

Minutes – Riel Community Committee – June 26, 2026

PUBLIC HEARINGS

**Item No. 3 Variance – Taché Avenue
(St. Boniface Ward)
File DAV 166053/2026D**

COMMUNITY RECOMMENDATION:

The Riel Community Committee did not hear any representations on the application and adjourned the public hearing to its special meeting on Tuesday, June 30, 2026 at 1:00 p.m. in the Council Building at 510 Main Street.

Minutes – Riel Community Committee – June 29, 2026

DECISION MAKING HISTORY:

Moved by Councillor Mayes,

That no representations be heard on the application, and the public hearing be adjourned to the special meeting of the Riel Community Committee meeting on Tuesday, June 30, 2026 at 1:00 p.m. in the Council Building at 510 Main Street.

Carried

File: DAV 166053/2026D

Applicant: Damien Fenez (Prairie Architects Inc.)

Premises Affected: Tache Avenue

Legal Description: LOT 1 DASZ 30/2025, hereinafter called “the land”

Property Zoned: “M2” (Manufacturing General)

Nature of Application: To vary the "RMF-L" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

1. For the construction of a multi family dwelling to permit:
 - A. A south side yard of 7.9 feet (2.4 metres) instead of 18 feet (5.48 metres);
 - B. A north side yard of 8.9 feet (2.7 metres) instead of 18 feet (5.48 metres);
 - C. A rear yard of 20 feet (6.1 metres) instead of 25 feet (7.62 metres);
 - D. 39 parking spaces instead of 48 parking spaces;
2. For the establishment of an accessory parking area to permit no unassigned guest parking spaces instead of 5 spaces;

EXHIBITS FILED FOR DAV 166053/2026D

1. Application dated May 28, 2026
2. Notification of Public Hearing dated June 8, 2026
3. Manitoba Status of Title 1279146/1
4. Letter of authorization dated April 14, 2026 from the Acting Manager of Real Estate and Land Development Division (Gord Chappell) to Réseau Compassion Network (Paul Vermette)
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Plans, Sheets 1 to 8 inclusive, for File DAV 166053/2026D dated June, 2026
7. Report from the Urban Planning Division dated June 17, 2026
8. Inspection Report
9. Communication dated June 25, 2026, from Annelie Reimer in opposition to the application
10. Communication dated June 25, 2026, from Gavin Jag in opposition to the application
11. Communication dated June 25, 2026, from Gilbert Grenier in opposition to the application
12. Communication dated June 25, 2026, from Gabrielle Dube-Starkey in opposition to the application

ADMINISTRATIVE REPORT

Title: DAV 26-166053\D – Tache Ave

Issue: For consideration of a Variance associated with a multi-family residential building

Critical Path: Riel Community Committee

AUTHORIZATION

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

DECISION AND CONDITIONS

The Urban Planning and Design Division recommends **approval** of the application to vary the "RMF-L" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

- 1) for the construction of a multi family dwelling to permit:
 - a) a south side yard of 7.9 feet (2.4 metres) instead of 18 feet (5.48 metres);
 - b) a north side yard of 8.9 feet (2.7 metres) instead of 18 feet (5.48 metres);
 - c) a rear yard of 20 feet (6.1 metres) instead of 25 feet (7.62 metres);
 - d) 39 parking spaces instead of 48 parking spaces;
- 2) for the establishment of an accessory parking area to permit no unassigned guest parking spaces instead of 5 spaces;

Subject to the following condition(s):

1. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

2. That prior to the issuance of a development permit, a signed car share service agreement with a car share provider for a minimum of one car share vehicle shall be submitted to the satisfaction of the Director of Planning, Property, and Development.

