



391, 397 & 401 PROVENCHER BLVD

PLAN APPROVAL 26-153812 ZR

RIEL COMMUNITY COMMITTEE - JUNE 26TH, 2026

PROJECT TEAM

10223315 Manitoba Ltd. and **5574758 Manitoba Ltd.** are local companies led by a local consortium of healthcare physicians and IT professionals.



Affinity Architecture Inc. led the site and building design processes.



Landmark Planning & Design Inc. led the planning, engagement, and development approvals processes.

SITE CONTEXT

The site has a combined lot area of +/- 16,778 square feet.



APPLICATION HISTORY

An application to consolidate and rezone this site (DASZ 27/2025) received full support from the Public Service and was approved by Council in April 2026.

1. Stakeholder Engagement - Fall 2024/Spring 2025

- Four public meetings to share design concepts, receive input, demonstrate how feedback was considered and addressed, and outline the planning process.

2. Public Hearing (Consolidation, Rezoning and Variances) - October 2025

- Presentation of subdivision and rezoning application to the Riel Community Committee.

3. Council Approval and Enacted By-law - April 2026

- Council approval and enactment of By-law No. 115-2025 to rezone the property.

4. Plan Approval - June 2026

- Presentation of design proposal to Riel Community Committee.

PROPOSED DESIGN

The proposed design features the following:

- A 6-storey building
- 3 CRU spaces on the main level
 - With the intention of accommodating a medical clinic and related healthcare services.
- A total of 5,761 square feet
 - Primary entrances onto Provencher Boulevard
- 45 dwelling units on levels two through six
 - One-, two- and three-bedroom family units
 - Primary entrance onto Provencher Boulevard



