Agenda – Standing Policy Committee on Property and Development – July 6, 2026

REPORTS

Item No. 20 Rezoning – 470 Des Meurons Street
(St. Boniface Ward)
File DAZ 202/2026 [c/r DAV 116786/2026D]

COMMUNITY COMMITTEE RECOMMENDATION:

On June 19, 2026, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 202/2026 by rezoning the subject land to an "RMF-L Mature Communities PDO-1" Residential Multi-Family (Large) district in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated June 2, 2026 and attached as Schedule "B" to this report, subject to the following conditions:

    A. That the owner of the subject land (the "Owner") 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. For those portions of the Owner's Land zoned "RMF-L" Residential Multi-Family (Large), the Owner must submit plans showing the location and design of any and all proposed:

            a. principal 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 Director of Planning, Property and Development (the "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.

        ii. That the height of all buildings on the land shall be limited to 75 feet (22.86 metres).

COMMUNITY COMMITTEE RECOMMENDATION (continued):

B. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated May 19, 2026 and attached as Appendix "B" to this report.

C. That the City enter into, execute and deliver with the Developer

i. A Zoning Agreement in accordance with recommendation 1.A.; and

ii. A Servicing Agreement in accordance with recommendation 1.B., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, the Servicing Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

3. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading.

4. That upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 202/2026 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

5. That Development Application No. DAZ 202/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

6. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

7. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with Recommendation 6, unless the Developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

8. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DAZ 202/2026.

9. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On June 19, 2026, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

On June 2, 2026, the Riel Community Committee did not hear any representations on the application and adjourned the public hearing to a special meeting on Friday, June 19, 2026, at 10:30 a.m. in the Council Building at 510 Main Street.

PUBLIC HEARING SUMMARY

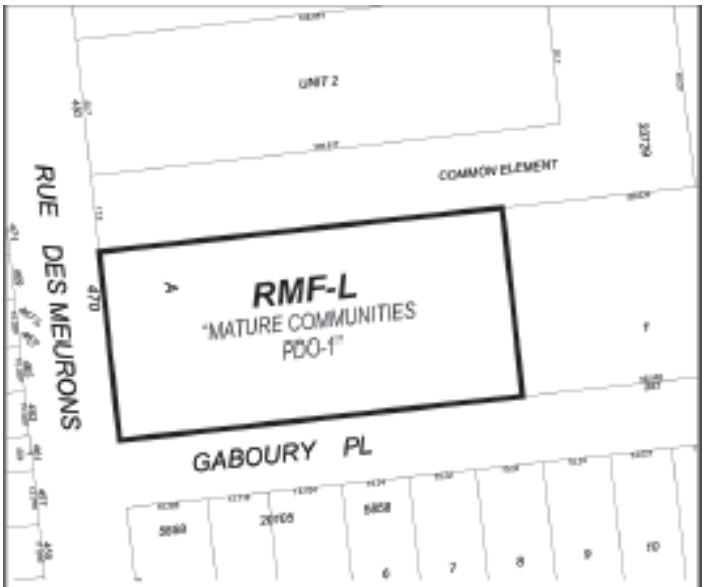
File: DAZ 202/2026

Before: Riel Community Committee
Councillor Mayes, Chairperson
Councillor Allard
Councillor Chambers

Public Hearing: June 19, 2026
June 2, 2026
Council Building, 510 Main Street

Applicant: Freedhome Developments Ltd. (Jonathon Freed)

Subject:



APPLICANT: Freedhome Developments Ltd. (Jonathon Freed)
FILE: DAZ 202/2026
PROPOSAL: To rezone the land shown outlined above from an "M1 MATURE COMMUNITIES PDO-1" MANUFACTURING LIGHT DISTRICT to a "RMF-L MATURE COMMUNITIES PDO-1" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the establishment of a proposed multi-family dwelling use. **For information, phone S. Nuttall Planner at 204-986-7168.**
DEMANDEUR: Freedhome Developments Ltd. (Jonathon Freed)
N° DE DOSSIER: DAZ 202/2026
PROJET: Demande de rezonage du terrain délinéé ci-dessus visant à le faire passer de la catégorie M1 (secteur manufacturier léger) dans le cadre du DO-1 portant sur les quartiers établis à la catégorie RMF-L (secteur de grandes habitations multifamiliales) dans le cadre du DO-1 portant sur les quartiers établis afin de faciliter l'aménagement d'une habitation multifamiliale. **Pour obtenir des renseignements, appelez S. Nuttall, urbaniste, au 204-986-7168.**

Premises Affected: 470 Des Meurons Street

For submission to: The Standing Policy Committee on Property and Development

Prepared by: Rebecca Ford, Committee Clerk
Riel Community Committee

Report date: June 19, 2026

Community Committee Recommendation:

On June 19, 2026, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 202/2026 by rezoning the subject land to an "RMF-L Mature Communities PDO-1" Residential Multi-Family (Large) district in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated June 2, 2026 and attached as Schedule "B" to this report, subject to the following conditions:

    A. That the owner of the subject land (the "Owner") 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. For those portions of the Owner's Land zoned "RMF-L" Residential Multi-Family (Large), the Owner must submit plans showing the location and design of any and all proposed:

            a. principal 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 Director of Planning, Property and Development (the "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.

        ii. That the height of all buildings on the land shall be limited to 75 feet (22.86 metres).

B. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated May 19, 2026 and attached as Appendix “B” to this report.

C. That the City enter into, execute and deliver with the Developer

i. A Zoning Agreement in accordance with recommendation 1.A.; and

ii. A Servicing Agreement in accordance with recommendation 1.B., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, the Servicing Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the “Dedication Fee”), as determined by the City’s Director of Planning, Property and Development.

3. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendation 1 (the “By-law”) and bring same directly to Council by way of communication for first reading.

4. That upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 202/2026 (collectively, the “Fees”), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

5. That Development Application No. DAZ 202/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

6. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

7. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with Recommendation 6, unless the Developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

8. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DAZ 202/2026.

9. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing

The Riel Community Committee provided the following supporting reasons for its recommendation:

1. I think most of the people who had feedback were in favour of housing, and I think most of the feedback was in terms of by-laws and variances. I think the rezoning is something that would be appropriate given what we've heard.

2. What we're voting on right now is about land use, and what it would be zoned for. I'm in favour of the Public Service recommendation to allow for the rezoning from industrial to RMFL for this purpose.

3. The City is in need of housing. It's a situation not only for our city, but cities right across Canada. Having been in Edmonton last week for the Federation of Canadian Municipalities, it was the topic of conversation for all major cities in terms of having enough housing for the population. I am supportive of rezoning this from industrial use to RMFL.

4. I feel like I've argued with Brent Bellamy for 15 years, and here we are on the same page on something.

5. Frankly, if this was a six-storey building being proposed in the middle of Gabourey Place, I would say no. That's not appropriate. That's in the middle of the block. But this is on Des Meurons, which is a more major street and has transit.

6. I think if you're looking to rezone, there's a balance. Theres a balance between needing more housing, but it shouldn't be density at any cost. You have to respect the existing neighbours. Very good report written by Mr. Nuttall trying to balance out these competing concerns.

7. I think the rezoning makes sense in this context. To have some residential development that is on a more major street.

8. I don't think six stories is a high-rise. I don't think its massive. Some of the stuff we're doing on the corridors; St. Anne's, St. Mary's, that's going to be a whole lot taller than this. For all those reasons I support the rezoning.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 978

In accordance with section 236.1(1), the threshold for sufficient objection has been met.

Exhibits Filed:

1. Application dated January 23 , 2026
2. Notification of Public Hearing dated March 20, 2026
3. Manitoba Status of Title 3394623/1
4. Letter of authorization dated May 1, 2025, from Overhead Door of Winnipeg Ltd. (Scott Wallace) to Freedhome Developments Ltd.
5. Shadow Study dated March 21
6. Communication dated May 15, 2026, from Gloria Despiegelaere in opposition to the application
7. Plans (10 pages)
8. Report from the Urban Planning Division dated May 22, 2026
9. Revised Report from the Urban Planning Division dated May 28, 2026
10. Inspection Report
11. Communication dated May 27, 2026, from Cameron McLennan in opposition to the application
12. Communication dated May 28, 2026, from Norma McDonald in opposition to the application
13. Communication dated May 28, 2026, from Lynne Connelly in opposition to the application
14. Communication dated May 28, 2026, from Gil Robidoux in opposition to the application
15. Communication dated May 28, 2026, from Carole Robidoux in opposition to the application
16. Communication dated May 28, 2026, from Danielle Robidoux in opposition to the application
17. Communication dated May 29, 2026, from Nicholas Blais in opposition to the application
18. Communication dated May 29, 2026, from Jonas Desrosiers in opposition to the application
19. Communication dated May 29, 2026, from Michael Shadlock in opposition to the application
20. Communication dated June 1, 2026, from Derek Faraci in support of the application
21. Communication dated June 1, 2026, from James Zhong in support of the application
22. Communication dated June 1, 2026, from Simon Reimer in support of the application
23. Communication dated June 1, 2026, from Candice Freed in support of the application
24. Communication dated June 1, 2026, from Stephen Freed in support of the application

Exhibits Filed (continued):

25. Communication dated June May 30, 2026, from Jonah McCavour in support of the application
26. Communication dated June 1, 2026, from Jason Grundmann in support of the application
27. Communication dated June 1, 2026, from Brent Wagner in support of the application
28. Communication dated June 1, 2026, from Gordon Gentes in support of the application
29. Communication dated June 1, 2026, from Melissa Lamb in support of the application
30. Communication dated May 31, 2026, from Genevieve Mary Plett in support of the application
31. Communication dated May 31, 2026, from Justin Vincent in support of the application
32. Communication dated May 31, 2026, from Benjamin Postma in support of the application
33. Communication dated May 31, 2026, from Karen Fair in support of the application
34. Communication dated May 31, 2026, from Devina Sampson-Kelly in support of the application
35. Communication dated May 31, 2026, from Bryan Rychliski in support of the application
36. Communication dated May 31, 2026, from Adrienne Hill in support of the application
37. Communication dated May 31, 2026, from L. Sawyer in support of the application
38. Communication dated May 31, 2026, from Constance Forest in support of the application
39. Communication dated May 31, 2026, from Benjamin Nasberg in support of the application
40. Communication dated May 31, 2026, from Anthony Grenier in support of the application
41. Communication dated May 31, 2026, from Sharilyn Stein in support of the application
42. Communication dated May 31, 2026, from Jeremy Mathison in support of the application
43. Communication dated May 31, 2026, from Brett Williams in support of the application
44. Communication dated May 31, 2026, from Jordan Farber in support of the application
45. Communication dated May 31, 2026, from Tessa Forest in support of the application
46. Communication dated May 31, 2026, from Matthew Moltschanow in support of the application
47. Communication dated May 30, 2026, from Morris Stern in support of the application

Exhibits Filed (continued):

48. Communication dated May 30, 2026, from Linda Louttit in support of the application
49. Communication dated May 30, 2026, from Genevieve Bergman in support of the application
50. Communication dated May 30, 2026, from Anthony Gindin in support of the application
51. Communication dated May 30, 2026, from Brett Intrater in support of the application
52. Communication dated May 30, 2026, from Mary Caldis Stern in support of the application
53. Communication dated May 30, 2026, from Johnathan Pinx in support of the application
54. Communication dated May 30, 2026, from Carson Horsburgh in support of the application
55. Communication dated May 30, 2026, from Michael Leger in support of the application
56. Communication dated May 30, 2026, from Lena Vincent in support of the application
57. Communication dated May 30, 2026, from Daniel Wolson in support of the application
58. Communication dated May 31, 2026, from Brian Scharfstein in support of the application
59. Communication dated June 1, 2026, from Marvin Sharp in support of the application
60. Communication dated June 1, 2026, from Jessica Grundmann in support of the application
61. Communication dated June 1, 2026, from Justin Harras in support of the application
62. Communication dated June 1, 2026, from Tessa Whitecloud in support of the application
63. Communication dated June 1, 2026, from Chelsea Edgar in support of the application
64. Communication dated June 1, 2026, from Ivy Bricker-Ford in support of the application
65. Communication dated May 22, 2026, from Johnathon Freed on behalf of Scott Wallace in support of the application
66. Communication dated June 1, 2026, from Johnathon Freed on behalf of Chief Gordon BlueSky in support of the application
67. Communication from Johnathon Freed on behalf of Robert Loiselle in support of the application
68. Communication dated June 1, 2026, from Darius Martens in support of the application
69. Communication dated June 1, 2026, from Jamie Kozak in support of the application

Exhibits Filed (continued):

70. Communication dated June 1, 2026, from Jordan Skowronek in support of the application
71. Communication dated June 1, 2026, from Matthew Meunier in support of the application
72. Communication dated June 1, 2026, from Justin Arbez in support of the application
73. Communication dated June 1, 2026, from Philip Harris in support of the application
74. Communication dated June 1, 2026, from Nathan Millard in support of the application
75. Communication dated June 1, 2026, from Roger Galante in support of the application
76. Communication dated May 30, 2026, from Danielle Enns in support of the application
77. Communication dated May 31, 2026, from Ursula Rosati in support of the application
78. Communication dated May 31, 2026, from Kevin Coates in support of the application
79. Communication dated June 1, 2026, from Robert Schmidt in support of the application
80. Presentation from Brent Bellamy received June 1, 2026, in support of the application
81. Communication dated June 1, 2026, from Peter Bridgeman in opposition to the application
82. Petition in opposition to the application purporting to contain 693 signatures, submitted by Roxanne Bisson
83. Communication dated May 29, 2026, from Joel Sabourin in opposition to the application
84. Communication dated May 29, 2026, from Paul Mendres in opposition to the application
85. Communication dated May 29, 2026 from Martin Bisson in opposition to the application
86. Communication dated May 30, 2026, from David Blais in opposition to the application
87. Communication dated May 30, 2026, from Claudette Blais in opposition to the application
88. Communication dated June 1, 2026, from Sarah Legoupil in opposition to the application
89. Communication dated May 31, 2026, from Edward James Hoeppner in opposition to the application
90. Communication dated May 31, 2026, from Hubert Grenier in opposition to the application
91. Communication dated May 31, 2026, from Rita Michaud in opposition to the application
92. Communication dated May 31, 2026, from Gilbert Michaud in opposition to the application

