ADMINISTRATIVE REPORT

Title: Plan Approval 26-105666 – 250 Paulette Duguay Street

Issue: For consideration at the Public Meeting of the plan approval drawing package for the 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.

1. That this Plan Approval does not come into force and effect until the associated Variance filed under DAV 26-105687\C comes into force and effect.

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 30/2020:

The owner must submit plans showing the location and design for land zoned "RMF-M", "RMF-L", "C2", "C3", "CMU", "M1", M2" and "MMU" of any and all proposed:

i) buildings,

ii) accessory parking areas,

iii) private approaches,

iv) garbage enclosures,

v) fencing;

vi) outside lighting;

vii) landscaping, and

viii) free-standing signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development (the "Director") and to the Riel Community Committee for approval prior to the issuance of any building permit 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 30/2020

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

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-105666**
COMMUNITY:	St Boniface
NEIGHBOURHOOD #:	5.539 - (STOCK YARDS)
SUBJECT:	Plans of Proposed Multi-Family Residential Development
LOCATION:	250 Paulette Duguay Street
LEGAL DESCRIPTION:	LOT 1 PLAN 74635 RCMP
APPLICANT:	Ironclad Developments Inc. (Madhurima Das)
OWNER:	7319828 MANITOBA LTD.

DISCUSSION

SITE DESCRIPTION

- The subject property is located on Paulette Duguay St, in the Stock Yards neighbourhood of the St Boniface ward.
- The subject site is 106,829 square feet (9,924.7 square metres) in area. The site is currently vacant.
- The subject site is accessed by Paulette Duguay.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Major Redevelopment Site policy area. The property is zoned “RMF-M” Residential Multi-Family (Medium) district.

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

SURROUNDING LAND USE AND ZONING

North: Vacant land zoned “RMF-L” Residential Multi-Family (Large) district.

South: Vacant land zoned “RMF-M” Residential Multi-Family (Medium) district.

East: Paulette Duguay, then vacant land zoned “RMF-M” Residential Multi-Family (Medium) district.

West: Rail line, then residential uses on land zoned “CMU” Commercial Mixed Use district.

