

Minutes – Riel Community Committee – June 26, 2026

REPORTS

**Item No. 4 Plan Approval – 391, 397 & 401 Provencher Boulevard
(St. Boniface Ward)
File DASZ 27/2025**

COMMUNITY COMMITTEE DECISION:

The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 391, 397 & 401 Provencher Boulevard.

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DECISION MAKING HISTORY:

Moved by Councillor Mayes,

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

Carried

Brennan Johnson, Planner, Landmark Planning & Design Inc., submitted a communication in support of the matter.

ADMINISTRATIVE REPORT

Title: Plan Approval 26-153812 – 391, 397 & 401 Provencher Boulevard

Issue: For consideration at the Public Meeting of the plan approval drawing package for the residential mixed-use building and accessory parking area.

Critical Path: Riel Community Committee as per DASZ 27/2025

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Gillian Kolody, MCP	n/a	n/a	n/a	

RECOMMENDATIONS

The Urban Planning and Design Division recommends approval of the submitted plans.

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 27/2025:

2. *That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “RMU” Residential Mixed-Use District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated October 29, 2025, and attached as Schedule “B” to this report, subject to the following conditions:*
 - A. *That the developer 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. *The Owner must submit plans showing the location and design of any and all proposed:*
 - (a) *principle buildings;*
 - (b) *accessory parking areas;*
 - (c) *private approaches;*

- (d) *garbage enclosures;*
- (e) *fencing;*
- (f) *landscaping; and*
- (g) *free-standing signage*

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the Riel Community Committee prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

The applicant has submitted:

- Colour elevations;
- Garbage enclosure plan;
- Landscaping plans with plan list; and
- Site plan with dimensions.

IMPLICATIONS OF THE RECOMMENDATIONS

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

FILE/APPLICANT DETAILS

FILE: ZR-PA 26-153812

COMMUNITY: St Boniface

NEIGHBOURHOOD #: 5.501 - (NORTH ST. BONIFACE)

SUBJECT: Plans of Proposed Residential Mixed-Use Building with an Accessory Parking Area

LOCATION: 391 Provencher Boulevard

LEGAL DESCRIPTION: PARCEL A PLAN 74833

APPLICANT: Landmark Planning & Design Inc (Brennan Johnson)

OWNER:

DISCUSSION

SITE DESCRIPTION

- The subject property is located on Provencher Street between Thibault Street and Nadeau Street, in the North St. Boniface Neighbourhood of the St Boniface Ward.
- The subject property is $\pm 16,778$ square feet in size.
- The subject site is currently occupied by two vacant commercial buildings and an office use building.

Under the *Complete Communities Direction Strategy 2.0*, the site is within the “Established Neighbourhoods – Mature Communities” policy area. The site is zoned “RMU” Residential Mixed Use.