Exhibits Filed (continued):

93. Second communication received June 1, 2026, from Gilbert Michaud in opposition to the application
94. Communication dated May 31, 2026 from Meaghan Syganiec in opposition to the application
95. Communication dated May 31, 2026 from Daniel St. Vincent in opposition to the application
96. Communication dated May 31, 2026, from Jocelyne Gagnon in opposition to the application
97. Communication dated May 31, 2026, from Suzanne Morgan-Gravel in opposition to the application
98. Communication dated May 31, 2026, from Renee Bisson in opposition to the application
99. Communication dated May 31, 2026, from Micheline Scott in opposition to the application
100. Communication dated May 31, 2026, from Anthony Wdowiak in opposition to the application
101. Communication dated May 31, 2026, from Reynold DeSpiegelaere in opposition to the application
102. Communication dated May 31, 2026, from Roger Girouard in opposition to the application
103. Communication dated May 31, 2026, from Lise Girouard in opposition to the application
104. Communication dated June 1, 2026, from Robin Dyck in opposition to the application
105. Communication dated June 1, 2026, from Allen Koehler in opposition to the application
106. Communication dated June 1, 2026, from Stephan Harris in opposition to the application
107. Communication dated May 31, 2026, from Ron Mestdagh in opposition to the application
108. Communication dated May 31, 2026, from Kevin Corrigal in opposition to the application
109. Communication dated May 31, 2026, from Barbara Signer-Delorme in opposition to the application
110. Communication dated June 1, 2026, from Varinder Brar in support of the application
111. Communication dated June 1, 2026, from John Loewen in support of the application
112. Communication dated June 1, 2026, from Dillon Barker in support of the application
113. Communication dated June 1, 2026, from Mickey Rosenberg in support of the application
114. Communication dated June 1, 2026, from Solomon Bond in support of the application
115. Communication dated June 1, 2026, from Jean-Louis Allard in support of the application

Exhibits Filed (continued):

116. Communication dated June 1, 2026, from Paul Forest in support of the application
117. Communication dated June 1, 2026, from Ali Zamanikharaghani in support of the application
118. Communication dated June 1, 2026, from Kelli Miller in support of the application
119. Communication dated June 1, 2026, from Fernand Kirouac in support of the application
120. Communication dated June 1, 2026, from Chris Kirouac in support of the application
121. Communication dated June 1, 2026, from Alex Streltsov in support of the application
122. Communication dated June 1, 2026, from Kirstin Fair in support of the application
123. Communication dated June 1, 2026, from Djoanna Rivera in support of the application
124. Communication dated June 1, 2026, from Megan Louise Berntt in support of the application
125. Communication dated June 2, 2026, from Johanne Schwartz in support of the application
126. Communication dated May 31, 2026, from Roxanne Bisson in opposition to the application
127. Second communication dated June 1, 2026, from Joel Sabourin in opposition to the application
128. Notice of adjournment dated June 4, 2026
129. Communication dated June 5, 2026, from Alan Edward Turner in support of the application
130. Communication dated June 3, 2026, from Barry Shenkarow in support of the application
131. Communication dated June 2, 2026, from Bob Silver in support of the application
132. Communication dated June 2, 2026, from Debbie Hirsch in support of the application
133. Communication dated June 2, 2026, from Shannon Derie in support of the application
134. Communication dated June 8, 2026, from Larry Chartrand in opposition to the application
135. Communication dated June 8, 2026, from Michael Dyck in opposition to the application
136. Revised Report from the Urban Planning Division dated June 8, 2026
137. Communication dated June 10, 2026, from Amelia Laidlaw in support of the application
138. Communication dated June 10, 2026, from Dora Franz in support of the application
139. Communication dated June 10, 2026, from Jarrett Frykas in support of the application

Exhibits Filed (continued):

140. Communication dated June 10, 2026, from Kent Williams in support of the application
141. Communication dated June 10, 2026, from Matt Poitras in support of the application
142. Communication dated June 10, 2026, from Michael Brink in support of the application
143. Communication dated June 10, 2026, from Morgan Johnson in support of the application
144. Communication dated June 10, 2026, from Nik Thorington in support of the application
145. Communication dated June 10, 2026, from Nolan Ploegman in support of the application
146. Communication dated June 12, 2026, from June Rose Babaan in support of the application
147. Communication dated June 12, 2026, from Angie Lozano in support of the application
148. Communication dated June 12, 2026, from Raymond Hébert in support of the application
149. Communication dated June 12, 2026, from Jason Grundmann in support of the application
150. Communication dated June 12, 2026, from Devan Pohl in support of the application
151. Communication dated June 12, 2026, from Patrick Girard in opposition to the application
152. Communication dated June 12, 2026, from Jay Hallam in opposition to the application
153. Communication dated June 14, 2026, from Cathy Gervais in opposition to the application
154. Communication dated June 15, 2026, from Nadine Girouard in opposition to the application
155. Communication dated June 15, 2026, from Jennifer Marie Kitchen in opposition to the application
156. Communication dated June 13, 2026, from Eileen Bergman in support of the application
157. Communication dated June 13, 2026, from David Bergman in support of the application
158. Communication dated June 13, 2026, from Nicholas Bradley Kjernisted in support of the application
159. Communication dated June 14, 2026, from Sara Fustey in support of the application
160. Communication dated June 14, 2026, from Chris Hourihan in support of the application
161. Communication dated June 14, 2026, from Lydawn McGarry in support of the application
162. Communication dated June 14, 2026, from Chris Macsymic in support of the application

Exhibits Filed (continued):

163. Communication dated June 14, 2026, from Alexa Smith in support of the application
164. Communication dated June 14, 2026, from Seth Henoch in support of the application
165. Communication dated June 14, 2026, from Mindy Moss in support of the application
166. Communication dated June 14, 2026, from Shannon McNicol in support of the application
167. Communication dated June 15, 2026, from Thomas Fulcher in support of the application
168. Communication dated June 15, 2026, from Gordon Gentes in support of the application
169. Communication dated June 15, 2026, from Joanne Pelletier in opposition to the application
170. Communication dated June 15, 2026, from Jeff Dveris in support of the application
171. Communication dated June 15, 2026, from Danielle Mulaire in opposition to the application
172. Communication dated June 15, 2026, from Scott Wlasichuk in support of the application
173. Communication dated June 15, 2026, from Sean Smith in support of the application
174. Communication dated June 15, 2026, from Naomi Jubinville in support of the application
175. Communication dated June 15, 2026, from John Alexander Medina in support of the application
176. Communication dated June 15, 2026, from Morgan Mikoliew in support of the application
177. Communication dated June 15, 2026, from Nancy Meadows in support of the application
178. Communication dated June 15, 2026, from Steven Werier in support of the application
179. Communication dated June 15, 2026, from Marcela Pomieranic in support of the application
180. Communication dated June 15, 2026, from Sarah Girouard in opposition to the application
181. Communication dated June 15, 2026, from Richard Girouard in opposition to the application
182. Communication dated June 10, 2026, from Harald Schulz in support of the application
183. Communication dated June 10, 2026, from Jing Mo in support of the application
184. Communication dated June 10, 2026, from Henry Pangilinan in support of the application
185. Communication dated June 10, 2026, from Nicole Girard in opposition to the application

Exhibits Filed (continued):

186. Additional communication dated June 10, 2026, from Gloria Despiegelaere in opposition to the application
187. Communication dated June 11, 2026, from Kris Carriere in support of the application
188. Communication dated June 11, 2026, from Zachary Hoger in support of the application
189. Communication dated June 11, 2026, from Marcel Saltel in opposition to the application
190. Communication dated June 11, 2026, from Michael Sigurdson in support of the application
191. Communication dated June 11, 2026, from Benjamin Bazylewski in opposition to the application
192. Communication dated June 11, 2026, from Matthew Penner in support of the application
193. Communication dated June 11, 2026, from Ryan Da Silva in support of the application
194. Communication dated June 11, 2026, from Zeb Hudon in support of the application
195. Communication dated June 11, 2026, from Teresa Larsen in support of the application
196. Communication dated June 11, 2026, from Jo Pososki in support of the application
197. Communication dated June 11, 2026, from Michelle Blais in opposition to the application
198. Communication dated June 11, 2026, from Marc Bergen in support of the application
199. Communication dated June 15, 2026, from Paula Edwards in opposition to the application
200. Communication dated June 16, 2026, from David Siepman in support of the application
201. Communication dated June 16, 2026, from Danial Kolba in support of the application
202. Communication dated June 16, 2026, from Mark Thiessen in support of the application
203. Communication dated June 16, 2026, from Jared Akman in support of the application
204. Communication dated June 16, 2026, from Kyra Krassnigg in support of the application
205. Communication dated June 16, 2026, from Sylvester Ebisike in support of the application
206. Communication dated June 16, 2026, from Andrew Girdner in support of the application
207. Communication dated June 16, 2026, from Kyle Boyce in support of the application
208. Communication dated June 16, 2026, from Adam Osika in support of the application

Exhibits Filed (continued):

209. Communication dated June 16, 2026, from Ariel Pelich in support of the application
210. Communication dated June 16, 2026, from Jeremy Remillard in support of the application
211. Communication dated June 16, 2026, from Brett Carels in support of the application
212. Communication dated June 16, 2026, from Caroline Bosc in support of the application
213. Communication dated June 16, 2026, from Kennady Remillard in support of the application
214. Communication dated June 16, 2026, from Cole Friesen in support of the application
215. Communication dated June 16, 2026, from Cal Samuel Reich in support of the application
216. Communication dated June 16, 2026 from Sandra Dupuis in opposition to the application
217. Communication dated June 16, 2026, from Danielle Dorge Remple in opposition to the application
218. Communication dated June 16, 2026, from Travis Defoort in support of the application
219. Communication dated June 16, 2026, from Jessica Scott-Reid in support of the application
220. Communication dated June 16, 2026, from Christopher Welham in support of the application
221. Communication dated June 16, 2026, from Nick Bockstael in support of the application
222. Communication from Sarah Hoeppner in support of the application
223. Communication dated June 17, 2026, from Claude Michaud in opposition to the application
224. Communication dated June 16, 2026, from Pavel Steltsov in support of the application
225. Communication dated June 17, 2026, from Norma Michaud in opposition to the application
226. Communication dated June 17, 2026, from Ryan Lavich in support of the application
227. Communication dated June 17, 2026, from Erik Miller in support of the application
228. Communication dated June 17, 2026, from Heather Daniels in support of the application
229. Communication dated June 17, 2026, from Kim Silver in support of the application
230. Communication dated June 17, 2026, from Baraka Mulimbwa in support of the application
231. Communication dated June 17, 2026, from Diane Sabourin in opposition to the application

Exhibits Filed (continued):

232. Communication dated June 17, 2026, from Abdulkadir Omar in support of the application
233. Communication dated June 17, 2026, from Alberto Bathan in support of the application
234. Communication dated June 17, 2026, from Dennis Vo in support of the application
235. Communication dated June 17, 2026, from Jillian Teterenko in support of the application
236. Communication dated June 17, 2026, from Gail Allen in support of the application
237. Communication dated June 17, 2026, from James Clark in opposition to the application
238. Communication dated June 17, 2026, from Gale Simpson in opposition to the application
239. Communication dated June 17, 2026, from Sébastien Roldan in opposition to the application
240. Communication dated June 17, 2026, from Keitesha Reid in support of the application
241. Communication dated June 17, 2026, from Stephen Moore in support of the application
242. Communication dated June 17, 2026, from Aaron Pauls in support of the application
243. Communication dated June 17, 2026, from Anna Adeyemi in support of the application
244. Communication dated June 17, 2026, from Nicole Michaud-Oystryk in opposition to the application
245. Communication dated June 17, 2026, from J Sean Post in opposition to the application
246. Communication dated June 17, 2026 from Alex Smith-Windsor in opposition to the application
247. Communication dated June 17, 2026 from Braeden King and Angie Cerilli-Stankevicius in opposition to the application
248. Communication dated June 17, 2026, from Carole Verrier in support of the application
249. Communication dated June 17, 2026, from Diabate Youssouf in support of the application
250. Communication dated June 17, 2026, from Siata Drame in support of the application
251. Communication dated June 18, 2026, from Emily Birch in support of the application
252. Communication dated June 18, 2026, from Malibirugu Fortune in support of the application
253. Communication dated June 18, 2026, from Dan Bockstael in support of the application
254. Communication dated June 18, 2026, from Janice Hirschfield in support of the application

Exhibits Filed (continued):

255. Communication dated June 18, 2026, from Rebecca Effiong in support of the application
256. Communication dated June 18, 2026, from John Hladiuls in support of the application
257. Communication dated June 18, 2026, from El horti Hiba in support of the application
258. Communication dated June 18, 2026, from Hubert Verrier in support of the application
259. Communication dated June 18, 2026, from Amy Niane Niang in support of the application
260. Communication dated June 18, 2026, from Justin Smerchanski in support of the application
261. Communication dated June 18, 2026, from Mame Bousso in support of the application
262. Communication dated June 18, 2026, from Conrad Hoeppner in support of the application
263. Communication dated June 18, 2026, from Coumba Niang in support of the application
264. Communication dated June 18, 2026, from Alliance Bahati in support of the application
265. Communication dated June 18, 2026, from Ginette Connelly in opposition to the application
266. Communication dated June 18, 2026, from Bahati Mulimbwa in support of the application
267. Communication dated June 18, 2026, from Esperance Safari in support of the application
268. Communication dated June 18, 2026, from Evelyn Safari in support of the application
269. Communication dated June 18, 2026, from Laneil Smith in support of the application
270. Communication dated June 18, 2026, from Tali Bru in support of the application
271. Communication dated June 18, 2026, from Sophia Agbado in support of the application
272. Communication dated June 18, 2026, from Clementine Mutoni in support of the application
273. Presentation dated June 19, 2026, from Darian McKinney in support of the application
274. Communication dated June 18, 2026, from Nyirarukunolo Murekatete in support of the application
275. Communication dated June 18, 2026, from Yasmine Jessika Zare in support of the application
276. Communication dated June 18, 2026, from Augustina Bassey in support of the application
277. Additional presentation from Brent Bellamy in support of the application received June 18, 2026

Exhibits Filed (continued):