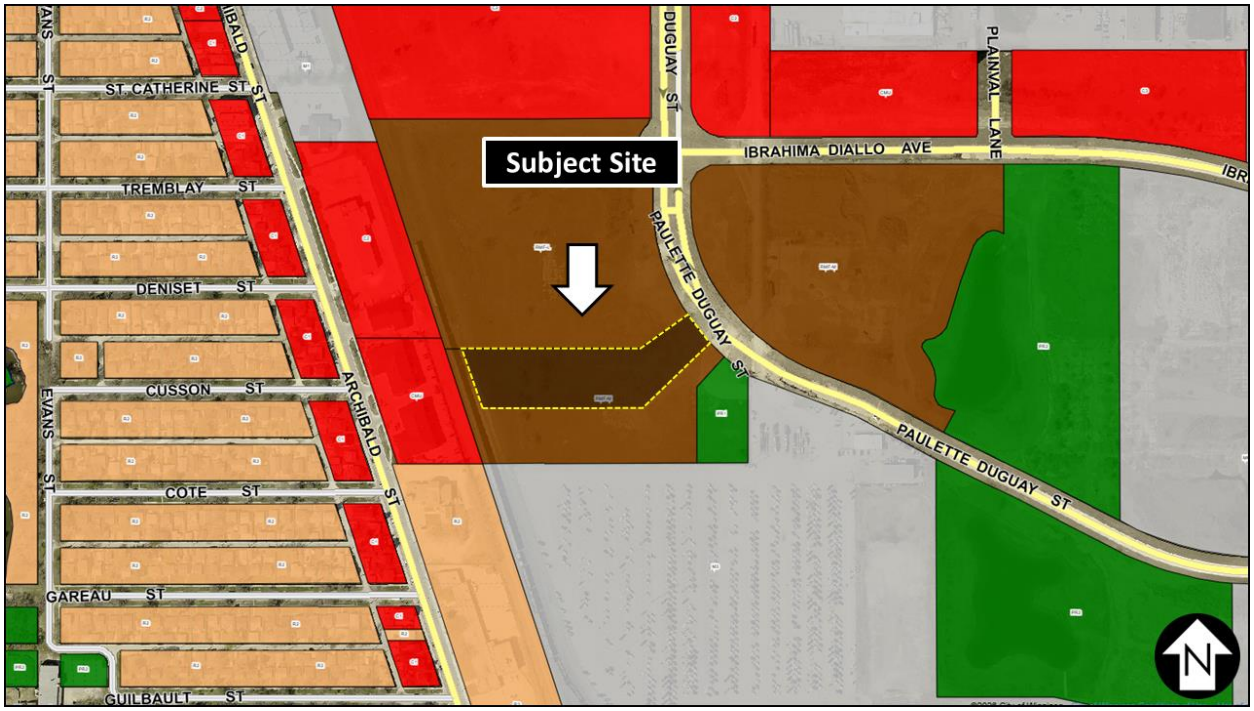

Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct two residential multi-family buildings:
  - West Building:
    - 11,074 square feet in area, 75.9 feet in height (6 storeys)
    - 71 total suites, including 16 studios, 2 one-bedrooms, 41 two-bedrooms, and 12 three-bedroom units.
    - Underground parking
  - East Building:
    - 13,881 square feet in area, 75.9 feet in height (6 storeys)
    - 75 total suites, including 23 one-bedrooms, 42 two-bedrooms, and 10 three-bedroom units.
    - Underground parking
- Landscaping
  - Street edge: 3 trees and 15 shrubs required; 3 trees and 15 shrubs provided
  - Building A Foundation: 19 shrubs required, 32 shrubs provided
  - Building B Foundation:
    - Building entrance: 25 shrubs required, 50 shrubs provided
    - Façade facing ROW: 7 shrubs required, 24 shrubs provided

    - Parking lot interior: 4 trees and 12 shrubs required, 4 trees and 16 shrubs provided
    - South parking buffering: 13 trees and 64 shrubs required, 13 trees and 93 shrubs provided
- Parking:
    - 219 spaces required; 145 provided (Variance required)
    - 22 guest spaces required; 15 provided (Variance required)
    - 7 accessible spaces required; 7 provided
    - 32 bicycle parking required; 22 provided
        - 22 located securely in the parkade, 10 on surface for guests
    - Access will be shared with the adjacent lot to the south and a requirement to add a cross-access agreement has been included with this approval.
- Rail setback requirement
    - As per the secondary plan: A 30 metre setback from the mutual property line to any habitable room or space within a dwelling in conjunction with constructing a 2.0 metre in height berm adjacent to a secondary main line or a 2.5 metre in height berm adjacent to a principal main line together with noise attenuation fencing and security fencing.
        - The site plan includes a 45.9 foot (14 metre) crash berm and 98.5 foot (30 metre) setback from the adjacent rail line.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The Complete Communities Direction Strategy 2.0 (*CCDS 2.0*) supports *OurWinnipeg*, 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 subject property is located in the "Major Redevelopment Site" policy area as outlined in *CCDS 2.0*. The goals and policies from *CCDS 2.0* that apply to the subject property include:

Goal 1: *Require development in Major Redevelopment Sites to be guided by a secondary plan.*

- 1.1 *Require that the development in Major Redevelopment Sites be guided by a front end inclusive planning process, culminating in a secondary plan.*

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.*
- 3.7 *Support a range of different types, tenures and unit sizes in housing opportunities.*

Public Markets Secondary Plan

Secondary Plan Vision:

- *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.*

Policies relevant to the proposed development include:

- *3.3.2.1. Multi-family uses such as row dwellings, townhomes and multi-storey residential buildings, shall be the predominant land use allowed within the Higher Density Residential areas.*
- *3.3.2.2. West of the collector road bisecting the Higher Density Residential area, multi-storey residential buildings shall not exceed 14 storeys and 150 feet (45.72 metres) in height, excluding permitted projections in the Winnipeg Zoning By-law*
- *3.3.2.4. Single-family and two-family dwellings shall not be permitted.*
- *3.3.2.9. New residential development should be attractive in design and use various methods to ensure neighbourhood character, including appropriate articulation, glazing, and the use of a variety of building materials and colours.*
- *3.3.2.10. The following design and siting considerations should be applied to apartment style multi-family residential development:*
    - *a. Large expanses of blank walls are discouraged;*
    - *b. Balconies, windows, architectural details, and façade treatments should be used to provide visual interest;*
    - *c. The site plan should illustrate a clear common entrance to the building(s), including landscaping, lighting, and connections to the public street, where applicable, and off-street parking areas; and*
    - *d. Off-street parking areas should include landscaping and trees around the perimeter of the lot and between rows of parking stalls to provide visual interest.*
- *3.3.2.12. Where residential uses abut a collector road, fencing and landscaping should be designed so as to provide an appealing aesthetic, including visual and physical connections.*
- *3.3.2.13. New residential development shall include the following mitigation measures to help reduce the potential impacts of rail operations that are in proximity to the new development:*
    - *a. A 30 metre setback from the mutual property line to any habitable room or space within a dwelling in conjunction with constructing a 2.0 metre in height berm adjacent to a secondary main line or a 2.5 metre in height berm adjacent to a principal main line together with noise attenuation fencing and security fencing.*

- *i. Alternative mitigation measures that meet or exceed the above, such as the development of a crash wall or reduction of a setback with an increased berm height, may be considered through consultation with the applicable rail provider.*

The proposed development is consistent with the above polices of the secondary plan in that:

- It is multi-storey residential development within the Higher Density Residential area
- It is less than 14 storeys in height
- The facades use a variety of building materials and colours to create an attractive design
- There are no large blank walks
- There are balconies, windows, and a common building entrance for both buildings
- Off-street parking is landscaped
- The rail setback measures have been met

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommend approval of the submitted plans because…

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, MCP
Date:	June 11, 2026
File No:	ZR-PA 26-105666