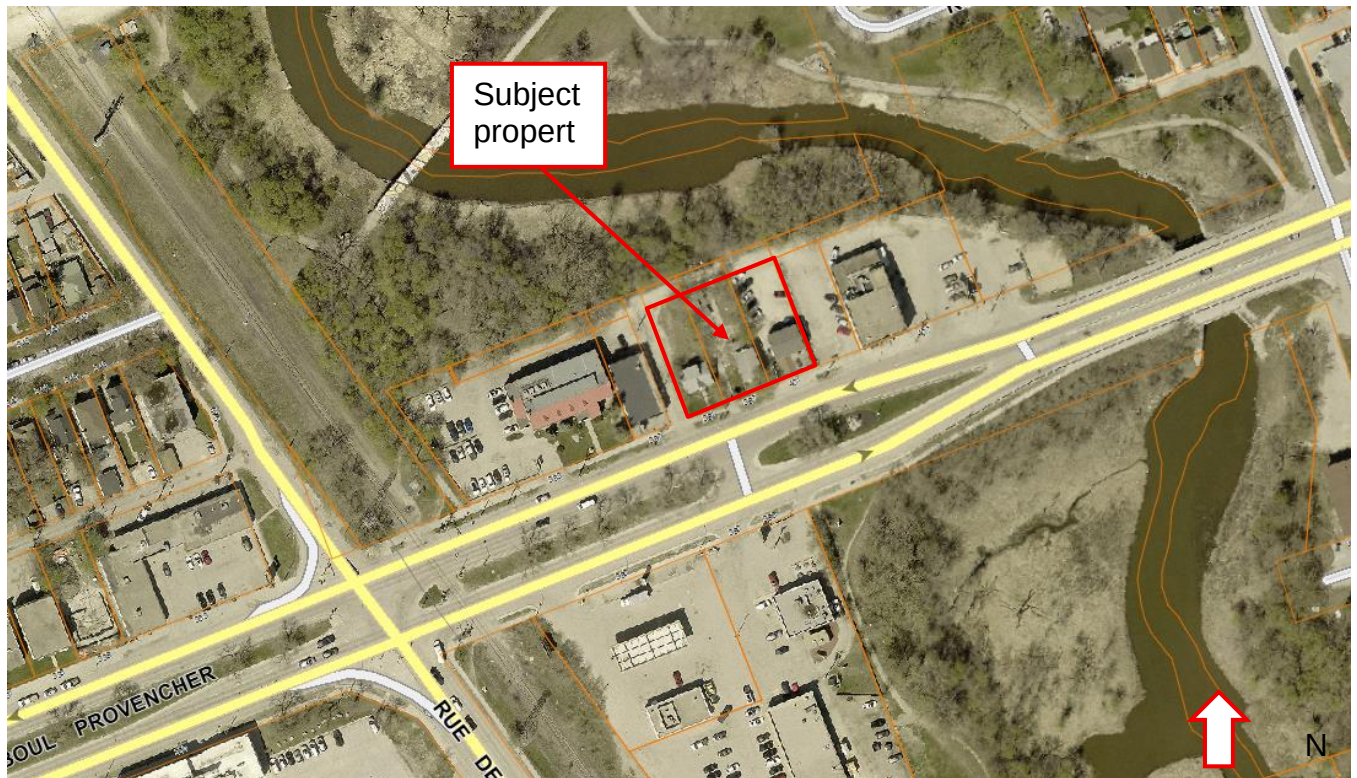


Figure 1: Air photo of subject site and surrounding context (Flown, 2018)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant is proposing to construct a six-storey mixed-use building featuring three (3) commercial units on the first floor and forty-five (45) residential units on floors two through six, with a building area of $\pm 8,261$ square feet and a height of ± 72 feet. The commercial units range in size from $\pm 1,806.57$ to $\pm 2,072.14$ square feet. The residential units range in

size from ± 599.35 to $\pm 1,118.98$ square feet with fifteen (15) 1-bedroom units, twenty-five (25) 2-bedroom units, and five (5) 3-bedroom units. The basement features lockers, bicycle parking, storage rooms and a utility room.

The façade of the building is proposed to be articulated and features Juliet balconies along Provencher Boulevard. The proposed building materials include different colours and patterns of EIFS (stucco), including orange with a stencil brick pattern, solid orange, dark gray, light gray, white and brown.

The primary entrances are located at the front of the building along Provencher Boulevard, while the secondary entrance is at the back of the building adjacent to the parking lot.

The applicant is proposing twenty-eight (28) parking spaces, including one (1) car share and two (2) accessible parking spaces, located at the rear of the building accessed from the side public lane. The applicant is also proposing fifteen (15) bicycle parking spaces in the basement of the building and ± 4 bicycle parking spaces at the front of the building.

The applicant is proposing earth bins in the northwest corner of the rear parking area with a 6-foot-tall wooden enclosure. The earth bins are accessed from the public lane.