278. Communication from Erwan Bouchaud, Chief Executive Officer, Entreprises Riel, in support of the application
279. Communicated dated June 18, 2026 from Melanie Parent in support of the application
280. Communicated dated June 19, 2026 from Gaylene Kapustiak in support of the application
281. Communicated dated June 19, 2026 from Chelsea Wilson in support of the application
282. Communication dated June 19, 2026 from Real Rioux for information on the application
283. Second petition purported to contain 355 signatures submitted by Roxanne Bisson June 18, 2026
284. Recording of Representations

REPRESENTATIONS:

In Support:

Anna Adeyemi
Sophia Agbado
Jared Akman
Jean-Louis Allard
Gail Allen
Justin Arbez
June Rose Babaan
Alliance Bahati
Dillon Barker
Augustina Bassey
Alberto Bathan
Brent Bellamy
David Bergman
Eileen Bergman
Genevieve Bergman
Marc Bergen
Megan Berntt
Emily Birch
Chief Gordon BlueSky
Dan Bockstael
Nick Bockstael
Solomon Bond
Caroline Bosc
Erwan Bouchaud
Mame Bousso
Kyle Boyce
Varinder Brar
Ivy Bricker-Ford
Michael Brink
Tali Bru
Mary Caldis Stern
Brett Carels
Kris Carriere
Kevin Coates
Ryan Da Silva
Heather Daniels
Travis Defoort
Shannon Derie
Siata Drame
Jeff Dveris
Sylvester Ebisike
Chelsea Edgar
Rebecca O Effiong
Danielle Enns
Karen Fair
Kirstin Fair
Derek Faraci
Jordan Farber
Constance Forest
Paul Forest
Tessa Forest
Malibirugu Fortune
Dora Franz
Candice Freed
Johnathon Freed
Stephen Freed
Cole Friesen
Jarrett Frykas
Thomas Fulcher
Sara Fustey
Roger Galante
Gordon Gentes
Anthony Gindin
Andrew Girdner
Anthony Grenier
Jason Grundmann
Jessica Grundmann
Justin Harras
Philip Harris
Raymond Hebert
Seth Henoch
El horti Hiba
Adrianne Hill
Debbie Hirsch
Janice Hirschfield
John Hladiuls
Conrad Hoeppner
Zachary Hoger
Carson Horsburgh
Chris Hourihan
Zeb Hudon
Brett Intrater
Morgan Johnson
Naomi Jubinville
Gaylene Kapustiak
Chris Kirouac
Fernand Kirouac
Nicholas Bradley
Kjernisted
Walter Kleinschmit
Danial Kolba
Jamie Kozak
Kryra Krassnigg
Amelia Laidlaw
Melissa Lamb
Teresa Larsen
Ryan Lavich
Michael Leger
John Loewen
Linda Louttit
Angie Lozano
Chris Macsymic
Darius Martens
Jeremy Mathison
Jonah McCavour
Lydawn McGarry
Darian McKinney
Shannon McNicol
Nancy Meadows
John Alexander Medina
Matthew Meunier
Morgan Mikoliew
Nathan Millard
Erik Miller
Kelli Miller
Warren Mills
Jing Mo
Matthew Moltschanow
Stephen Moore
Mindy Moss
Baraka Mulimbwa
Bahati Mulimbwa
Nyirarukunolo Murekatete
Clementine Mutoni
Benjamin Nasberg
Amy Niane Niang
Coumba Niang
Abdulkadir Omar
Adam Osika
Henry Pangilinan
Melanie Parent

Aaron Pauls
Ariel Pelich
Matthew Penner
Jonathan Pinx
Genevieve Mary Plett
Nolan Ploegman
Devan Pohl
Matt Poitras
Marcela Pomieranic
Jo Pososki
Benjamin Postma
Cal Samuel Reich
Keitesha Reid
Simon Reimer
Jeremy Remillard
Kennady L. Remillard
Djoanna Rivera
Ursula Rosati
Mickey Rosenberg
Bryan Rychliski
Esperance Safari
Evelyn Safari
Devina Sampson-Kelly
L. Sawyer
Brian Scharfstein
Robert Schmidt
Harald Schulz
Johanne B Schwartz
Jessica Scott-Reid
Marvin Sharp
Barry Shenkarow
David Siepman
Michael Sigurdson
Bob Silver
Kim Silver
Jordan Skowronek
Justin Smerchanski
Alexa Smith
Joshua Smith
Laneil Smith
Sean Smith
Sharilyn Stein
Morris Stern
Alex Streltsov
Pavel Streltsov
Jillian Teterenko
Mark Thiessen
Nik Thorington
Alan Edward Turner
Carole Verrier
Hubert Verrier
Justin Vincent
Lena Vincent
Dennis Vo
Brent Wagner
Christopher Welham
Steven Werier
Tessa Whitecloud
Brett Williams
Kent Williams
Chelsea Wilson
Scott Wlasichuk
Daniel Wolson
Diabate Youssouf
Ali Zamanikharaghani
Yasmine Jessika Zare
James Zhong

In Opposition:

Jan Abrunzo
Dewey Achegan
John Achtemichuk
Aalis Acli
Sean Aitkenhead
Abimbola Akin
Folasade Akin-Akinbulum
Yve Alberola
Isagani Alejandro
Amanda Alfaro-Juarez
Katarina Allard
Christopher Allard
Marian Allen
Kaniq Allerton
Mohammad Alvifa
Marge Aminot
Nolan Aminot
Robert Anderson
Karl Anderson
Laura Anderson
Anamaria Anderson
Peter Andromidas
Alora Anis
Dean Arago
Ifetayo Aremu
Sheila Argue
Kathlyn Armamento
Brigitte Arondel Parent
Jackie Arpin
Ronald Ashe
Jordan Asher
Rhona Asuncion
Alix Asuncion
Robert Audette
Juliette Austen
Marie-Paule Avanthay
Lito Babalan
Johann Baetsen
Neil Bailey
Jessica Balamatowski
Claude Balcaen
Suzanne Balcaen
Crystal Ball
Ane Gayle Barcega
Randy Barcega
Larissa Barr
Leanne Bates
Brad Bayer
Mariette Bayer
Benjamin Bazylewski
Dakota Bear
Gilles Beaudry
Bill Bees
Claude Bellefeulle
Susan Benning
Trevor Benoit
Joseph Benoit
Layna Berard
Candace Berard
Sergio Bergantim
Geoff Bergen
Cynthia Bermio
Joyce Bernard

Nicole Bernier
Gerry Berube
Miguel Berube
Yvonne Berube
Robert Berube
Julia Berube
Shannon Best
Sebastian Beyak
Darren Bishop
Babita Bisht
Gabrielle Bisson
Marianne Bisson
Serge Bisson
Alex Bisson
Benoit Bisson
Renee Bisson
Martin Bisson
Roxanne Bisson
Irina Ivanov Bissonnette
Jessica Blackman
Roland Blais
Donald Blais
Nicholas Blais
Claudette Blais
David Blais
Brett Blais
Judy Blais
Tristan Blais
Michelle Blais
Keagan Blanchette
Raymond Blostein
Raven Bodman
Rene Bohemier
Yanik Boily
Carole Boily
Karen Boily
Marieve Bonin
Nicole Bonomo
Jason Boothe
Martine Bordeleau
Michel Bouchard
Marc Boulanger
JD Boulet
Stephane Boulloinge Roy
Lou-Anne Bourdeau
Suzanne Bournier
Gillian Boychuk
Brian Boychuk
David Boyes
Nicolas Brais
Estelle Brais-Mousseau
Ryan Brand
Cristina Bras
Diana Brawn
Tom Brereton
Peter Bridgeman
Nathan Britton
Marie Christine Bruce
Gerard Bruneau
Christian Brunel
Nicole Brunette
Brigitte Buhler
Leandre Buisse
Diane Buisse
Rhys Bullman
P Bumbile
Dillon Bundy
Jenny Bundy
Kayla Burbine
Greg Burnell
Raman Buttar
Leonard Bye
Aline Campagne
Luke Campbell
Rhic Cantalejo
Wanda Cardinal
Ron Carriere
Pam Carriere
Kim Carriere
Leann Carriere
Ray Carriere
Gisele Carriere
Paulette Carriere Dupont
Jen Carson
Dean Carson-Walton
Alain Cenerini
Yvette Cenerini
Angie Cerilli
Calvin Cerilli
Suzanne Chartier
Emile Chartier
Dan Chartrand
Denny Chartrand
Larry Chartrand
Lorraine Chartrand
Aleem Chaudhary
Daniel Chen
Brittany Chevalier
Greg Chezick
Mony Chheang
Josh Childress
Chidiebere Chinedum
Jim Chliboyko
Jill Cholosky
Roger Chovinard
Scott Church
James Clark
Katherine Clark
Robert Clark
Brenlee Coates
Thomas Riley Coates
Kristel Coldwell
Gilles Comeau
Gwen Compayre
Diana Connell
Lynne Connelly
Ginette Connelly
Ida Cooper
Elyse Copp
Kevin Corrigal
Lacey Cote
Lisa Cote
Renald Courcelles
Ed Cournoyer
Rachele Coutts
Patrick Cross
Douglas Cutts
Teresa Cwik
Tracy Cwik
Danielle Cyr
Joel Cyr
Maria Cyr
Diane Dacquay
Chantalle Dandeneau
Christian Dandeneau
Monelle Dandeneau
Robert Dandeneau
Patrick Daniels
Ronald Dauchot
Bernice Daudet
Danalyn Davidson
Ian Davidson
Michelle Davidson
Marc Dayette

Jason de Dias
Marc De Spiegelaere
Roy Deerpalsing
Fran Dejonckheere
Daniel Dekleva
Leo Delorme
Therese Dembele
Oreksri Demchuk
Andrea Dempster
Jacques Depont
Gloria Despiegelaere
Reynold DeSpiegelaere
Jonas Desrosiers
M Desrosiers
Monique Desrosiers
Tyler Desrosiers
Ray Devigne
Thuy Dham
Lianne Dilk
Michel Dionne
Cade Dobson
Darrell Doerksen
Danielle Dorge-Remple
Aaron Doyle
Madison Driedger
Ed Dubreuil
Kevin Dueck
Neil Dueck
Mary Ann Dueck
Alicia Dueck-Read
Jodi Dueck-Read
Veronica Dunne
Chris Dupas
Bert Dupuis
Jules Dupuis
Kevin Dupuis
Lynn Dupuis
Muriel Dupuis
Sandra Dupuis
Joel Durand
Dominique Durand
Kelly Dutiaume
Helene Duval
Michael Dyck
Robyn Dyck
Rory Dyck
Theodore Dyck
Katherine Dycke
Jamieson Eagle Bears
Laura Ealing
Roxana Echavarria
Ernesto Ecke
Autumn Edez
Faron Edez
Paula Edwards
Kelly Eisbenner
Carrie Elias
Sherry Elias
Melina Elliott
Isabelle Elliott-Boothe
Laura Enns
Audrey Enns
Maureen Ewasko
Jason Fallis
Micheline Fay
Monica Federkevic
Slavomir Federksevic
Devon Fehr
Lea Felbermair
Connie Fenton-Smedts
Denis Ferland
Michelle Ferland
John Ferrer
Dean Ferris
Mitch Feuillatre
Jamie Fillion
Ron Fillion
Robert Fillion
Melissa Finch
Heather Finlay
Russell Fisette
Derrick Fisher
Candace Fontaine
Paul Fontaine
Janelle Fontaine
R Fontaine
D Fontaine
Dana Ford
Lyle Ford
Brent Forslund
Sylvie Fortier
Huguette Fortier
Santy Foster
Sarah Fougere
Edgar Fouillard
Jocelyn Fournier-Gawryluk
Melissa Francisco
Zoe Francois
Theressa Francois
Matt Franks
Denys Fraser
Mariette Frechette
Jason Fredette
Anne Freeth
Jacques Frenette
Yolande Freynei
Michelle Freynet
Kaitlin Friesen
Mona Friesen
Vanessa Friesen
David Frobisher
Ian Fronda
Jason Frost
Tim Frymire
Pat Gagne
Jocelyne Gagnon
Aditga Gandhi
Jocelyne Gaquou
Shawn Garton
Samantha Gates
Beatrice Gaudet
Denise Gauthier
Lana Gauthier
Phillipe Gauthier
Simone Gauthier
Serge Gautron
Lorie Gavelin
Allie Genisiorek
Tyson Genisiorek
Brina Gervais
Cathy Gervais
Garth Gerwing
Scott Gibson
Brenda Giesbrecht
Vivian Giesbrecht
Carley Giese
Hailey Gigian
Veronica Gillis
Brant Ginter
Maurice Girard
Mike Girard
Nicole Girard

Patrick Girard
Suzanne Girard
Brigitte Girouard
DonaldGirouard
Gisele Girouard
Lise Girouard
Maurice Girouard
Nadine Girouard
Richard Girouard
Roger Girouard
Sarah Girouard
Yacine Gitbahddi
Alyssa Gledhill
Amber Gledhill
Eli Glenn
Dobrochna Globerman
Christie Goaler
Loni Gooding
R Goodman
Bernie Gosselin
Stephanie Gosselin
Myriam Gouthiere
Donald A. Graham
Amie Green
Keith Greenley
Cory Gregorashuk
Leanne Gregorchuk
Hubert Grenier
Antoine Grenier-Togneri
JP Grim
Alexandra Groen
Vanessa Guay
Bernard Guinette
Dian Guinette
Serge Guinette
Rene Guyot
Trisha Haaksma
Mathieu Hacault
Jay Hallam
Firdaous Hamali
Racheal Hamel
Hamid Hamzeh
Robert Hancock
Oliver Hanlon
Rabia Harb
Brenda Harder
Erin Hardy
Dale Harms
Stephan Harris
Camille Harrop
Laura Hazlitt
Chanel Hebert
Don Hebert
Louise Hebert-Saindon
Lorie Henley
Wendy Henrikson
Cindy Henry
Dean Hilario
Matthew Hince
Justin Ho
Wayne Hoard
Justin Hochman
Steven Hocking
Sarah Hoeppner
Edward James Hoeppner
Clara Hoes
Lizanne Hombach
Barbara Hooper
Don Hooper
Courtney Hope
Nikki Horton
Aubrey House
Melissa Hovorka
L Hovorka
Amra Hrustic
Mariyka Hrynyshyn
Laura Huebert
Jazmin Hybert
Rolande Hype
Isabelle Ichiba
Maxwell James
Lyndon Jameson
Josh Janzen
Lindsay Jaques
Steven Jaques
Alialali Jassem
Rosie Javares
Carlos Javares
Melarie Jeanson
Jaclyn Jeanson
Mamie Johannesson
Andi Johnson
Debbie Johnson
Robert Jolicoeur
Kyle Jorundson
Katie Josephson
Brigitte Jounot
Genevieve Joyal
Alan Joyal
Jeff Joyal
Hailey Kalupar
Kevin Kapitoler
Dale Karasiuk
Kathy Karasiuk
Sarah Karasiuk
Amanda Karpinsky
Braden Kauenhofen
Simanjeet Kaur
Upmandeep Kaur
Yannick Kaym
Mehdi Kerbel
Liz Kerman
Steve Kerman
Shanne Kernested
Gordon Kiellich
Kevin Kielich
Mekelos Kindie
Braedan King
Georges Kirouac
Jennifer Kitchen
Dale Kittleson
Lynn Kizlik
Curtis Kleinsasser
Jean Klimack
Gary Klippenstein
Sandra Klippenstein
Sean Kluczkowski
Allen Koehler
C Koleza
Glenn Kolt
Marie Kozura
Maximilian Kreuser
Amrith Kumar
Virginia Kuypers
Zenon Kuzemczak
Ludmila Kuzemczak
Stephen Kytachuk
Kasey La
Rick Laboissiere
Elise Labossiere
George Labossiere
Layne Labossiere
Donna Labun
Caryn LaFleche

