

Minutes – Riel Community Committee – June 26, 2026

REPORTS

**Item No. 7 Plan Approval – Sage Creek Boulevard
 (St. Vital Ward)
 File DASZ 6/2014**

COMMUNITY COMMITTEE DECISION:

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

1. That the Plan Approval under File No. 26-114764 shall come into force and effect upon the coming into force and effect of the associated Variance application under File No. 26-114730/D.

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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 26-114764 – Sage Creek Boulevard

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

Critical Path: Riel Community Committee as per DASZ 6/2014

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.

Subject to the following condition(s):

1. That, the Plan Approval under File No. 26-114764 shall come into force and effect upon the coming into force and effect of the associated Variance application under File No. 26-114730/D.

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 6/2014:

2. *That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning and subdividing the planned area as shown on Schedule "A" for File DASZ 6/2014 dated April 28, 2014 to "RMF-S", "RMF-M" and "RMF-L" Multi-Family Districts subject to the following:*
 - A. *That the applicant enter into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:*
 - ii. *That, for the development of any building, and/or accessory parking area and/or signage within the lands zoned "RMF-S", "RMF-M" and "RMF-L" Residential Multi-Family, plans shall be submitted showing the location and design of the proposed buildings, the location and design of*

accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage to the Director of Planning, Property and Development and the Riel Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

The applicant has submitted:

- Colour elevations;
- Exterior elevations;
- 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 26-114764
COMMUNITY:	St Vital
NEIGHBOURHOOD #:	5.553 - (SAGE CREEK)
SUBJECT:	Plans of Proposed Residential Mixed-Use Building with an Accessory Parking Area
LOCATION:	Sage Creek Boulevard
LEGAL DESCRIPTION:	LOT 1 PLAN 63108 RCMP
APPLICANT:	Streetside Development (Paul Gray)
OWNER:	SAGE CREEK DEVELOPMENT CORPORATION

DISCUSSION

SITE DESCRIPTION

- The subject property is located along Sage Creek Boulevard and Des Hivernants Boulevard, on the southeast corner of the roundabout, in the Sage Creek neighbourhood of the St Vital ward.
- The subject site is $\pm 106,297$ square feet ($\pm 9,875.31$ square metres) in area. The site is currently vacant.
- The subject site is accessed from Sage Creek Boulevard and Des Hivernants Boulevard.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhood – Recent Communities policy area.
- The property is zoned “RMF-L” Residential Multi-Family (Large) District.



Figure 1: Aerial photo of subject site and surrounding area (*flown 2024*). Please note that the subject map has not been updated to reflect changes approved as per DASZ 10/2025.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to construct a 168-unit seven (7) storey multi-family residential dwelling. The building area is $\pm 36,916$ square feet and the building height is ± 68.17 feet. The units range from ± 769 to $\pm 1,402$ square feet. The basement features a parkade. The main floor features a lounge, gym, bicycle parking and residential units. Finally, the second to seventh floors features residential units, with a roof top patio on the second floor.
- The façade of the building is proposed to be articulated and features balconies for each residential unit. The proposed building materials include metal panel cladding in sandstone, charcoal, pewter and bone white, aluminum panel cladding in deep black, modular face brick in black, as well as limestone cladding and spandrel panel.
- The applicant is proposing 225 parking spaces, with 104 stalls in the parkade and 121 surface parking spaces. The surface parking is located at the rear of the building and accessed from Sage Creek Boulevard and Des Hivernants Boulevard, while the parkade is accessed via the surface parking lot. Seven (7) accessible parking stalls are included as well. Bicycle parking is provided on the main floor in two storage rooms, as well as outside of the primary building entrance.
- The applicant is proposing earth bins at two locations on the subject property, accessed from the parking lot.
- Sod and rock mulch planting beds are also proposed along the front and corner properties lines, as well as scattered at the rear of the building and throughout the parking lot. 273 total plants are proposed on the subject property, including a variety of deciduous trees, coniferous trees, and deciduous shrubs.
- The proposed development requires Variances for the subject building (see planner's report for DAV 26-114730).

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 Neighbourhood – Recent Communities" policy area as identified in *CCDS 2.0*.
- The key goals and policies guiding the development of Established Neighbourhoods 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.*
- 1.14** *Mid-rise residential uses will generally be accommodated on arterial roads where compatible with adjacent land uses and where they can be conveniently served with 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.*

- 1.3** *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.*
- 1.4** *Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.*
- 1.5** *Encourage a variety of architectural styles.*
- 1.6** *Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.*
- 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.*
- 2.13** *Where appropriate, taller buildings should use step backs and roof design to mitigate negative impacts on adjacent properties and provide a more comfortable pedestrian environment.*
- 2.15** *Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.*
- 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.*
- 2.18** *Strongly discourage locating surface parking lots between streets and building fronts.*
- 2.19** *Where motor vehicle parking must be accessed from a front street, it should be effectively screened or incorporated into the building in a manner that positively contributes to the attractiveness of the streetscape.*
- 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.*

SOUTH ST. BONIFACE SECONDARY PLAN

- The subject property is located in the Village Area and Neighbourhood Node Policy Areas of the *South St. Boniface Secondary Plan*. Applicable policies include:

5.2.2 Policies

(1) Composition of the Neighbourhood Nodes

a. Subject to the policies of this Plan, a Neighbourhood Node

(i) shall contain

(B) a concentration of housing which may include multi-unit residential.

5.3.2 Policies

(1) Composition of the Village Centre

a. Subject to the policies of this Plan,

(ii) in order to create a cohesive shopping, living and leisure environment within the Village Centre

(B) multi-unit residential shall be required and, subject to adequate demand, it is the intent to be the predominant residential housing form

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 *South 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 26-114764