Agenda – Riel Community Committee – June 30, 2026

REPORTS

Item No. 1 Plan Approval – 825 Tache Avenue
(St. Boniface Ward)
File DASZ 40/2025

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

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

1. That the Plan Approval File No. 26-168051 shall come into force and effect upon the coming into force and effect of the Variance for the subject land under File No. DAV 26-166053\D.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On June 26, 2026, the Riel Community Committee laid the matter over to its special meeting on June 30, 2026 at 1:00pm in the Council Building at 510 Main Street.

ADMINISTRATIVE REPORT

Title: Plan Approval 26-168051 – 825 Tache Avenue

Issue: For consideration of a Plan Approval for a 65-unit multi-family development

Critical Path: Riel Community Committee as per condition 1E of Council's September 26, 2024, approval of Report Item Number 16 - Amendments to the Real Estate Policy Framework in Support of Affordable Housing

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Michael Robinson, RPP, MCIP	n/a	n/a	n/a	

RECOMMENDATIONS

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

1. That the Plan Approval File No. 26-168051 shall come into force and effect upon the coming into force and effect of the Variance for the subject land under File No. DAV 26-166053\D.

REASONS FOR REPORT

Pursuant to the "Real Estate – Declaration as Surplus and Sale of Property" adopted by Council on September 29, 2021, and amended on September 26, 2024:

- *All sale agreements intended for affordable housing and coordinated through the HAF program until January 1, 2027 will include a condition for plan approval by the relevant Community Committee.*
- A Plan Approval to the East Kildonan-Transcona Community Committee is required prior to the issuance of permits.

The applicant has submitted:

- Site Plan with dimensions
- Landscaping Plan
- Colour Elevations with dimensions

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposal ***can*** proceed.

HISTORY

DASZ 40/2025

- A Subdivision and Rezoning application was passed by Council in 2025 to subdivide and rezone the lands at 825 Tache Avenue to the “RMF-L” Residential Multi Family (Large) district (565-569 Watt Street) for the purpose of constructing a multi-family residential development.

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-168051**
COMMUNITY:	Riel
NEIGHBOURHOOD #:	501 - (NORTH ST. BONIFACE)
SUBJECT:	Plans for a 65-unit multi-family development
LOCATION:	825 Tache Avenue
LEGAL DESCRIPTION:	FIRSTLY: SP LOTS 11 TO 15 PLAN 29652 WLTO SUBJECT TO A RIGHT OF WAY FOR ALL PURPOSES AND AS APPURTENANT TO SP LOT 16 AS SHOWN ON SAID PLAN, OVER AND UPON SAID LOT 15 SUBJECT TO A RIGHT OF WAY FOR ALL PURPOSES AND AS APPURTENANT TO SP LOT 17 AS SHOWN ON SAID PLAN,OVER AND UPON SAID LOTS 14 AND 15 SUBJECT TO A RIGHT OF WAY FOR ALL PURPOSES AND AS APPURTENANT TO SP LOT 18 AS SHOWN ON SAID PLAN, OVER AND UPON SAID LOTS 13,14 AND 15 IN RL 76 PARISH OF ST BONIFACE SECONDLY: LOTS 1 AND 2 BLOCK D PLAN 10 WLTO (S DIV) IN RL 76 PARISH OF ST BONIFACE
APPLICANT:	Prairie Architects Inc. (Damien Fenez)
OWNER:	THE CITY OF WINNIPEG

DISCUSSION

SITE DESCRIPTION

- The subject property is located on Tache Avenue in the North St. Boniface Neighbourhood of the St. Boniface Ward.
- There is a pending application to rezone the subject property to “RMF-L” Residential Multi-Family Large zoning district, which received first reading in 2025.
- The lot is approximately 77,139 square feet in area.
- The subject property is located within the “Established Neighbourhoods - Mature Communities” policy area under *Complete Communities Direction Strategy 2.0* (CCDS 2.0). It is also within the North St. Boniface Secondary Plan area.



Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single-family residence zoned “M2” Manufacturing District
South: Right of Way
East: Tache Avenue
West: Open space zoned “M2” Manufacturing District



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a six storey, 65 unit multi-family building
- 30% of the units are reserved as deeply affordable and 25% of the suites will be accessible
- The site was previously rezoned and subdivided for multi-family residential development in 2025 under File No. DASZ 30/2025.
- Access to the site is via an approach off Tache Avenue.
- There are 38 vehicle parking spaces
- There is one car share vehicle provided
- There are 30 bicycle parking spaces (24 indoor and 6 outdoor)
- The elevations show a mix of hardie board and masonry veneer.
- The proposed landscaping includes street edge and building foundation landscaping.
- On-site outdoor amenities include balconies, benches, and picnic tables

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

- The applicant worked with the HAF office on the design before making a formal submission.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommends ***approval*** of the submitted plans for the following reasons:

- The building setbacks provide for landscaping, internal open/green spaces, as well as other outdoor amenities that support the pedestrian environment, building design, and relationship to the street.
- There are balconies and a substantial amount of transparent glazing and windows placed to support eyes on the street and reinforce the public realm.
- Parking is located within the building to create a strong pedestrian realm.
- The proposed cladding materials are high quality and provide visual interest
- The proposal creates a pedestrian-oriented residential development by ensuring the siting and form has a strong relationship to the street, public spaces and amenities that is consistent with the neighbourhood context.
- The plans are consistent with policies in *Complete Communities Direction Strategy 2.0 and the North St. Boniface Secondary Plan*

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Michael Robinson, RPP, MCIP
Date:	June 17, 2026
File No:	ZR-PA 26-168051