Henri Lafleche
Jacques Lafrance
Jean Lafrance
Robert LaFreniere
Corinne Lamotte
Virgel Lane
Rob Lang
Gerald Laroche
Mie Larsen
Ashley Larson
Alain Laurencelle
Francine Laurencelle
Lewis Lavack
Zane Lance Lavallee
Roland Lavoie
Theresa Lawes
Ramon Lazo
Miguel Lazo
Hung Le
Aline Lecuyer
Roger Lecuyer
Rose Lecuyer
Dustyne Lefurgey
Jeff Legault
Francis Legoupil
Sarah Legoupil
Suzie Lemoine
Chantale Leonard
Ken Leost
Gabriel Lepage
Bernard Lesk
Crystal Levesque
Marc Levesque
Lucille Levy
Rahim Limam
Eric Lindquist
Jacquline Linklater
Derek Lloyd
Michel Loiselle
Don Lonec
Balwinder Loomba
Sofia Lopes-Venzon
Annie Lovering
Dave Loxton
Christine Lysek
Anthony MacDonald
Linda Macey
Briana MacNeil
Liz Madden
A Magnifico
Vicki Magnifico
Adriano Magnifico
Denise Mahe
Carter Malegus
Jameson Malek
Dan Malicowich
David Malolos
Johan Malolos
M Malolos
Portia Malolos
Angeleigh Manaois
Demi Manaois
Kennet Mann
Francine Marchildon
Jerome Marchildon
Micheline Marchildon
Darlene Marcoux
Yvette Martin
JM Martin
Claude Martin
Irene Martin
Kenny Maslow
Madeleine Matte
Chris Maxwell
Kristen Mazepa
Suzanne McCarthy
A McCaughey
Darcy McConnell
Linda McCusker
George McDonald
Lindsay McDonald
Norma McDonald
Karen McElrea
Travis McElroy
Kyle McFadyen
Jamie McGhee
Valerie McIntosh
Sebastien McLaren
Chad McLaughlin
Cameron McLennan
Ben McLeod
Kelsey McMahon
Kristian McMillan
Maggie McMillan
Doug McPhee
Karin McSherry
Gisele Meilleur
Ashley Melnyk
Ryan Melnyk
Savannah Menard
Anne Mendoza
Katrina Anne Mendoza
Kim Mendoza
Paul Mendres
Alice Mensah
Cameron Menzies
Loretta Merriam
Ed Merriam
Jessica Mestdagh
Vennessa Mestdagh
Ron Mestdagh
Brian Meyer
Dana Michaels
Claude Michaud
Gilbert Michaud
Norma Michaud
Rita Michaud
Nicole Michaud Oystryk
Larry Mieyette
Valentina Mijovic
Kyle Mikulik
Tim Miller
Stephanie Minor
Marie-France Mitchell
Bonnie Moar
David Moar
Hayley Moge
Sandra Monkman
Colin Montgomery
Jenna Moore
Marcus Moore
Ian Moran
Colin Morden
Kayla Morgan-Gravel
Amanda Morgan-Gravel
Neil Morgan-Gravel
Suzanne Morgan-Gravel
Mason Morrison
Nancy Morsy
Natalie Mota
J Mrena
Carla Mueller
Anna Mulaire
Danielle Mulaire

Janelle Mulaire
Marc Mulaire
Marjolaine Mulaire
Dana Mule
Wendy Murray
Nigel K. Musara
Kaylee Mushumanski
Ryan Mushumanski
Andre Nandjui
Cathrynn Nandjui
Carolina Nario
Marc Nault
Serge Ndjiomeni
Heidi Nelson
Gerard Nepinak
Craig Neufeld
Jordan Neufeld
Mai Nguyen
Thanh Nguyen
Trinh Nguyen
Elaine Nicholl
Guy Noel
Jean-Pierre Noel
Johanne Noel
Mireille Noel
Austin Noga
Shea Nordheim
James Nunn
Marshall Nykoluk
Judith Oliver
Jennifer Olson
Erin Opitz
Naomi Osask
Marouene Ouannes
Joy Page
Jamie Palano
Marie Palano
Christine Pantel
Guy Pantel
Magaly Paquet
Katrina Paquin
Nicola Parent
Danielle Parent
Christopher Parker
Max Pascoe
Jacqueline Patrak
Rina Patsiatzis
Dave Peacock
Jenn Pederson
Carole Pelchat
Leo Pelchat
Monique Pelland
Erik Pelletier
Joanne Pelletier
Liam Pelletier
Ron Pelletier
Robert Pelletier
Guylaine Pelletier-Carriere
Joseph Peloquin-Hopfner
Angela Perez
Rachelle Perras
Jeff Perras
Carole Perrault
Helene Perreault
Jean Perrault
Kohl Perrick
Michelle Perrin
Alain Perron
C Perron
Jonathan Peters
Monica Peters
Shaelynne Peters
Jean Petit
Giang Pham
Matt Phelps
Keeley Phillips
Kim Picton
Rita Picton
Jennifer Picton
Kim Pierce
Valerie Pion
Dru Plantje
Daniel Plantz
Ted Pochinco
Nicole Popham
Colin Popham
J. Sean Post
Jade Pothier-Krindle
Don Pottoz
Dan Powell
Janine Prevost
Nicole Prokoppa
Elise Prud'homme
Jennie Pynn
Anh Quan Bui
Wayne Quinn
Fabio Ragnelli
Rebecca Railo
Cherissa Rajardu
Anthony Rames
Baltazar Ramos
Maribeth Ramos
Jeff Rannick
Emma Rannie
Lisa Ransome
Jason Ratte
Yoanne Rautert
Susan Redfern
Jennifer Regier
Gary Reich
Brendan Reichardt
Kelly Reimer
Valerie Remillard
Agnes Remillard
Kyle Rempel
Cecile Restiaux
Kate Reyes
Doris Richard
Michele Riel
Ken Ringaert
S. Rioux
Danielle Ritchod
Aiden Ritchot
Monique Ritchot
Pamela Ritchot
Jessica Rivera
Rosa Robert
Autumn Robertson
Janet Robideau
Gil Robidoux
Carole Robidoux
Danielle Robidoux
Mike Robinson
Gisele Roch
Paul Roche
Fran Rodriguez
Norma Rogan
Athiber Rohman Faraz
Sébastien Roldan
Jon Romy
Marco Rosales
Maritess Rosello
Francis Rosello
Michelle Rosner

Roxanne Ross
Jean Roth
Therese Rowan
Guy Roy
Wade Ryplanski
Rick Ryplanski
Lisa Ryplanski
Elizabeth Sabourin
Raschelle Sabourin
Maurice Sabourin
Janet Sabourin
Payton Sabourin
Gilles Sabourin
Lucille Sabourin
Leopold Sabourin
Diane Sabourin
Joel Sabourin
Carmel Saint Brave
R Salcon
Marie Saltel
Marcel Saltel
Parker Sample
Danielle San Diego
Manny San Diego
Scott Sander
Ed Saurette
Fernand Saurette
Roland Sauvette
Kristen Sawchuk
Patricia Schmidt
Rene Schmidt
Christine Schwab
Ryan Schwab
Micheline Scott
Debi Scott
Cameron Seier
Michael Shadlock
Teresa Shawara
Faria Sheikh
Alif Shennewaz
Terry Shestko
Tim Shynkaruk
Elaine Siddall-Spark
Paul Sidley
Justin Signer-Delorme
Steve Silcox
Gail Simpson
Barbara Singer-Delorme
Shawn Singh
Gurseevanjot Singh
Havpreet Singh
Chris Skowrin
Paul Slogett
Glen Smallwood
Alannna Smart
Smily Smily
Alison Smith
Brandon Smith
Melissa Smith
Michael Smith
Alex Smith-Windsor
Krista Snider
Levi Sobering
Kiana Sorin
D Soto
Jaret Sourisseau
Jaques Speliers
Candace Spence
Linda Spencer
Deb Springett Frymire
Guy St. Godard
Norman St. Hilaire
Gabriel St. Vincent
Katia St. Vincent
Miguel St. Vincent
Daniel St. Vincent
Erica Stechesen
Gretton Stefanation
Teri Stefanation
Rob Stefanyshyn
Lorraine Stefanyshyn
Ron Stenning
Keeley Stewart
Kevin Stewart
Karen Stokes
Nicole St-Onge
Colette St-Onge
Connor Strachan
Kimberly Strickland
Shanda Stulzer
Alex Stulzer
Ariel Summers
M Sutherland
Hayley Swidnicki
Meaghan Syganiec
Marcelline Symchyshyn
Gary Syrenne
Sanae Tassi
Natalie Tataryn
Jessie Taylor
Jacob Tecson
Egan Teichroew
Szandra Temesvari
Jesus Teseda
Dan Tessier
Gary Tessier
Charles Tetrault
Rob Tetrault
Joel Tetrault
Rachelle Tetrault
Steven Therrien
Katherin Therrien
Robert Therrien
Edward Thibert
Lisa Thienpondt
Eric Thienpondt
Lois Thies
Darren Thomas
Mark Tisdale
Veronique Togneri
Denis Tomasson
Jamie Tomcko
Arlene Topacio
Roland Topacio
Reynaldo Torres
Marc Touchette
Brian Tourond
Lisa Trager
Victoria Traskovski
Patrick Tremblay-Sabourin
Christine Trickey
Carly Trotter
Josee Trudeau
Trisha Trudeau
Kathy Twerdochlib-Hocking
K.R. Twomey
Braden Unrau
Ruvimbo Uswa
Josee Vaillancourt
Eric Valois
Kevin Van Lieshout
Kimberly Vandal
Nicolas Vandal

Valerie Vandal
Josh Vandal
Jared Vanderveen
Tyler Vandervis
Madison Vassant
Jordan Veale
Cara Veines
Shasta Veldkamp
Ruth Ventura
Jerry Ventura
Lionel Verrando
Denise Vielfaure
Maurice Vielfaure
Marie-Michele Vienneau
Alan Vince
Madeleine Vrignon

Russ Vulliez
Audrey Walachenko
Aruba Walia
Robert Wanner
Bryan Warner
Bobby Warren
Gagnon Wassan
Ian Waters
Hannah Watt
Anthony Wdowiak
Sandra Weiten
Thomas West
Elizabeth Whitaker-Jacques
Nicole Wiebe
Robin Wiens

Aavory Wilkie
Valerie Williams
Nancy Wilson
Samantha Wilson
Alyssa Wilson
Lawrie Windling
Gail Winright
Ken Wolfe
Tanya Woloshen
Hudson Wong
Elise Wood
Ryan Wood
Jaya Wozney
Fern Yamron
James Young
McKenna Young

For Information:

Real Rioux
Robyn Vilde
Chidiebere Chinedum

For the City:

S. Nuttall, Acting District Planner, Planning, Property and Development Department
M. Robinson, Principal Planner, Planning, Property and Development Department

Exhibit “136” referred to in File DAZ 202/2026

REVISED ADMINISTRATIVE REPORT

Title: DAZ 202/2026 - 470 Des Meurons

Issue: For consideration at the Public Hearing of an application to rezone the subject property to the “RMF-L Mature Communities PDO-1” Residential Multi-Family (Large) district for the purpose of constructing a 120-unit residential multi-family building and accessory parking area.

Critical Path: Riel Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
S. Nuttall, MCP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 202/2026 by rezoning the subject land to an “RMF-L Mature Communities PDO-1” Residential Multi-Family (Large) district in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated June 2, 2026 and attached as Schedule “B” to this report, subject to the following conditions:

A. That the owner of the subject land (the “Owner”) 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. For those portions of the Owner’s Land zoned “RMF-L” Residential Multi-Family (Large), the Owner must submit plans showing the location and design of any and all proposed:

- principal buildings;
- accessory parking areas;
- private approaches;
- garbage enclosures;

- fencing;
- landscaping; and
- free-standing signage

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

ii. That the height of all buildings on the land shall be limited to 75 feet (22.86 metres).

B. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated May 19, 2026 and attached as Appendix "B" to this report.

C. That the City enter into, execute and deliver with the Developer

(i) a Zoning Agreement in accordance with recommendation 1.A.; and

(ii) a Servicing Agreement in accordance with recommendation 1.B.,

and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, the Servicing Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

3. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading.

4. That, upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 202/2026 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

5. That Development Application No. DAZ 202/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

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7. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

8. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DAZ 202/2026.

9. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing

REASON FOR THE REPORT

- The applicant wishes to rezone the subject property to the “RMF-L” Residential Multi-Family (Large) district for the purpose of a 120-unit multi-family residential building.
- Rezoning applications require a Public Hearing per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- This report is being submitted for the Committee’s consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the land will be **Rezoned.**

CONSULTATION

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared By:	Steve Nuttall, MCP
Date:	June 8, 2026
File No.	DAZ 202/2026

List of Schedules and Appendices

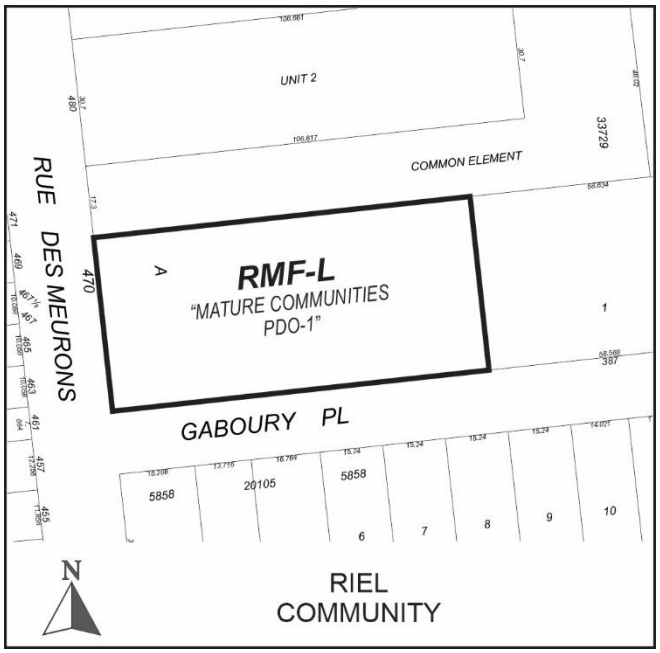
- Schedule A: Planning Discussion
- Schedule B: Recommended File No. DAZ 202/2026, Riel Community Committee
- Appendix A: Draft by-law
- Appendix B: Report of the Administrative Coordinating Group
- Appendix C: Shadow Casting Study

SCHEDULE 'A'- PLANNING DISCUSSION

DATE:	May 22, 2026
FILE:	**DAZ 202/2026**
RELATED FILES:	DAV 26-116786\D
COMMUNITY:	Riel
NEIGHBOURHOOD #:	5.502 - (CENTRAL ST. BONIFACE)

SUBJECT: To rezone the subject property to the "RMF-L Mature Communities PDO-1" Residential Multi-Family (Large) district for the purpose of constructing a 120-unit residential multi-family building and accessory parking area.

LOCATION: **470 Des Meurons**



LEGAL DESCRIPTION: LOT 1/2 PLAN 20105 80 ST B

APPLICANT: Jonathon Freed (Freedhome Developments Ltd.)
207-230 Main St
Winnipeg, MB R2X 2Y1

OWNER: OVERHEAD DOOR OF WINNIPEG LTD
470 Des Meurons St
Winnipeg, MB R2H 2P4

RECOMMENDATION: **Approval with conditions**

SITE DESCRIPTION

- The subject property is located on Des Meurons St, in the Central St. Boniface neighbourhood of the St Boniface ward.
- The subject site is 41,389 square feet (3,845 square metres) in area. The site is currently occupied by a commercial building.
- The subject site is accessed by approaches on Des Meurons and Gaboury Place.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhoods – Mature Communities policy area. The property is zoned "M1" Manufacturing - Light district.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2024).

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Manufacturing/industrial uses on land zoned "M1" Manufacturing – Light district.
South: Residential uses on land zoned "R2" Residential Two-Family district.
East: Manufacturing/industrial uses on land zoned "M1" Manufacturing – Light district.
West: Des Meurons, then residential uses on land zoned "R2" Residential Two-Family district.

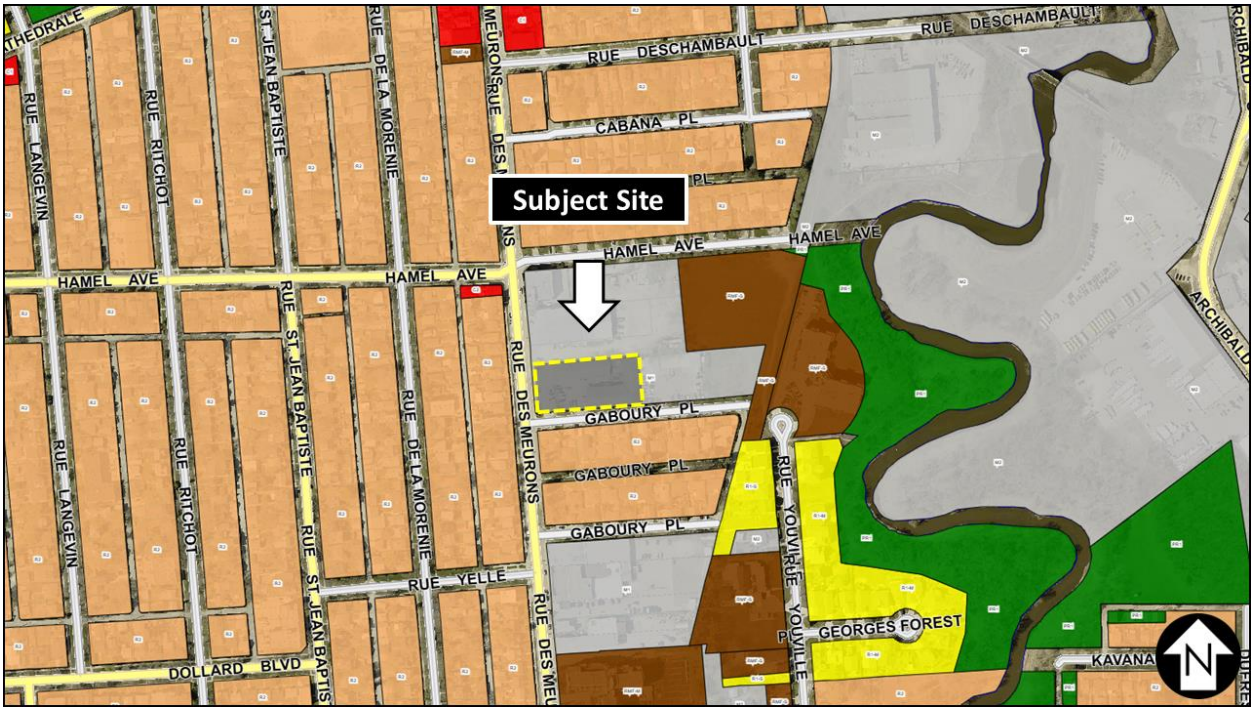


Figure 2: Zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a six-storey residential building.
- The existing commercial building(s) on site will be demolished.
- The building features 120 rental units:
    - 65 one-bedroom units
    - 50 two-bedroom units
    - 5 three-bedroom units
    - According to the Letter of Intent, 10% of these units will be affordable as defined by Manitoba Housing's Affordable housing Rental Program.
- The submitted site plan shows that the proposed building will be 122.2 feet (37.2 metres) in width, 278.8 feet (85.0 metres) in length, and 69.3 feet (21.1 metres) in height (74.2 feet [22.6 metres] to the parapet).
- 105 of the 120 required parking spaces are provided as follows:
    - 53 spaces will be enclosed and heated, including 5 accessible stalls
    - 29 surface parking spaces designated for small cars on the north side of the building
    - 23 surface parking spaces on the south side of the building.
- 36 bicycle parking spaces are provided, exceeding the minimum requirement of 12 spaces. This includes 4 outdoor spaces and 32 indoor spaces.
- Access will be provided on the south side of the property from Gaboury Place.
- Landscaping:

- 0 trees and 5 shrubs have been provided along the Gaboury street edge, below the required minimum of 1 tree per 30 feet of frontage and 3 shrubs per 20 feet of frontage.
- None of the required street edge landscaping has been provided on Des Meurons.
- None of the required parking lot interior landscaping has been provided.
- A 6-foot tall brown treated opaque wood fence has been provided.

- An Alternative Equivalence Compliance approval is required for semi-recessed waste bins, which the Public Service supports.

Collaboration with the Public Service:

With the Urban Planning and Design Division

The applicant engaged with the Urban Planning and Design Division during the application process.

With the Public

The applicant held a virtual information session for residents and has included signatures of support with this application.

ANALYSIS AND ISSUES

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.

Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to health food, daily needs, employment, education, recreation, and green infrastructure.

Applicable Policies for Established Neighbourhoods – Mature Communities

6.1 Sustainable Urban Growth

- The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.

6.16 Established Neighbourhoods

- Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.

6.44 Compatible Growth

- Plan for and protect green and built infrastructure and resources from incompatible development that would compromise achievement of this Plan's goals.

The proposed development is generally aligned with *OurWinnipeg* because it would facilitate residential infill development in a mature community, utilize existing infrastructure, and help meet intensification targets.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction Strategy 2.0* supports *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.

The property is located in an Established Neighbourhood – Mature Community policy area of *CCDS 2.0*. Certain goals and policies of *CCDS 2.0* apply to the proposal.

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

  <u>General policies</u>

  - *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.*

At six stories, the proposed building is considered a medium-rise development under *CCDS 2.0* policies. The building will increase the population in this established neighbourhood and increase housing options for residents while positively contributing to the neighbourhood through design elements detailed under Goal 2.

- 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.*

  Building Setbacks

  - *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.*

The applicant has requested Variances to reduce building setbacks on all four required yards: The requested front yard is zero feet. The Public Service is recommending a front yard setback of 10 feet to provide landscaping and support a more comfortable pedestrian environment. See example of 400 Des Meurons in Figure 3, a six-storey building which is setback approximately 20 feet from the front property line on the north corner, and includes shrubs and mature street trees for the length of the property.

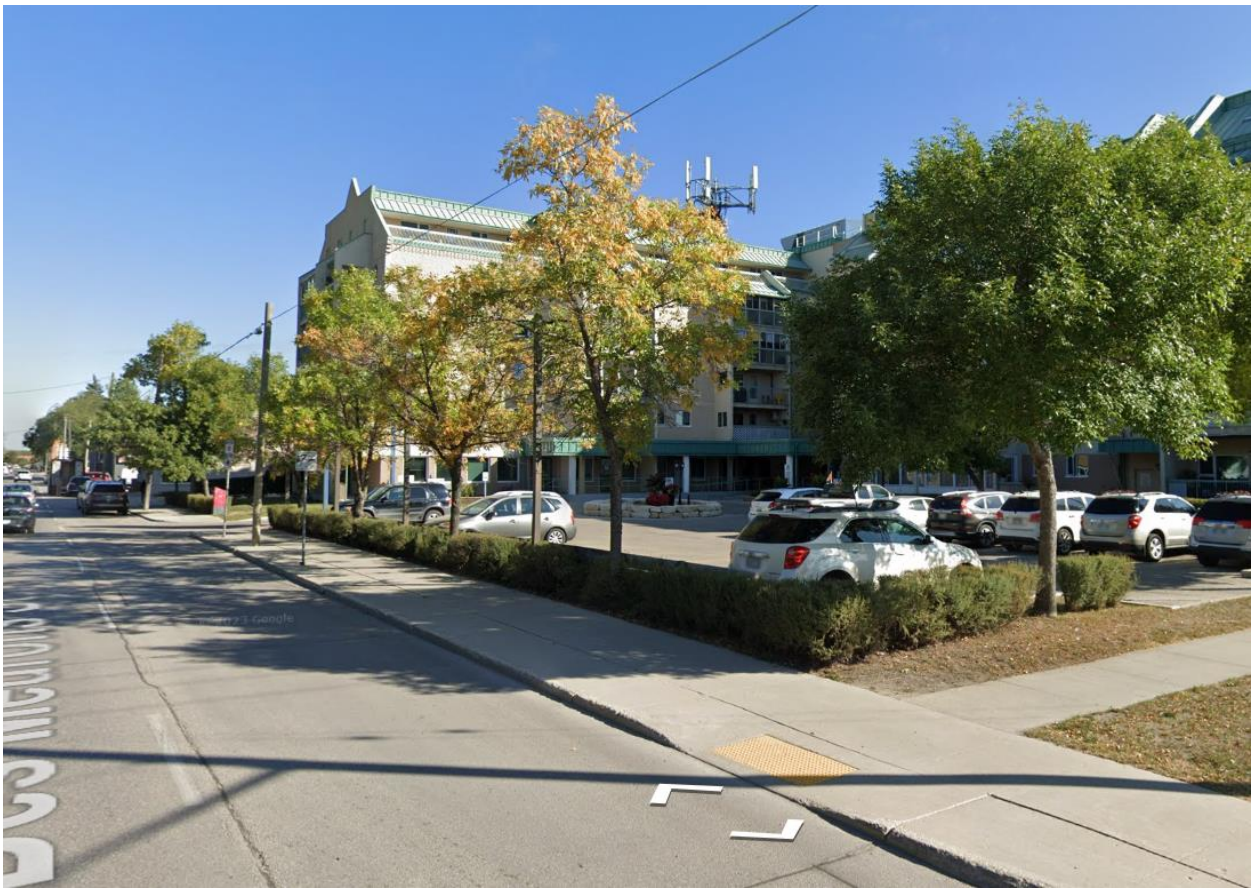


Figure 3: Streetview Photo of 400 Des Meurons (via Google)

Variances are requested for both side yards (8 feet on the north side and 6 feet on the south side). These Variances are recommended for approval as they represent a small fraction of the overall building length, which is largely setback beyond the minimum requirement. The rear yard setback is only a reduction of 5 feet, which is considered supportable.

Building Design

- *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 visual aesthetics of the street and neighbourhood.*

The proposed building façade includes a mixture of brick cladding, fibre cement/stucco siding, and metal cladding to create a visually interesting design that incorporates arches and insets for balconies on the front. The sides of the structure include significant window coverage and balconies. Features from the front of the building are continued around the corner on the south side. Together, these features create visual interest that positively contribute to aesthetics of the street.

Pedestrian orientation

- *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*

The proposed building includes ground floor entrances on Des Meurons. Balconies are located on the front and side of the building to support passive surveillance. The location of the resident amenity space on the southwest corner of the building helps create an active use in the absence of commercial space.

Massing and scale

- *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
- *2.14 Avoid buildings that create long blank walls facing public streets.*
- *2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.*

This property is located on a large lot uncharacteristic of nearby residential properties, which tend to be 1-4 unit residential dwellings. This allows for a higher density development than what is typical for adjacent residential. As noted above, Des Meurons is an arterial street, and CCDS 2.0 allows for mid-rise (5 to 8 storeys) residential developments to be located on arterial streets in mature communities. Elements of the building, such as the majority of the building bulk being setback significantly from the side yards, account for the difference in built form to the south of the site while respecting existing uses abutting to the north and east.

