

Minutes – Riel Community Committee – June 26, 2026

REPORTS

**Item No. 6 Plan Approval – Gypsum Drive
 (St. Vital Ward)
 File DASZ 18/2021**

COMMUNITY COMMITTEE DECISION:

The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved plans for Gypsum Drive, subject to the following condition:

1. That this Plan Approval does not come into force and effect until the associated Variance filed under DAV 26-144904\C comes into force and effect.

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DECISION MAKING HISTORY:

Moved by Councillor Mayes,

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

Carried

ADMINISTRATIVE REPORT

Title: Plan Approval 26-144893 – Gypsum Drive

Issue: For consideration at the Public Meeting of the plan approval drawing package for a multi-family residential development.

Critical Path: Riel Community Committee as per DASZ 18/2021.

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.

Subject to the following condition(s):

1. That this Plan Approval does not come into force and effect until the associated Variance filed under DAV 26-144904\C comes into force and effect.

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 18/2021:

That the developer enter into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter in accordance with the following: i. For those portions of the Owner's Land zoned "RMF-S" and "RMF-M" the Owner must submit plans showing the location and design of any and all proposed:

- a. buildings*
- b. accessory parking areas*
- c. private approaches*
- d. garbage enclosures*
- e. lighting*
- f. fencing*
- g. landscaping*

h. free-standing signage

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

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 18/2026

- On September 29, 2021, Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and DASZ 18/2026 was approved.

FILE/APPLICANT DETAILS

FILE:	ZR-PA 26-144893
COMMUNITY:	St Vital
NEIGHBOURHOOD #:	5.553 - (SAGE CREEK)
SUBJECT:	For consideration at the Public Meeting of the plan approval drawing package for a multi-family residential development.
LOCATION:	Gypsum Drive
LEGAL DESCRIPTION:	LAMONTAGNE RD CLOSED BY INST NO.433887 BLOCK 49 PLAN 70960 RCMP & 121/122 ST B
APPLICANT:	Wrenny Liu
OWNER:	SAGE CREEK DEVELOPMENT CORPORATION

DISCUSSION

SITE DESCRIPTION

- The subject property is located on Gypsum Dr, in the Sage Creek neighbourhood of the St. Vital ward.
- The subject site is 127,784 square feet (11,871.5 square metres) in area. The site is currently vacant.
- The subject site will be accessed by Gypsum Drive
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhoods – Recent Communities policy area. The property is zoned “RMF-S” Residential Multi-Family (Small) district.

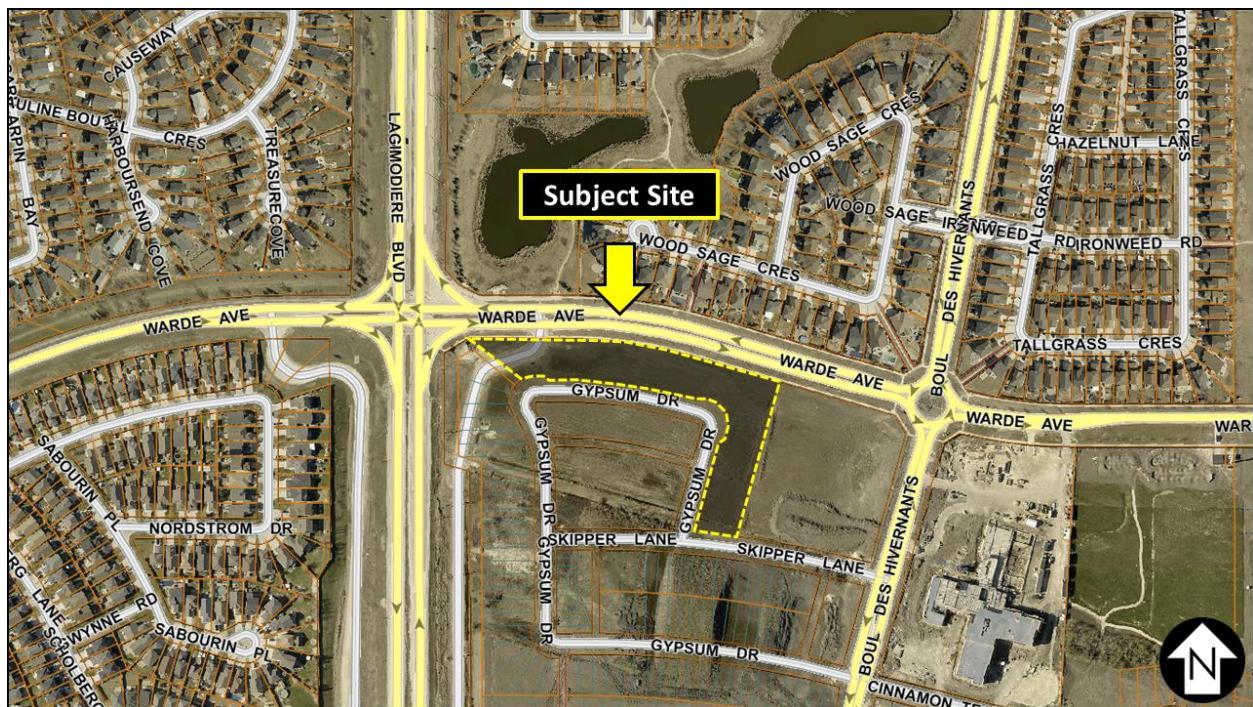


Figure 1: Air photo of subject site and surrounding context (Flown, 2018)

SURROUNDING LAND USE AND ZONING

North: Warde Avenue, then residential uses on land zoned “R1-M” Residential Single-Family (Medium) district.

