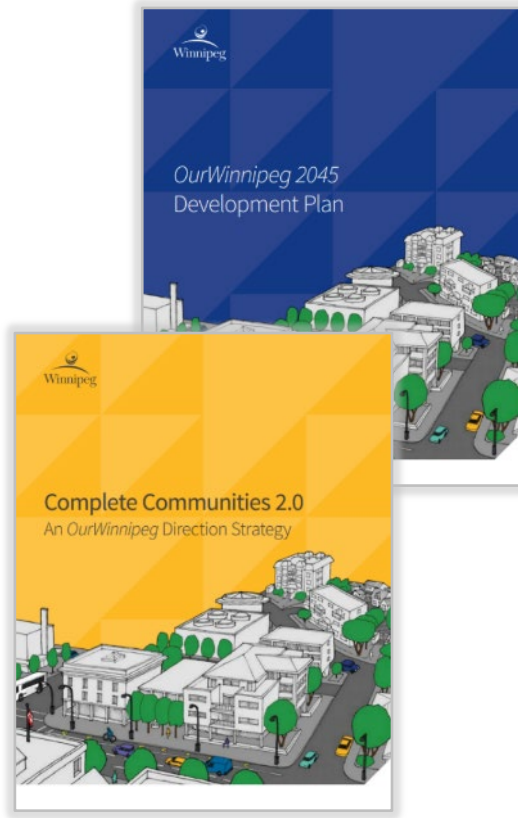
Shrub C
Goldflame Spirea
Size: #3 Container

Shrub D
Royal Jubilee Ninebark
Size: #3 Container

OURWINNIPEG 2045 & COMPLETE COMMUNITIES 2.0

***Our Winnipeg 2045*, the City's Development Plan, and *Complete Communities 2.0* include the following design language supportive of this type of development in Established Neighbourhoods:**

- Encourage development that **contributes to neighbourhood character** while expanding housing options for residents in a manner that is complementary to existing development;
- Use setbacks to provide landscaping, courtyards for individual units, or other amenities that support the pedestrian environment, design, and **relationship to the street;**
- Encourage building design to include a range of **architectural features** that create visual interest and positively contribute to the **visual aesthetics** of the street;
- Create, **pedestrian-oriented** development by ensuring the siting, form, and scale of new development has a strong relationship to the street and public spaces in a way that is consistent with **neighbourhood context**.



NORTH ST. BONIFACE SECONDARY PLAN

The proposal meets design related policies set within the *North St. Boniface Secondary Plan,* including:

- ✓ To ensure the design of all buildings contributes to a strong residential streetscape and reinforces the relationships between the buildings and the street;
- ✓ To promote densities that support a safe and liveable community, as well as a thriving boulevard Provencher as a neighbourhood main street;
- ✓ Designing buildings and spaces that are attractive, context-sensitive and pedestrian-oriented; and
- ✓ Building on the area's natural and cultural assets to create a unique sense of place.



SUMMARY

The proposed design is well-suited to the North St. Boniface neighbourhood:

- ✓ The Public Service is supportive of the design as submitted.
- ✓ The site is located in an area that is very well-suited to support it.
- ✓ It addresses the design-related policies of *OurWinnipeg 2045*, *Complete Communities 2.0*, and the *North St. Boniface Secondary Plan*.
- ✓ It increases housing choice to help meet resident life-cycle needs within the urban infill area.
- ✓ It is the result of over a year of collaboration with the City of Winnipeg and stakeholders.



THANK YOU. QUESTIONS?