Parking and loading

- *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

The parking area is accessed from the rear lane on the south side of the building off of Gaboury Place, which serves as the public lane for the residential properties to the south. The existing approach on Des Meurons will be removed. Per the ACG report, the Developer is responsible for constructing a sidewalk along the north side of Gaboury Place abutting the planned area.

Site design

- *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.*

While the rezoning to “RMF-L” Residential Multi-Family (Large) district is supported, the requested density Variance has not been recommended for approval. Consequentially, the requested parking Variance and zero-foot front yard setback are not supported either. These recommendations from the Public Service will guide the building design toward a scale more appropriate for the surrounding context.

ZONING BY-LAW 200/2006

- The “RMF-L” Residential Multi-Family (Large) district is intended for larger-scale multi-family development, such as mid-to-high rise multi-unit buildings.
- The subject site is located on the corner of an arterial street and a public lane.
- The proposed multi-family development can be accommodated in the “RMF-L” Residential Multi-Family (Large) district.

ADDITIONAL CONSIDERATIONS

Zoning Agreement

- Given that the proposed building will need to be changed if recommended modifications to the Variances are supported, a condition requiring plan approval to the Director of Planning, Property and Development and Riel Community Committee has been included.

SUMMARY

The Urban Planning Division recommends **approval** for the following reasons:

- The rezoning will result in the establishment of a multi-family development that is consistent with policies in *OurWinnipeg 2045* and *Complete Communities 2.0*.

RECOMMENDATION

The Urban Planning Division recommends this application be **approved** and the subject property be Rezoned to the “RMF-L Mature Communities PDO-1” Residential Multi-Family (Large) district.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Steve Nuttall, MCP
PPD File # DAZ 202/2026

SCHEDULE "B" OF FILE DAZ 202/2026, Riel Community Committee, Dated June 2, 2026

By-Law No. _____

File No. **DAZ 202/2026**

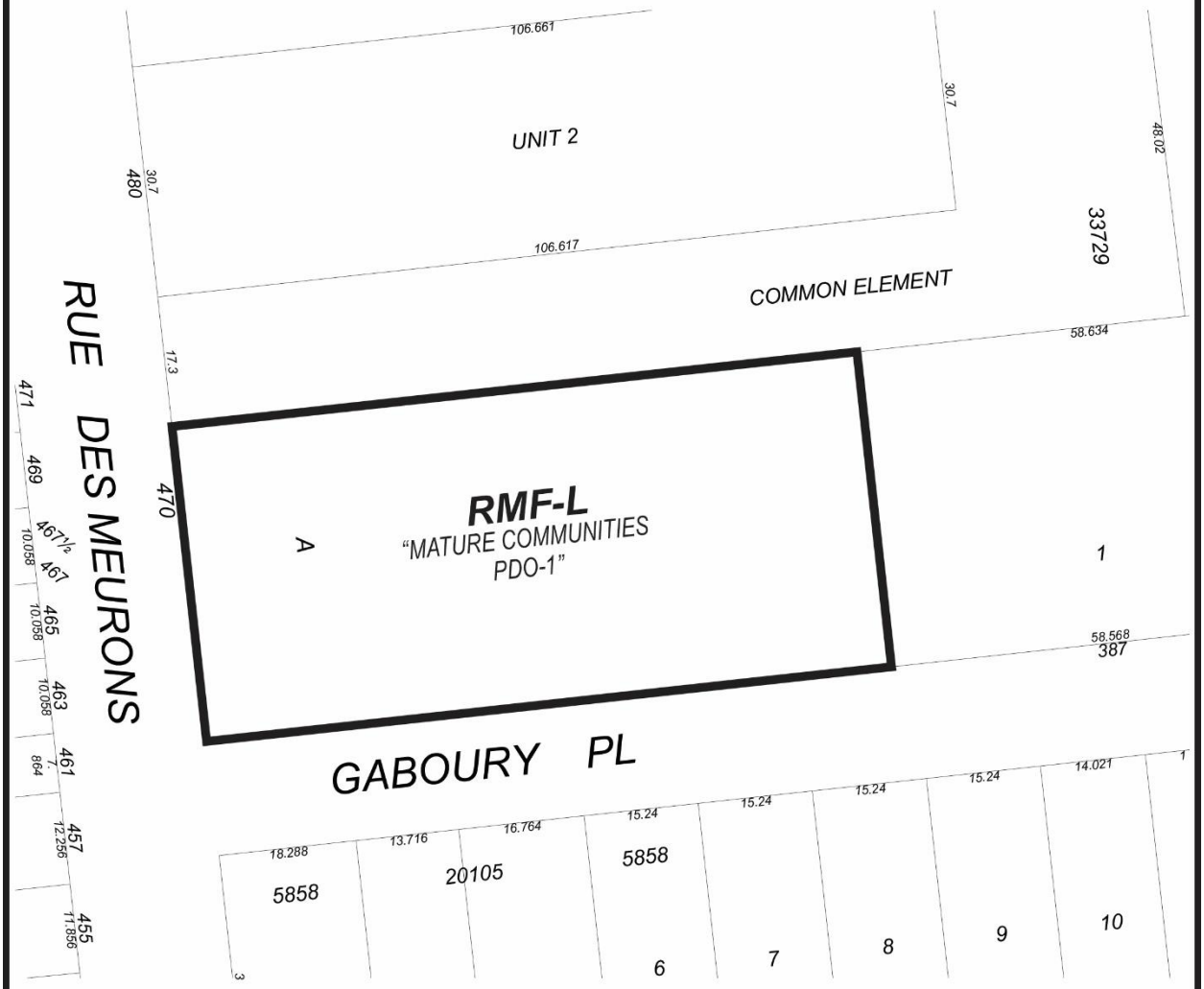
Atlas Sheet No. **AA27**

N

RIEL COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 470 Des Meurons Street from an "M1 MATURE COMMUNITIES PDO-1" MANUFACTURING LIGHT DISTRICT to a "RMF-L MATURE COMMUNITIES PDO-1" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the establishment of a proposed multi-family dwelling use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “9” referred to in File DAZ 202/2026

ADMINISTRATIVE REPORT

Title: DAZ 202/2026 - 470 Des Meurons

Issue: For consideration at the Public Hearing of an application to rezone the subject property to the “RMF-L Mature Communities PDO-1” Residential Multi-Family (Large) district for the purpose of constructing a 120-unit residential multi-family building and accessory parking area.

Critical Path: Riel Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

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Author	Division Head	Department Head	CFO	CAO
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REASON FOR THE REPORT

- The applicant wishes to rezone the subject property to the “RMF-L” Residential Multi-Family (Large) district for the purpose of a 120-unit multi-family residential building.
- Rezoning applications require a Public Hearing per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- This report is being submitted for the Committee’s consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the land will be **Rezoned.**

CONSULTATION

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared By:	Steve Nuttall, MCP
Date:	May 28, 2026
File No.	DAZ 202/2026

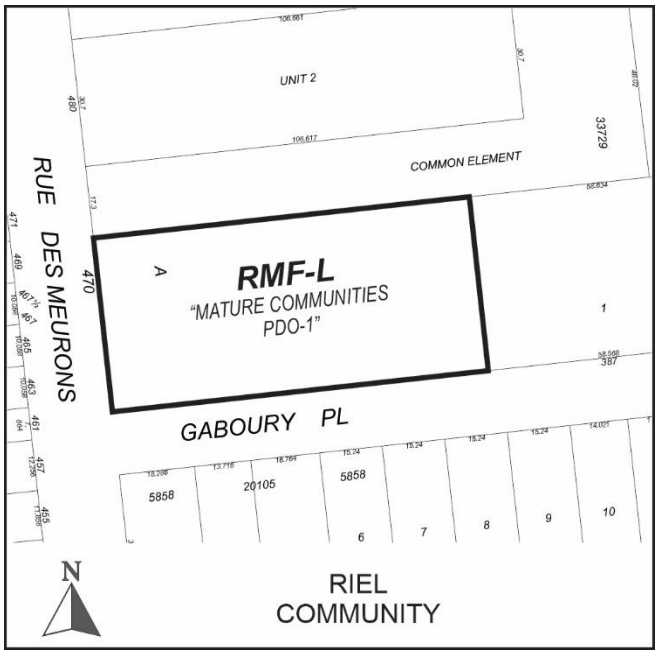
List of Schedules and Appendices

- Schedule A: Planning Discussion
- Schedule B: Recommended File No. DAZ 202/2026, Riel Community Committee
- Appendix A: Draft by-law
- Appendix B: Report of the Administrative Coordinating Group
- Appendix C: Shadow Casting Study

SCHEDULE 'A'- PLANNING DISCUSSION

DATE:	May 22, 2026
FILE:	**DAZ 202/2026**
RELATED FILES:	DAV 26-116786\D
COMMUNITY:	Riel
NEIGHBOURHOOD #:	5.502 - (CENTRAL ST. BONIFACE)
SUBJECT:	To rezone the subject property to the "RMF-L Mature Communities PDO-1" Residential Multi-Family (Large) district for the purpose of constructing a 120-unit residential multi-family building and accessory parking area.

LOCATION: **470 Des Meurons**



LEGAL DESCRIPTION: LOT 1/2 PLAN 20105 80 ST B

APPLICANT: Jonathon Freed (Freedhome Developments Ltd.)
207-230 Main St
Winnipeg, MB R2X 2Y1

OWNER: OVERHEAD DOOR OF WINNIPEG LTD
470 Des Meurons St
Winnipeg, MB R2H 2P4

RECOMMENDATION: **Approval with conditions**

SITE DESCRIPTION

- The subject property is located on Des Meurons St, in the Central St. Boniface neighbourhood of the St Boniface ward.
- The subject site is 41,389 square feet (3,845 square metres) in area. The site is currently occupied by a commercial building.
- The subject site is accessed by approaches on Des Meurons and Gaboury Place.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhoods – Mature Communities policy area. The property is zoned “M1” Manufacturing - Light district.



Figure 3: Aerial Photo of Subject Site and Surrounding Uses (flown 2024).

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Manufacturing/industrial uses on land zoned “M1” Manufacturing – Light district.
South: Residential uses on land zoned “R2” Residential Two-Family district.
East: Manufacturing/industrial uses on land zoned “M1” Manufacturing – Light district.
West: Des Meurons, then residential uses on land zoned “R2” Residential Two-Family district.



Figure 4: Zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a six-storey residential building.
- The existing commercial building(s) on site will be demolished.
- The building features 120 rental units:
    - 65 one-bedroom units
    - 50 two-bedroom units
    - 5 three-bedroom units
    - According to the Letter of Intent, 10% of these units will be affordable as defined by Manitoba Housing's Affordable housing Rental Program.
- The submitted site plan shows that the proposed building will be 122.2 feet (37.2 metres) in width, 278.8 feet (85.0 metres) in length, and 74.2 feet (22.6 metres) in height.
- 105 of the 120 required parking spaces are provided as follows:
    - 53 spaces will be enclosed and heated, including 5 accessible stalls
    - 29 surface parking spaces designated for small cars on the north side of the building
    - 23 surface parking spaces on the south side of the building.
- 36 bicycle parking spaces are required, exceeding the minimum requirement of 12 spaces. This includes 4 outdoor spaces and 32 indoor spaces.
- Access will be provided on the south side of the property from Gaboury Place.
- Landscaping:

- 0 trees and 5 shrubs have been provided along the Gaboury street edge, below the required minimum of 1 tree per 30 feet of frontage and 3 shrubs per 20 feet of frontage.
- None of the required street edge landscaping has been provided on Des Meurons.
- None of the required parking lot interior landscaping has been provided.
- A 6-foot tall brown treated opaque wood fence has been provided.

- An Alternative Equivalence Compliance approval is required for semi-recessed waste bins, which the Public Service supports.

Collaboration with the Public Service:

With the Urban Planning and Design Division

The applicant engaged with the Urban Planning and Design Division during the application process.

With the Public

The applicant held a virtual information session for residents and has included signatures of support with this application.

ANALYSIS AND ISSUES

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.

Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to health food, daily needs, employment, education, recreation, and green infrastructure.

Applicable Policies for Established Neighbourhoods – Mature Communities

6.1 Sustainable Urban Growth

- The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.

6.16 Established Neighbourhoods

- Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.

6.44 Compatible Growth

- Plan for and protect green and built infrastructure and resources from incompatible development that would compromise achievement of this Plan's goals.

The proposed development is generally aligned with *OurWinnipeg* because it would facilitate residential infill development in a mature community, utilize existing infrastructure, and help meet intensification targets.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction Strategy 2.0* supports *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.

The property is located in an Established Neighbourhood – Mature Community policy area of *CCDS 2.0*. Certain goals and policies of *CCDS 2.0* apply to the proposal.

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

  General policies

  - *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.*

At six stories, the proposed building is considered a medium-rise development under *CCDS 2.0* policies. The building will increase the population in this established neighbourhood and increase housing options for residents while positively contributing to the neighbourhood through design elements detailed under Goal 2.

- 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.*

  Building Setbacks

  - *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.*

The applicant has requested Variances to reduce building setbacks on all four required yards: The requested front yard is zero feet. The Public Service is recommending a front yard setback of 10 feet to provide landscaping and support a more comfortable pedestrian environment. See example of 400 Des Meurons in Figure 3, a six-storey building which is setback approximately 20 feet from the front property line on the north corner, and includes shrubs and mature street trees for the length of the property.