South: Vacant land zoned “RMF-S” Residential Multi-Family (Small) district

East: Vacant land zoned “RMF-S” Residential Multi-Family (Small) district

West: Vacant land zoned “R1-M” Residential Single-Family (Medium) district

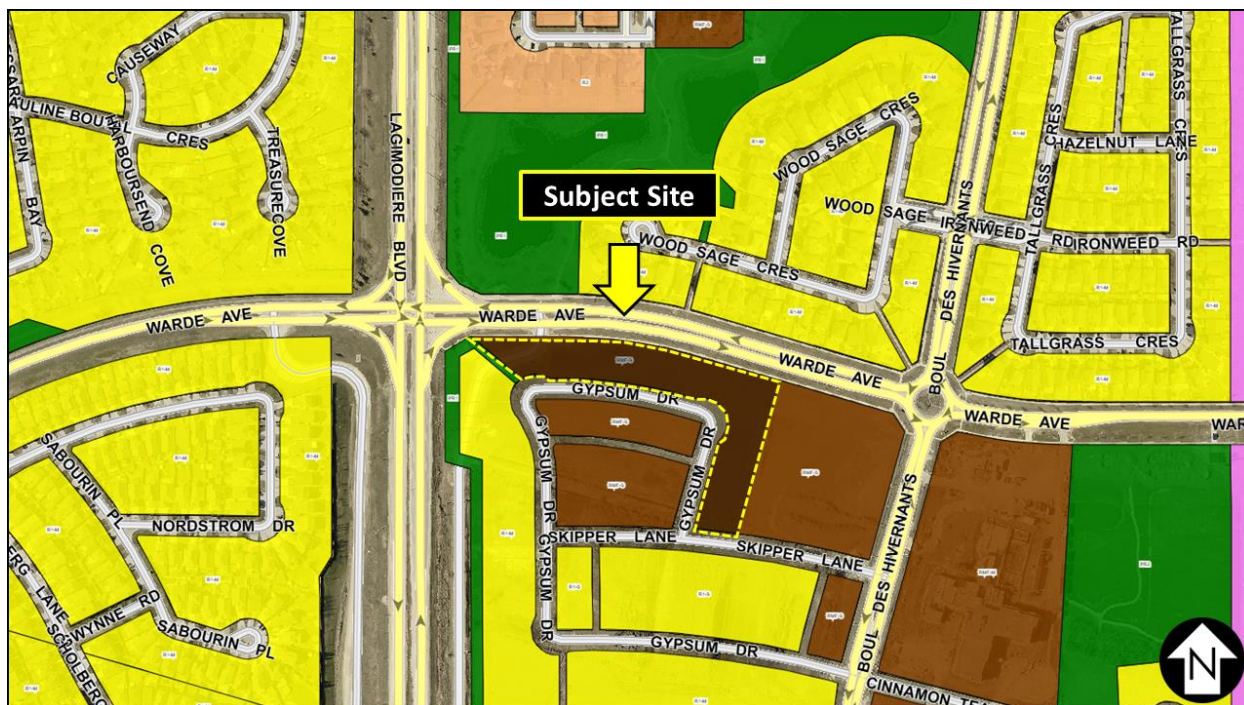


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a multi-family residential development featuring 14 duplexes for a total of 28 dwelling units.
- Each building is one storey in height and features two bedrooms.
- Each building is 61 feet (18.59 metres) in width and 64 feet (19.5 metres) in length.
- Buildings 1-9 feature covered decks while buildings 10-14 feature open decks.
- Parking must be provided at a ratio of 1.5:1 (42 stalls minimum). The applicant is providing 56 stalls.
- The site will feature a total of 44 trees and 158 shrubs, exceeding the minimum requirement for trees (35) and meeting the minimum for shrubs.
- Variances for the rear yard setback of buildings 1-11 are required. See DAV 26-144904\C for more information.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The subject site is located in an Established Neighbourhoods – Recent Communities policy area under *OurWinnipeg 2045* and *Complete Communities Direction Strategy 2.0*. Relevant policies in *Complete Communities 2.0* include the following:
 - 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.*
 - 1.6 *In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:*
 - a. *Applicable City-endorsed policies or guidelines;*
 - b. *Existing zoning of the property and adjacent properties;*
 - c. *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
 - d. *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
 - e. *Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*
 - f. *Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;*
 - g. *The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
 - h. *The supporting transit, pedestrian and active transportation network; and*
 - i. *The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*
 - 1.16 *Small-scale residential uses, not including single-family, may be accommodated on collector roads and local streets with a public lane, where compatible with adjacent land uses, and in consideration of the factors listed in Policy section 1.6.*
 - 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.*
 - 3.1 *Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*

SOUTH ST. BONIFACE AREA STRUCTURE PLAN

Under the *South St. Boniface Area Structure Plan*, the subject lands are located in the Residential Area policy area. The purpose of the Residential Area is to provide for a range of low to medium density residential development. In addition, compatible and complementary high-density residential, institutional, recreational, and local commercial uses will be allowed within this area. Policies relevant to this proposal include:

5.1.2 Policies

(1) Composition of the Residential Area

a. Subject to the policies of this plan,

(i) Single family, two family, triplex and fourplex residential uses shall be predominant use of land within the Residential Area

(ii) Alternative housing forms, including multi-unit and special needs housing, institutional uses, recreational uses, public uses, and local commercial sites, and other similar and accessory uses to the above, may be allowed within the Residential Area where determined to be compatible and appropriate, and

The proposed development consists of two-family dwellings, which is consistent with the intended predominant land uses in the Residential Area.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommend approval of the submitted plans because the submitted plans demonstrate a high-quality design and are consistent with *Complete Communities Directions Strategy 2.0* as well as the *South St. Boniface Area Structure Plan*.

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
Date: June 5, 2026
File No: ZR-PA 26-144893