REASON FOR THE REPORT

- The applicant is proposing to build a 6 storey multi-family residential building and requires several Variances to the *Winnipeg Zoning By-Law*.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE: DAV 26-166053\D
RELATED FILES: [RELATED1]
COMMUNITY: Riel Committee
NEIGHBOURHOOD #: 5.501 - (NORTH ST. BONIFACE)

SUBJECT: To vary the "RMF-L" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 as follows:
1) for the construction of a multi family dwelling to permit:
a) a south side yard of 7.9 feet (2.4 metres) instead of 18 feet (5.48 metres);
b) a north side yard of 8.9 feet (2.7 metres) instead of 18 feet (5.48 metres);
c) a rear yard of 20 feet (6.1 metres) instead of 25 feet (7.62 metres);
d) 39 parking spaces instead of 48 parking spaces;
2) for the establishment of an accessory parking area to permit no unassigned guest parking spaces instead of 5 spaces;

LOCATION: Tache Ave
LEGAL DESCRIPTION: LOT 1 DASZ 30/2025

APPLICANT: Damien Fenez (Prairie Architects Inc.)
139 Market Ave Unit 101
Winnipeg, MB R3B 0P5

OWNER: 10225176 MANITOBA LTD.
444 St Mary Ave 900 (C/O)
Winnipeg, MB R3C 3T1

HISTORY

N/A

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a Variance with respect to a property may be approved if the Variance:

- (a) is consistent with *Plan Winnipeg* and any applicable secondary plan;
- (b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;
- (c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and
- (d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject property is located on Tache Ave, in the North St. Boniface neighbourhood of the St Boniface ward.
- The subject site is 77,139 square feet in area. The site is currently vacant.
- The subject site is accessed by an approach from Tache Avenue.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Mature Communities policy area. The property is zoned "RMF-L" Residential Multi-Family Large District.

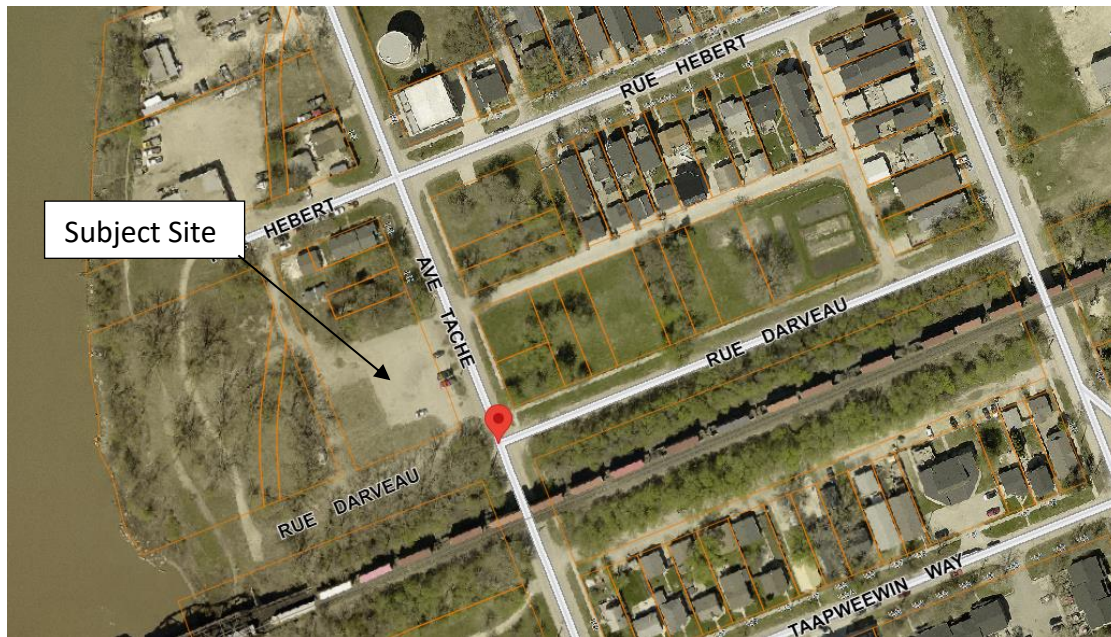


Figure 1: Aerial photo of subject site and surrounding area (flown 2024)

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.
- In order to establish the use, several Variances are required.