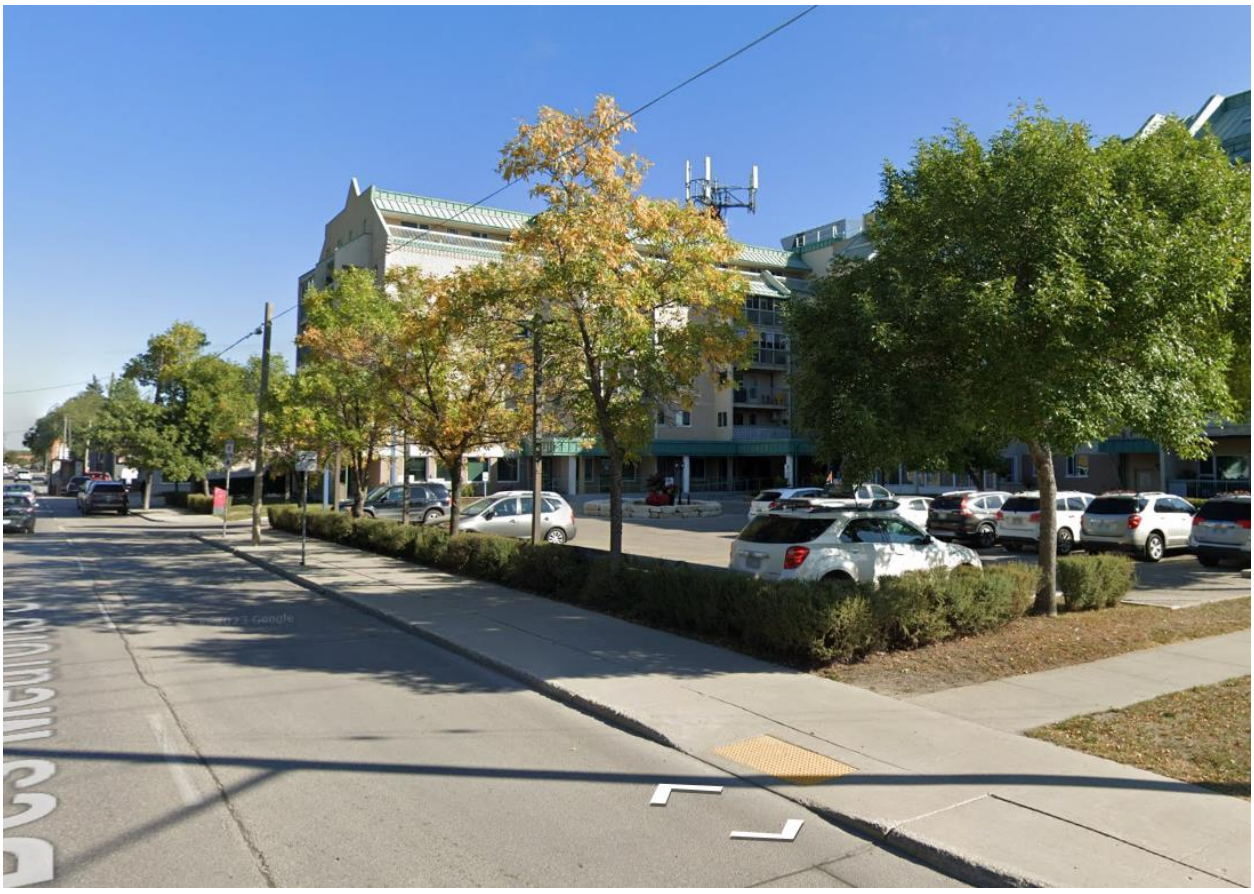


Figure 3: Streetview Photo of 400 Des Meurons (via Google)

Variances are requested for both side yards (8 feet on the north side and 6 feet on the south side). These Variances are recommended for approval as they represent a small fraction of the overall building length, which is largely setback beyond the minimum requirement. The rear yard setback is only a reduction of 5 feet, which is considered supportable.

Building Design

- *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 visual aesthetics of the street and neighbourhood.*

The proposed building façade includes a mixture of brick cladding, fibre cement/stucco siding, and metal cladding to create a visually interesting design that incorporates arches and insets for balconies on the front. The sides of the structure include significant window coverage and balconies. Features from the front of the building are continued around the corner on the south side. Together, these features create visual interest that positively contribute to aesthetics of the street.

Pedestrian orientation

- *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*

The proposed building includes ground floor entrances on Des Meurons. Balconies are located on the front and side of the building to support passive surveillance. The location of the resident amenity space on the southwest corner of the building helps create an active use in the absence of commercial space.

Massing and scale

- *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
- *2.14 Avoid buildings that create long blank walls facing public streets.*
- *2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.*

This property is located on a large lot uncharacteristic of nearby residential properties, which tend to be 1-4 unit residential dwellings. This allows for a higher density development than what is typical for adjacent residential. As noted above, Des Meurons is an arterial street, and CCDS 2.0 allows for mid-rise (5 to 8 storeys) residential developments to be located on arterial streets in mature communities. Elements of the building, such as the majority of the building bulk being setback significantly from the side yards, account for the difference in built form to the south of the site while respecting existing uses abutting to the north and east.

Parking and loading

- *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

The parking area is accessed from the rear lane on the south side of the building off of Gaboury Place, which serves as the public lane for the residential properties to the south. The existing approach on Des Meurons will be removed. Per the ACG report, the Developer is responsible for constructing a sidewalk along the north side of Gaboury Place abutting the planned area.

Site design

- *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.*

While the rezoning to “RMF-L” Residential Multi-Family (Large) district is supported, the requested density Variance has not been recommended for approval. Consequentially, the requested parking Variance and zero-foot front yard setback are not supported either. These recommendations from the Public Service will guide the building design toward a scale more appropriate for the surrounding context.

ZONING BY-LAW 200/2006

- The “RMF-L” Residential Multi-Family (Large) district is intended for larger-scale multi-family development, such as mid-to-high rise multi-unit buildings.
- The subject site is located on the corner of an arterial street and a public lane.
- The proposed multi-family development can be accommodated in the “RMF-L” Residential Multi-Family (Large) district.

ADDITIONAL CONSIDERATIONS

Zoning Agreement

- Given that the proposed building will need to be changed if recommended modifications to the Variances are supported, a condition requiring plan approval to the Director of Planning, Property and Development and Riel Community Committee has been included.

SUMMARY

The Urban Planning Division recommends **approval** for the following reasons:

- The rezoning will result in the establishment of a multi-family development that is consistent with policies in *OurWinnipeg 2045* and *Complete Communities 2.0*.

RECOMMENDATION

The Urban Planning Division recommends this application be **approved** and the subject property be Rezoned to the “RMF-L Mature Communities PDO-1” Residential Multi-Family (Large) district.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Steve Nuttall, MCP
PPD File # DAZ 202/2026

SCHEDULE "B" OF FILE DAZ 202/2026, Riel Community Committee, Dated June 2, 2026

By-Law No. _____

File No. **DAZ 202/2026**

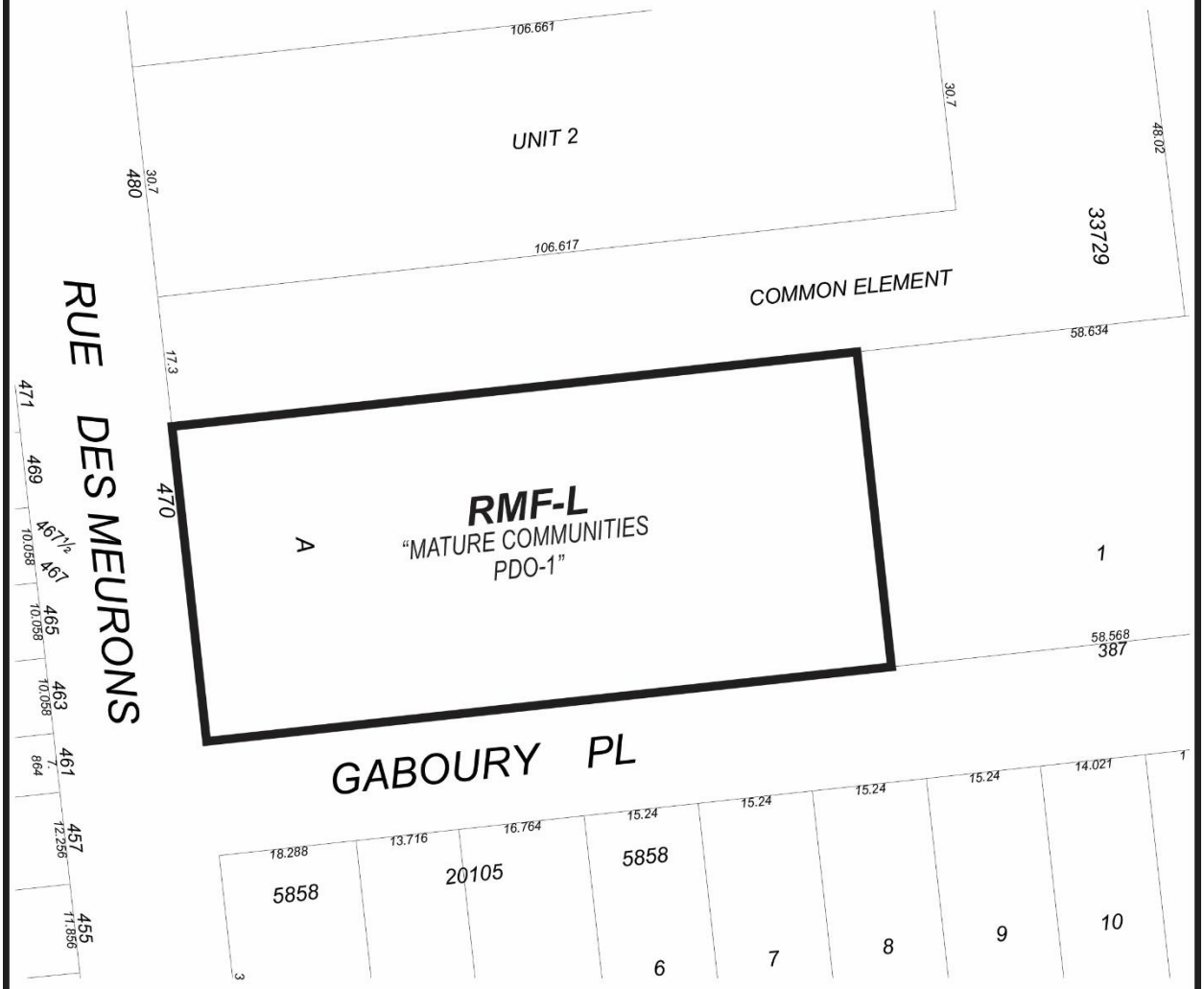
Atlas Sheet No. **AA27**

N

RIEL COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 470 Des Meurons Street from an "M1 MATURE COMMUNITIES PDO-1" MANUFACTURING LIGHT DISTRICT to a "RMF-L MATURE COMMUNITIES PDO-1" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the establishment of a proposed multi-family dwelling use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “8” referred to in File DAZ 202/2026

ADMINISTRATIVE REPORT

Title: DAZ 202/2026 - 470 Des Meurons

Issue: For consideration at the Public Hearing of an application to rezone the subject property to the “RMF-L Mature Communities PDO-1” Residential Multi-Family (Large) district for the purpose of constructing a 120-unit residential multi-family building and accessory parking area.

Critical Path: Riel Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
S. Nuttall, MCP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 202/2026 by rezoning the subject land to an “RMF-L Mature Communities PDO-1” Residential Multi-Family (Large) district in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated June 2, 2026 and attached as Schedule “B” to this report, subject to the following conditions:

    A. That the owner of the subject land (the “Owner”) 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. For those portions of the Owner’s Land zoned “RMF-L” Residential Multi-Family (Large), the Owner must submit plans showing the location and design of any and all proposed:

        - principal buildings;
        - accessory parking areas;
        - private approaches;
        - garbage enclosures;

- fencing;
- landscaping; and
- free-standing signage

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

ii. That the height of all buildings on the land shall be limited to 75 feet (22.86 metres).

B. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated May 19, 2026 and attached as Appendix "B" to this report.

C. That the City enter into, execute and deliver with the Developer

(i) a Zoning Agreement in accordance with recommendation 1.A.; and

(ii) a Servicing Agreement in accordance with recommendation 1.B.,

and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, the Servicing Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

4. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

3. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading.

4. That, upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 202/2026 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

5. That Development Application No. DAZ 202/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

6. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

7. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

8. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DAZ 202/2026.

9. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing

REASON FOR THE REPORT

- The applicant wishes to rezone the subject property to the "RMF-L" Residential Multi-Family (Large) district for the purpose of a 120-unit multi-family residential building.
- Rezoning applications require a Public Hearing per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- This report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the land will be **Rezoned.**

CONSULTATION

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared By:	Steve Nuttall, MCP
Date:	May 22, 2026
File No.	DAZ 202/2026

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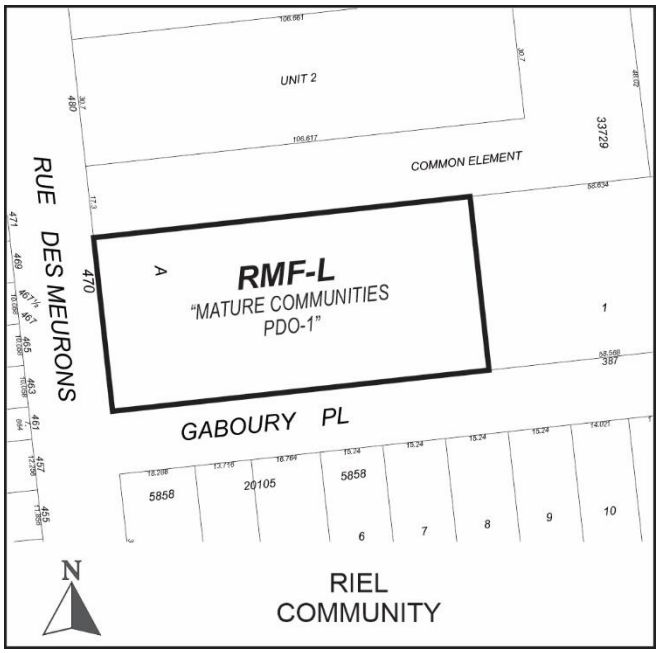

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- The subject property is located on Des Meurons St, in the Central St. Boniface neighbourhood of the St Boniface ward.
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- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhoods – Mature Communities policy area. The property is zoned "M1" Manufacturing - Light district.



Figure 5: Aerial Photo of Subject Site and Surrounding Uses (flown 2024).