Sod is proposed along the rear and front properties lines. Decorative stone mulch planting beds and decorative stone mulch paving are proposed along the front and east side property lines. Forty (40) total plants are proposed on the subject property, including a variety of evergreen trees, shrubs and evergreen shrubs.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0 (CCDS 2.0)* is one of four direction strategies supporting *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. *CCDS 2.0* provides policy guidance when assessing proposals that are seeking entitlements or changes to the *Winnipeg Zoning By-Law*.
- The subject property is located in the "Established Neighbourhoods – Mature Communities" policy area as identified in *CCDS 2.0*. Relevant policies for Established Neighbourhood areas include:

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

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.

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.

2.2. Encourage the location of commercial or mixed-use buildings at or near the front and corner side property lines to create a pedestrian orientation. Use setbacks to reinforce the public realm through landscaping and pedestrian amenities, such as entryways, patios, benches, and bicycle parking.

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.

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 aesthetics of the street and neighbourhood.

2.8. Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest which may include, but are not limited to, the following:

- a.** Direct pedestrian access to main building entrances from the street;
- b.** Transparent storefront displays;
- c.** Human scaled signage; and
- d.** Decorative lighting, awnings, benches and other pedestrian oriented amenities.

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.*

2.10. *Discourage building designs that orient the back of the building to the street.*

2.11. *Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.*

2.12. *New development should respect and complement the existing character of the built form of surrounding properties.*

2.15. *Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.*

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.*

2.17 *Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.*

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.*

Goal 3 *Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.*

3.1 *Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*

3.2 *Encourage a mix of types, tenures and unit sizes within residential developments. Make provisions for unit sizes that can accommodate varying family sizes and multi-generational households.*

Goal 4 *Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.*

4.4 *New commercial development should be complementary and context sensitive to nearby use.*

4.6 *Vertical commercial/residential mixed-use development is generally supported where local commercial development currently exists, where there is the presence of a public lane, or where the site is large enough to accommodate the proposed development where a public lane is not present.*

NORTH ST. BONIFACE SECONDARY PLAN

- The subject property is located in the Mixed Use Commercial Policy Area of the *North St. Boniface Secondary Plan*. Applicable policies include:

3.4 Mixed Use Commercial Policy Area

3.4.1 Objectives

- 1. To encourage mixed-use developments that help create a vibrant, pedestrian-oriented boulevard Provencher main street.*
- 2. To encourage a mix of commercial uses that support local residents and encourage a dynamic street life.*
- 3. To encourage building designs that positively contribute to the pedestrian environment.*

3.4.2 Policies

- 1. Vibrant, pedestrian-oriented concentration of residential, retail, service, restaurant, entertainment, and cultural uses along boulevard Provencher will be encouraged.*
- 4. Mixed use developments with commercial at-grade and residential above the first storey will be encouraged.*

3.7 Design Review

- 1. Except as otherwise provided in this plan, all development, redevelopment, expansion, demolition, signage or exterior alteration visible from public rights-of-way is subject to urban design review and must be approved by the Riel Community Committee or the Director, as provided in this section, prior to commencement.*
- 2. The Riel Community Committee shall make decisions on urban design review applications for new construction, expansion or signage.*

5. In making decisions on urban design review applications, the Riel Community Committee and Director must consider any requirements in this plan and any urban design guidelines, standards or criteria approved by the Standing Policy Committee responsible for land use planning matters.

ZONING AGREEMENT CONDITIONS (DASZ 27/2025)

- In addition to applying for Plan Approval, the proposed development complies with the conditions of the Zoning Agreement approved by Council in December 2025.
 - Namely, the building be limited to a maximum height of 80 feet.

REASONS FOR THE RECOMMENDATIONS

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

- The building and site design are compatible with the surrounding area.
- The plans are consistent with the *Winnipeg Zoning By-law* and the applicable 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: Gillian Kolody, MCP
Date: June 15, 2026
File No: ZR-PA 26-153812