COLLABORATIVE PLANNING AND CONSULTATION

With the Public Service

Conversations occurred with the Public Service.

With the Public

Extensive consultation occurred with the public prior to approval of the DASZ application in 2025.

ANALYSIS AND ISSUES

OURWINNIPEG 2045/COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The development complies with all applicable policies in OurWinnipeg 2045 and Complete Communities 2.0,

NORTH ST. BONIFACE SECONDARY PLAN

The development complies with all applicable policies in the North St. Boniface Secondary Plan

CITY OF WINNIPEG ZONING BY-LAW 200/2006

The applicant requires several Variances to establish the use. The reason for each Variance is as follows:

South side yard setback

The Winnipeg Zoning By-law requires a side yard setback of 8 feet plus 2 feet for storey for multi-family buildings in the “RMF-L” District. Based on the size of the proposed building, a side yard of 18 feet is required. The applicant is proposing a south side yard of 7.9 feet. Consequently, a Variance is required.

North side yard

Similar to the south side yard, an 18 foot north side yard is required. The applicant is providing 8.9 feet. For this reason, a Variance is required.

Rear yard

The Winnipeg Zoning By-law requires a rear yard setback of 25 feet. The applicant is proposing 20 feet. In light of this, a Variance is required.

Parking

The Winnipeg Zoning By-law requires 48 parking spaces for the proposed development. The applicant is proposing 39 parking spaces, which triggers a Variance.

ANALYSIS

Side yard setbacks

Given the tight site dimensions the applicant has to work with as well as the Mature Communities context, the proposed south and north side yards are contextually suitable for the area. It is recommended that they be approved.

Rear yard

Similarly, given the tight site dimensions and the context, the proposed rear yard setback is compatible with the area. It was reviewed with the Parks Planner and it was determined it would have no negative impact on City owned trees to the west of the site. For these reasons, it is recommended that the Variance be approved.

Parking

The applicant has a parking shortfall of 9 stalls, however, they are providing a car share vehicle which will offset up to 12 off street parking stalls. In addition, they are proposing a small parking bay on Tache Avenue, which is supported by Public Works. For these reasons, the proposed Variance is supportable.

CONDITIONS OF APPROVAL

There are two recommended conditions of approval. The first condition is a standard two years to establish clause. The second condition requires submission of a signed car share service agreement prior to the issuance of development permits.

REASONS FOR DECISION

In the context of Section 247(3), the Urban Planning and Design Division **approves** the application for the following reasons:

- (a) is consistent with *Plan Winnipeg* and any applicable secondary plan;
In that, the proposed development complies with the North St. Boniface Secondary Plan
- (b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;
In that the proposed Variances fit the context.
- (c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and
In that, the proposed Variances are consistent with the surrounding area
- (d) is compatible with the area in which the property to be affected is situated.
In that, the proposed Variances are contextually suitable for this Mature Community context and are consistent with the North St. Boniface Secondary Plan.

CONSULTATION

In preparing this report there was internal consultation with: N/A

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg Goal: City Building

Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support *Complete Communities* principles, to achieve this Plan's sustainable development goals.

- Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

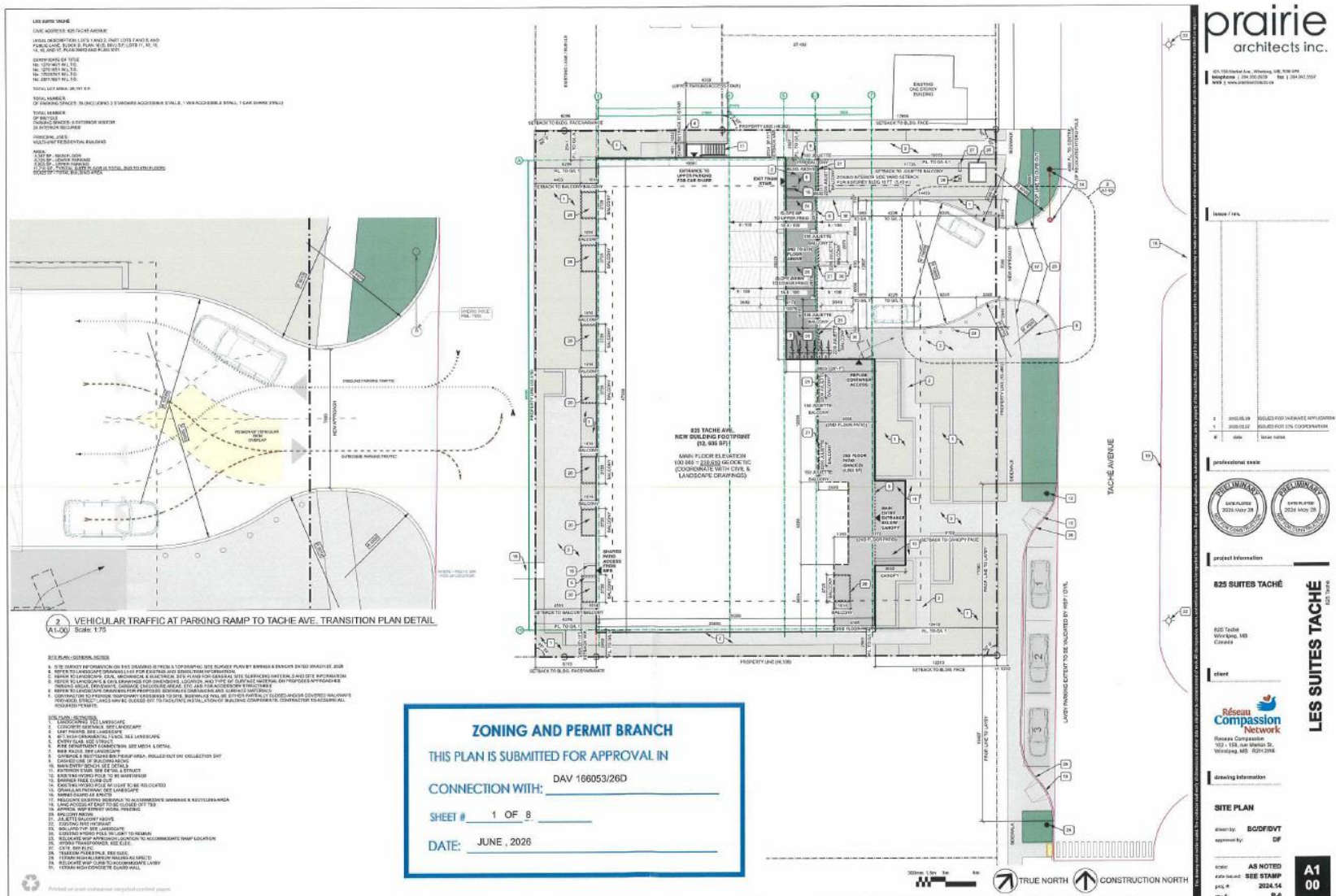
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Michael Robinson, RPP, MCIP
Date: June 17, 2026
File No. DAV 26-166053\D