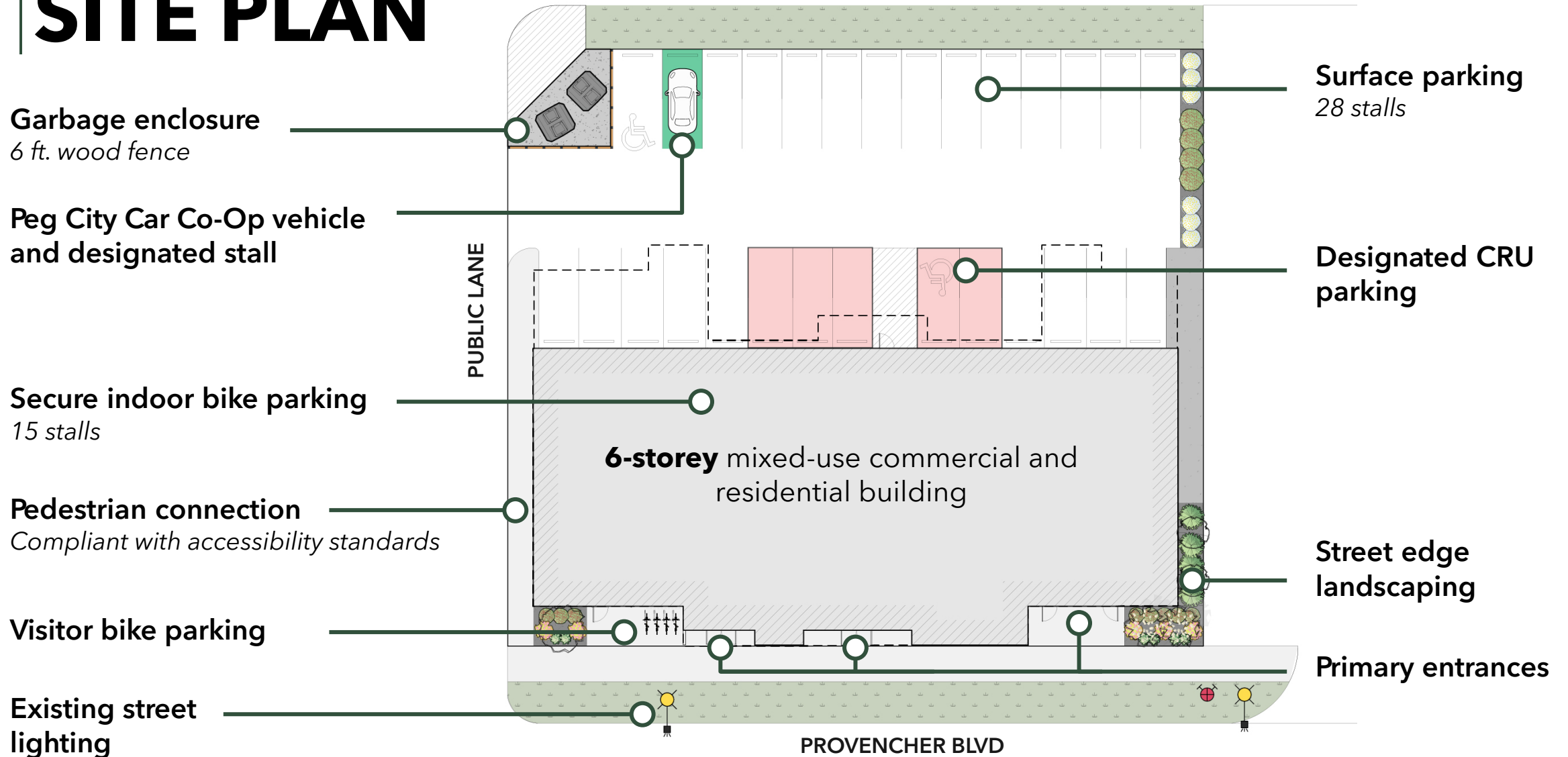
PROPOSED DESIGN

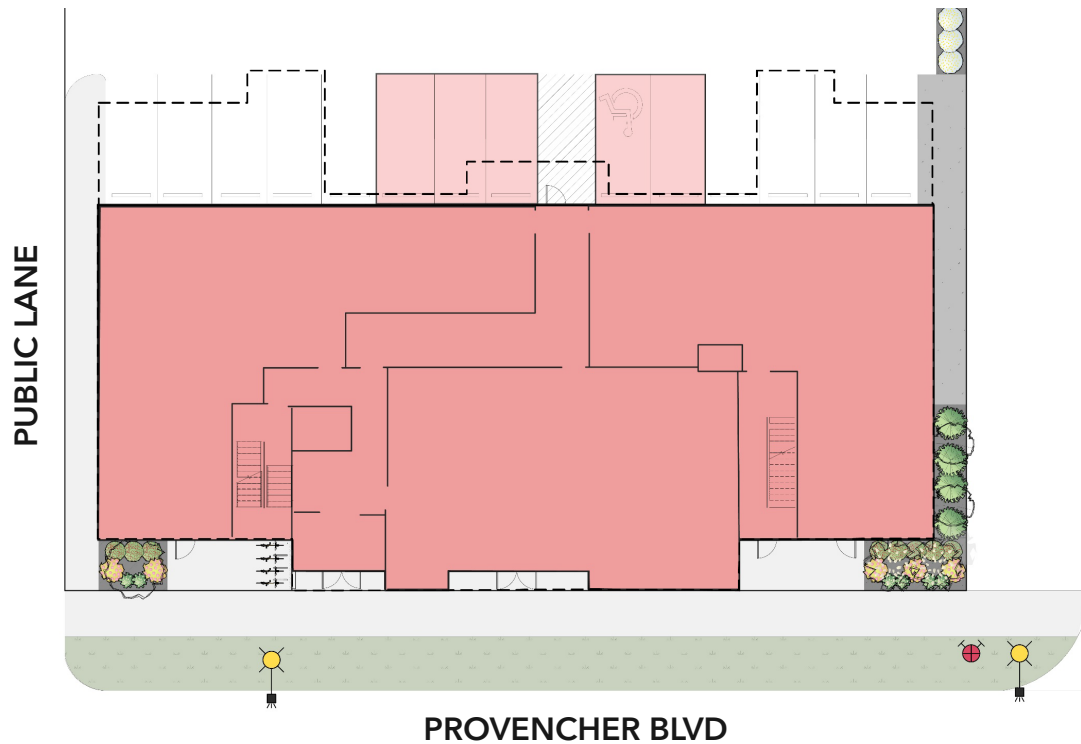
The proposed design features the following:

- 28 parking stalls
 - Surface parking off of the rear lane and tucked under a portion of the building
 - Designated parking for the CRU spaces
 - Accessible parking
 - A Peg City Car Co-Op stall and vehicle
- Secure indoor bike parking
 - 15 stalls
- Outdoor bike parking
- Street edge landscaping