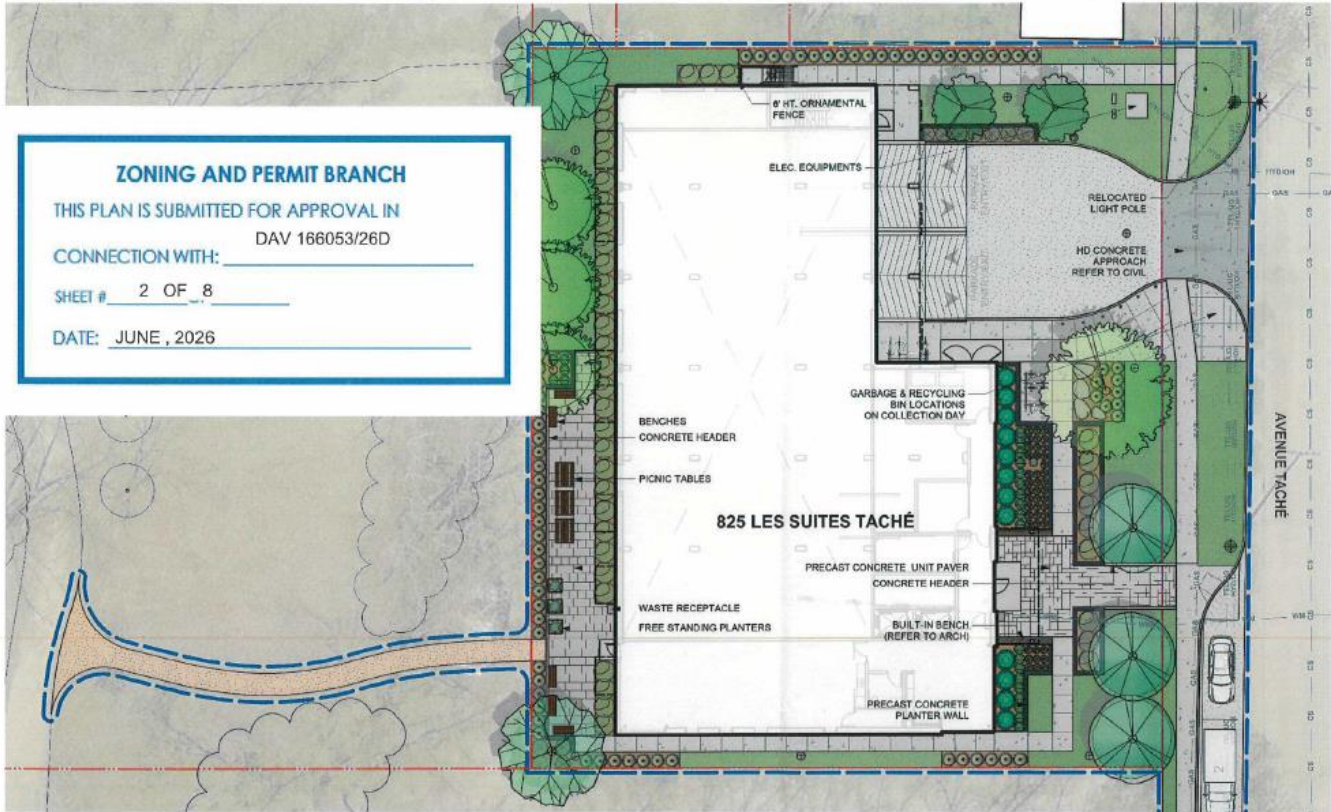


ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN
 CONNECTION WITH: DAV 166053/26D

SHEET # 2 OF 8

DATE: JUNE, 2026



1 LANDSCAPE PLAN
 Scale: 1:200

City of Winnipeg Landscape Zoning Requirements

Street Edge Landscaping - Tache Avenue
 32.43m: 112.01 (1 Tree / 30 L.F. & 3 shrubs / 20 L.F.)
 Required: 6 Trees, 26 Shrubs
 Proposed: 6 Trees, 18 Shrubs, 43 Perennials (Eqv. to 21 Shrubs)

Building Foundation Landscaping East (Tache Avenue, Main Entry)
 47.5m: 155.55 (1 Shrub / 10 L.F.)
 Required: 16 Shrubs
 Proposed: 31 Shrubs

Building Foundation Landscaping North
 28.04m: 92.00 (1 Shrub / 10 L.F.)
 Required: 9 Shrubs
 Proposed: 25 Shrubs

Building Foundation Landscaping South
 28.05m: 92.00 (1 Shrub / 10 L.F.)
 Required: 9 Shrubs
 Proposed: 17 Shrubs

Rear Site Edge Buffering: N/A, site is adjacent public reserve space

City of Winnipeg Circulation Zoning Requirements

Parking:
 45 Market-rate Housing Units (1 Stall per unit): 45 Required
 20 Affordable Accessible Units (0.15 Stall per unit): 3 Required
 (Table 5-9, P. 137 & Item 171 (2) Urban Int'l Area, P. 146, Winnipeg Zoning By-Law 200/2006)

Required: 48 Stalls
 Proposed: 30 Stalls Total in Parkade (Variance Applied)
 - 5 Standard Accessible
 - 1 Van Accessible
 - 1 Co-op Stall

3 on-street non-dedicated visitor/guest stalls: 3 Provided

Total Number of Bicycle Parking Spaces:
 0.5 Lockable bicycle per required parking stalls: 24 Required
 (Table 5-9, P. 137 & Item 169 Bicycle Parking, P. 141, Winnipeg Zoning By-Law 200/2006)

Required: 24 Spaces
 Proposed: 42 Spaces Total
 - 24 Spaces in Parkade
 - 18 Spaces in Exterior Landscape

- LEGEND:**
- PROPERTY LINE
 - LIMIT OF CONSTRUCTION
 - ROOF OVERHANG
 - HYDRO LINE OVERHEAD
 - TELEPHONE LINE OVERHEAD
 - COMBINED STORMWATER SEWER
 - WASTE WATERLINE
 - WATERMAIN
 - NATURAL GAS LINE
 - EXISTING CATCH BASIN
 - CATCH BASIN - REFER TO CIVIL
 - EXISTING TREES
 - ORNAMENTAL FENCE
 - PRECAST CONCRETE PLANTER WALL

- CIP CONCRETE SIDEWALK WITH SAW CUTS
- ASPHALT (REFER TO CIVIL)
- UNIT PAVER TYPE 1
- UNIT PAVER TYPE 2
- GRANULAR PATHWAY
- SOD
- SHRUB BED WITH BARK MULCH
- BENCH
- WASTE RECEPTACLE
- BIKE RACK
- BOLLARDS
- FREE STANDING PLANTERS
- GRANITE BOULDERS

GENERAL NOTES:

THIS DRAWING MUST NOT BE SCALED.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, QUALITY AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.

VARIATIONS & MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE LANDSCAPE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE LANDSCAPE ARCHITECTS. IN RE-CREATING THE DRAWING, OTHER MUST BEAR THEIR NAME AS LANDSCAPE ARCHITECTS.

NOTES:

1	ISSUED FOR VARIANCE APPLICATION	2025-05-01
2	ISSUED FOR VARIANCE APPLICATION	2025-05-01
3	ISSUED FOR VARIANCE APPLICATION	2025-05-01
4	ISSUED FOR VARIANCE APPLICATION	2025-05-01
5	ISSUED FOR VARIANCE APPLICATION	2025-05-01

HTFC
 PLANNING & DESIGN
 100-222 Broadway Avenue East, Winnipeg, MB R2M 0G2
 PHONE: 204-944-0167 WEB: HTFC.CA