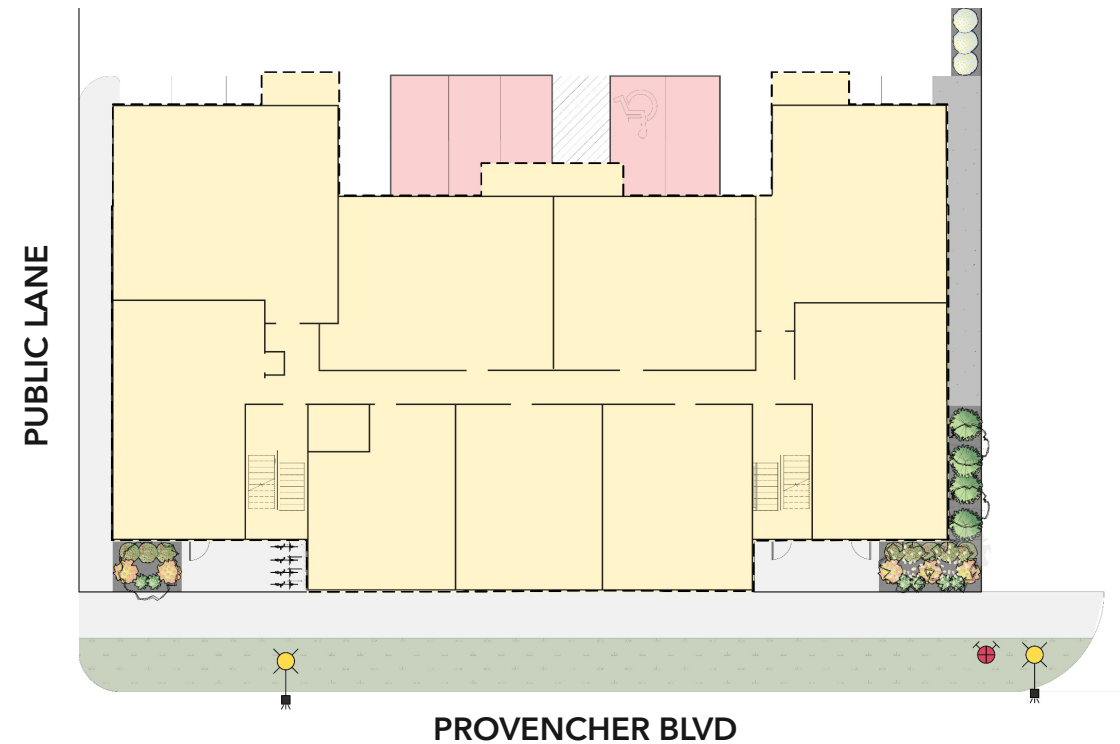
SITE PLAN





LEVEL 1: COMMERCIAL

- **Three separate units**, including a:
 - Medical office
 - Pharmacy
 - Commercial sale/service
- Dedicated basement-level commercial storage



LEVELS 2 - 6: RESIDENTIAL

- **45 dwelling units** on floors 2 to 6
- Dedicated basement-level resident storage lockers and utility space