PROJECT TITLE
825 LES SUITES TACHÉ

825 TACHÉ AVE
 WINNIPEG, MB

SHEET TITLE
LANDSCAPE PLAN

DATE	REVISED	DESCRIPTION
1.2024	001	ISSUED FOR VARIANCE APPLICATION
1.2024	002	ISSUED FOR VARIANCE APPLICATION

PRELIMINARY - NOT FOR CONSTRUCTION

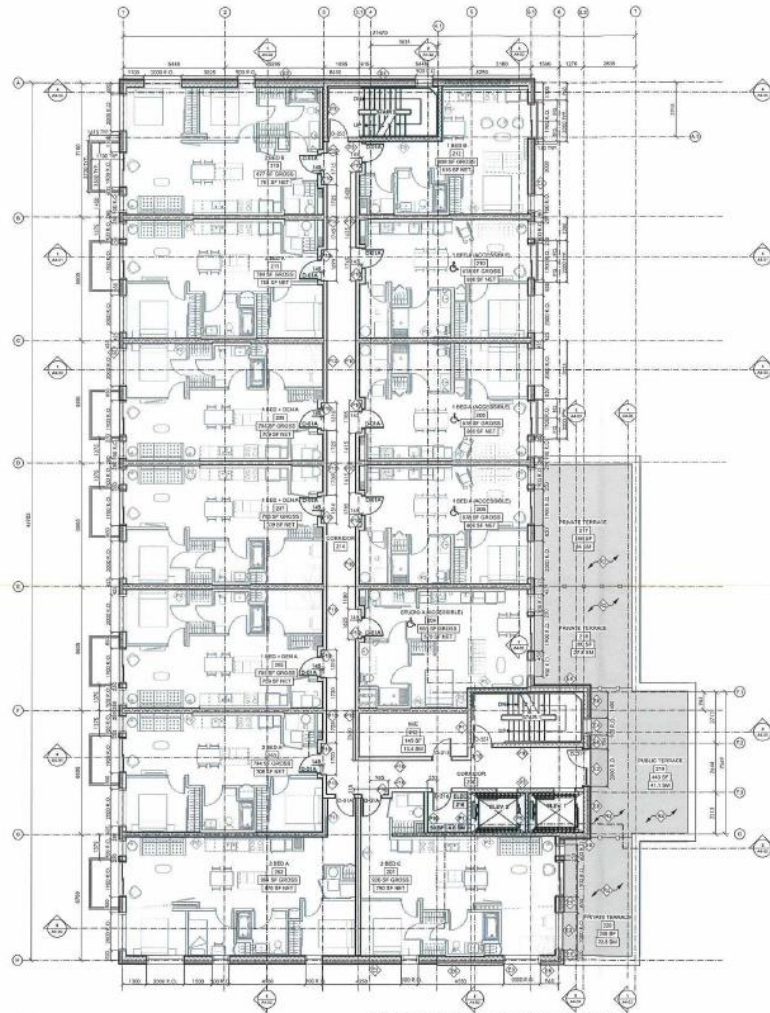


DATE: JUNE, 2026

A2
01

scale 1:100
data based SEE STAMP
proj. # 2024.14
rev. # R-0

LES SUITES TACHÉ
823 764-6



ZONING AND PERMIT BRANCH
 THIS PLAN IS SUBMITTED FOR APPROVAL IN
 CONNECTION WITH: DAV 166053/26D
 SHEET # 6 OF 8
 DATE: JUNE, 2026

1 SECOND FLOOR PLAN
 A2-07
 Scale: 1/100

11,709 SF - TYPICAL SUITE FLOOR AREA



prairie
 architects inc.

121-100 Main Street, Winnipeg, MB, R2P 2P5
 Telephone: (204) 591-2010 Fax: (204) 591-2027
 Email: info@prairiearchitects.ca

Issue Log		
#	Date	Issue / Revision
1	2023.05.28	ISSUED FOR PERMIT APPLICATION
2	2023.05.28	ISSUED FOR PERMIT APPLICATION
3	2023.05.28	ISSUED FOR PERMIT APPLICATION
4	2023.05.28	ISSUED FOR PERMIT APPLICATION



Project Information

825 SUITES TACHÉ
 825 Taché
 Winnipeg, MB
 Canada

Client
 Réseau
 Compassion
 Network
 Réseau Compassion
 302 - 195, rue Martin St.
 Winnipeg, MB R2H 2G6

Drawing Information

SECOND FLOOR PLAN

Drawn by: BCR/KDF
 Checked by: DF

Scale: 1/100
 Date Issued: SEE STAMP
 Project #: 2024.14
 Rev: 0

LES SUITES TACHÉ
 825 Taché

A2 07