FRONT ELEVATION - SOUTH

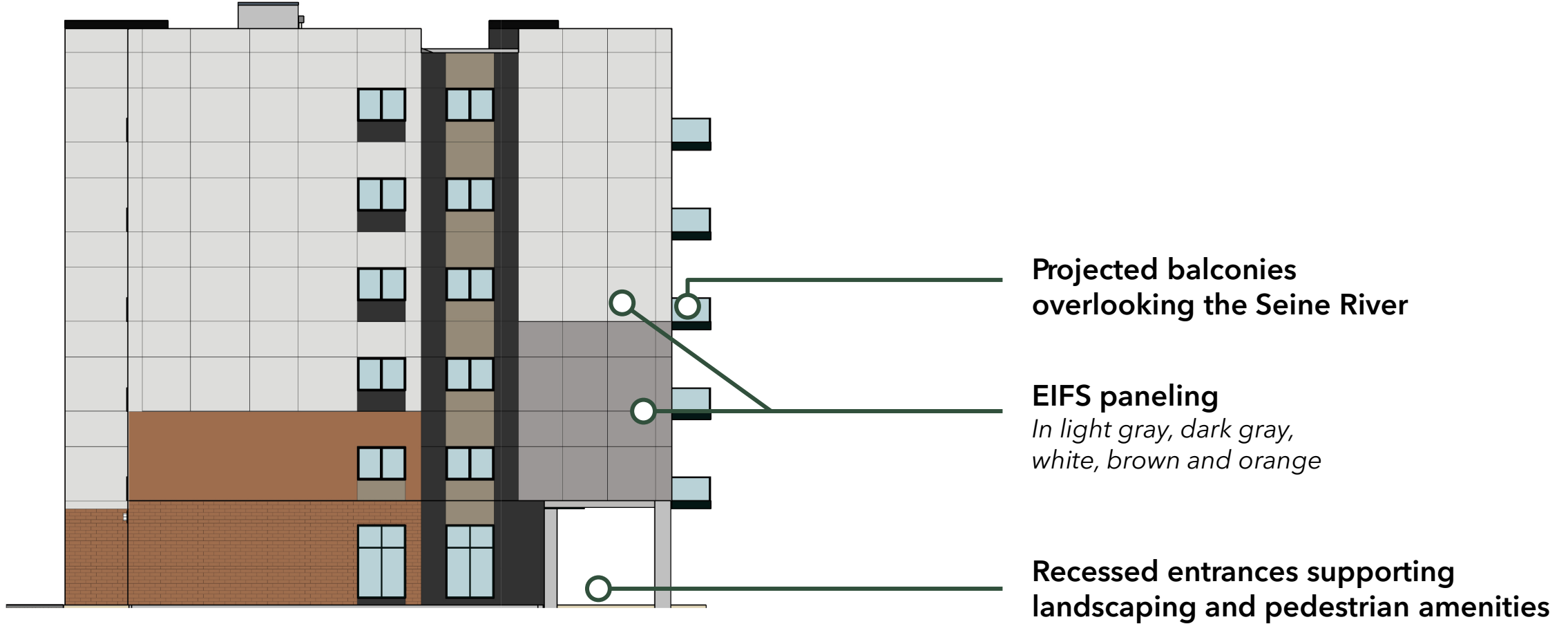


- *Building placement at the street edge and brick-inspired façade elements draw from the Belgian Club and surrounding built context.*

REAR ELEVATION - NORTH



END ELEVATION - EAST



LANDSCAPE CONSIDERATIONS

A total of 40 new trees and shrubs will be provided on site – selected species include:

- Amur Maple, Purple Spire Apple, and Japanese Lilac trees.
- Little Rebel Dogwood, Red Ozier Dogwood, FE Matcha Bell Spirea False, Gold Flame Spirea, Common Snowberry, and Calgary Carpet Juniper shrubs.



NORTH ST. BONIFACE SECONDARY PLAN

The proposal adheres to design-related policies set within the *North St. Boniface Secondary Plan*, including:

- ✓ Development will include a mix of commercial uses to support local residents;
- ✓ Mixed-use building with commercial on the main floor will contribute to a vibrant, pedestrian-oriented Provencher Boulevard and dynamic street life.
- ✓ Design reflects existing character to celebrate the significance of North St. Boniface and contributes positively to the pedestrian environment



OURWINNIPEG 2045 & COMPLETE COMMUNITIES 2.0

OurWinnipeg 2045 and *Complete Communities 2.0* include the following design language supportive of this type of development in Established Neighbourhoods:

- Encourage development that contributes to neighbourhood character while expanding housing options for residents in a manner that is complementary to existing development;
- Use setbacks to provide landscaping, courtyards for individual units, or other amenities that support the pedestrian environment, design, and relationship to the street;
- Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street;
- Create pedestrian-oriented development by ensuring the siting, form and scale of new development has a strong relationship to the street and public spaces in a way that is consistent with neighbourhood context.



SUMMARY

The proposed design is well-suited to the North St. Boniface neighbourhood:

- ✓ The Public Service is supportive of the design as submitted, the result of over a year of engagement with local stakeholders and the Public Service.
- ✓ The site is located in an area that is very well-suited to support mixed-use development.
- ✓ It includes a mix of commercial uses that will support local residents and encourage a dynamic street life.
- ✓ High quality design addresses the design-related policies of *OurWinnipeg 2045*, *Complete Communities 2.0* and the *North St. Boniface Secondary Plan*.
- ✓ Design contributes to a vibrant, pedestrian-oriented Provencher main street, consistent with the *North St. Boniface Secondary Plan*.
- ✓ It increases housing choice to help meet resident life-cycle needs within the urban infill area.





THANK YOU. QUESTIONS?