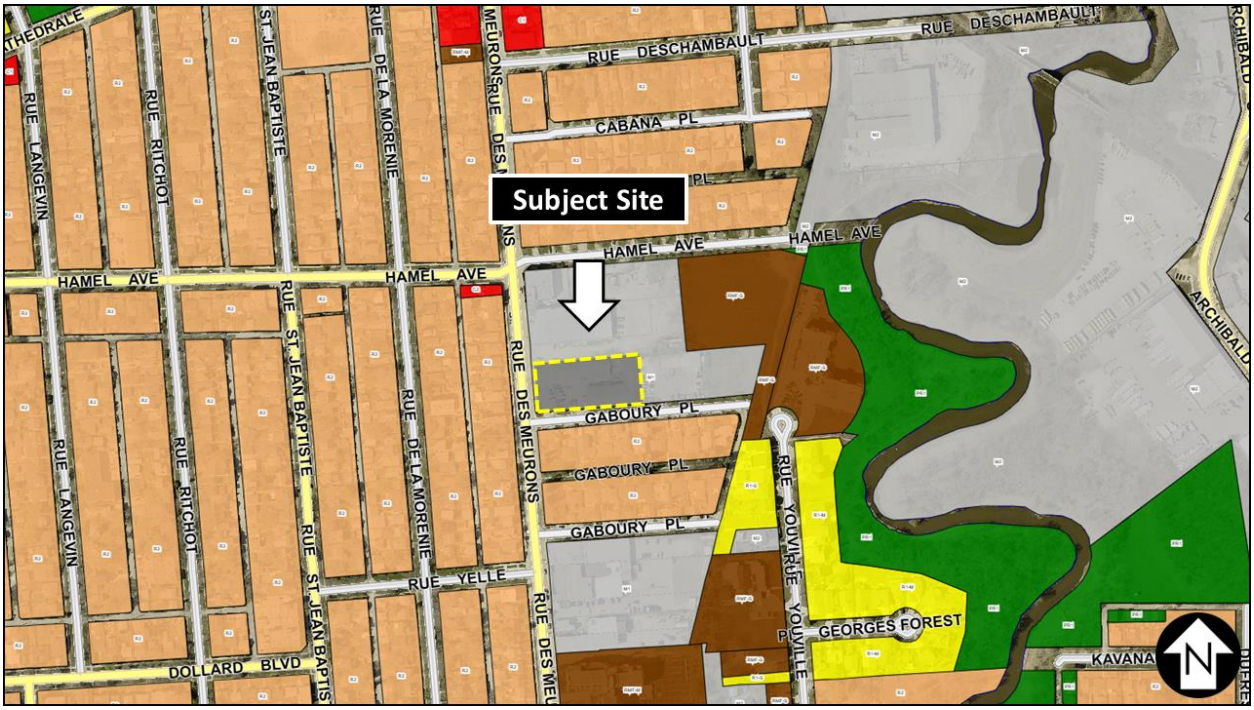
SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A single-family dwelling zoned "R1-L" Residential Single-Family – Large district.

South: Academy Road, then commercial uses zoned "C1" Commercial – Neighbourhood district.

East: A rear lane, then single-family dwellings zoned “R1-L” Residential Single-Family – Large district.

West: Ash Street, then single-family dwellings zoned “R1-L” Residential Single-Family – Large district.



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- 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.*

  Building Setbacks

  - *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.*

The applicant has requested Variances to reduce building setbacks on all four required yards: The requested front yard is zero feet. The Public Service is recommending a front yard setback of 10 feet to provide landscaping and support a more comfortable pedestrian environment. See example of 400 Des Meurons in Figure 3, a six-storey building which is setback approximately 20 feet from the front property line on the north corner, and includes shrubs and mature street trees for the length of the property.

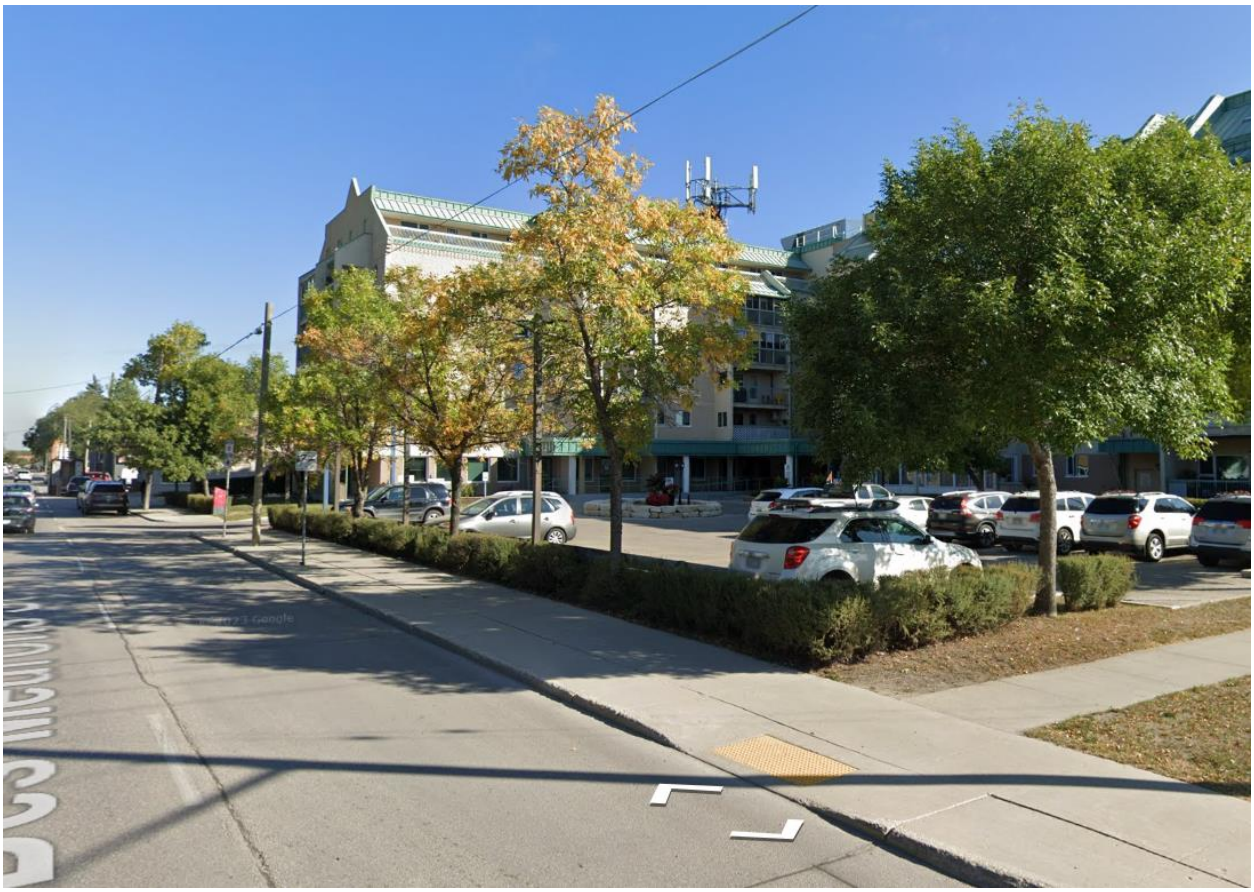


Figure 3: Streetview Photo of 400 Des Meurons (via Google)

Variances are requested for both side yards (8 feet on the north side and 6 feet on the south side). These Variances are recommended for approval as they represent a small fraction of the overall building length, which is largely setback beyond the minimum requirement. The rear yard setback is only a reduction of 5 feet, which is considered supportable.

Building Design

- *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 visual aesthetics of the street and neighbourhood.*

The proposed building façade includes a mixture of brick cladding, fibre cement/stucco siding, and metal cladding to create a visually interesting design that incorporates arches and insets for balconies on the front. The sides of the structure include significant window coverage and balconies. Features from the front of the building are continued around the corner on the south side. Together, these features create visual interest that positively contribute to aesthetics of the street.

Pedestrian orientation

- *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*

The proposed building includes ground floor entrances on Des Meurons. Balconies are located on the front and side of the building to support passive surveillance. The location of the resident amenity space on the southwest corner of the building helps create an active use in the absence of commercial space.

Massing and scale

- *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
- *2.14 Avoid buildings that create long blank walls facing public streets.*
- *2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.*

This property is located on a large lot uncharacteristic of nearby residential properties, which tend to be 1-4 unit residential dwellings. This allows for a higher density development than what is typical for adjacent residential. As noted above, Des Meurons is an arterial street, and CCDS 2.0 allows for mid-rise (5 to 8 storeys) residential developments to be located on arterial streets in mature communities. Elements of the building, such as the majority of the building bulk being setback significantly from the side yards, account for the difference in built form to the south of the site while respecting existing uses abutting to the north and east.

Parking and loading

- *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

The parking area is accessed from the rear lane on the south side of the building off of Gaboury Place, which serves as the public lane for the residential properties to the south. The existing approach on Des Meurons will be removed. Per the ACG report, the Developer is responsible for constructing a sidewalk along the north side of Gaboury Place abutting the planned area.

Site design

- *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.*

While the rezoning to "RMF-L" Residential Multi-Family (Large) district is supported, the requested density Variance has not been recommended for approval. Consequentially, the requested parking Variance and zero-foot front yard setback are not supported either. These recommendations from the Public Service will guide the building design toward a scale more appropriate for the surrounding context.

ZONING BY-LAW 200/2006

- The "RMF-L" Residential Multi-Family (Large) district is intended for larger-scale multi-family development, such as mid-to-high rise multi-unit buildings.
- The subject site is located on the corner of an arterial street and a public lane.
- The proposed multi-family development can be accommodated in the "RMF-L" Residential Multi-Family (Large) district.

ADDITIONAL CONSIDERATIONS

Zoning Agreement

- Given that the proposed building will need to be changed if recommended modifications to the Variances are supported, a condition requiring plan approval to the Director of Planning, Property and Development and Riel Community Committee has been included.

SUMMARY

The Urban Planning Division recommends **approval** for the following reasons:

- The rezoning will result in the establishment of a multi-family development that is consistent with policies in *OurWinnipeg 2045* and *Complete Communities 2.0*.

RECOMMENDATION

The Urban Planning Division recommends this application be **approved** and the subject property be Rezoned to the “RMF-L Mature Communities PDO-1” Residential Multi-Family (Large) district.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Steve Nuttall, MCP
PPD File # DAZ 202/2026

SCHEDULE "B" OF FILE DAZ 202/2026, Riel Community Committee, Dated June 2, 2026

By-Law No. _____

File No. **DAZ 202/2026**

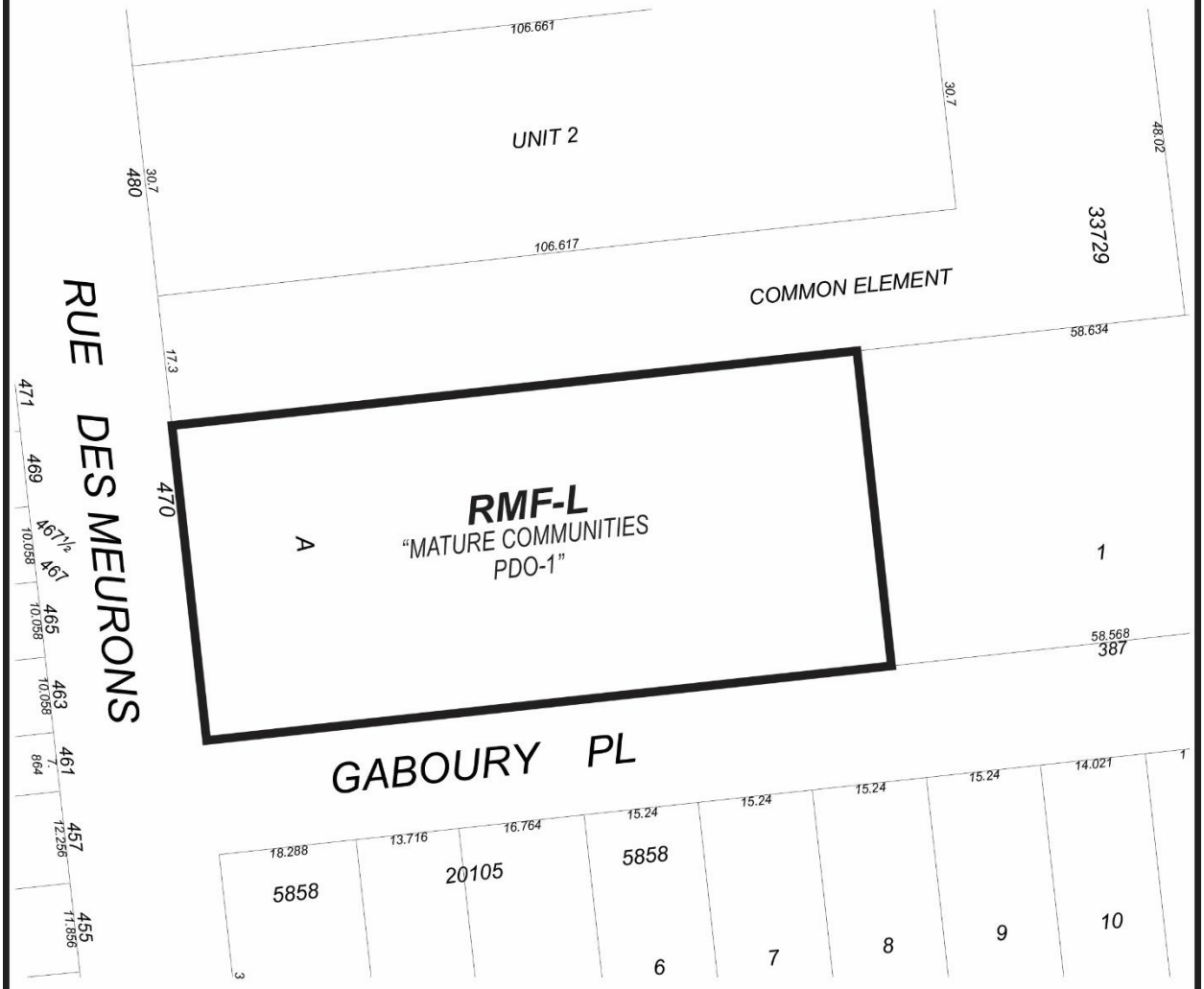
Atlas Sheet No. **AA27**

N

RIEL COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 470 Des Meurons Street from an "M1 MATURE COMMUNITIES PDO-1" MANUFACTURING LIGHT DISTRICT to a "RMF-L MATURE COMMUNITIES PDO-1" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the establishment of a proposed multi-family dwelling use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “7” referred to in File DAZ 202/2026

470 DES MEURONS- MULTI-FAMILY DEVELOPMENT

470 DES MEURONS STREET, WINNIPEG, MANITOBA





EXISTING CONDITIONS

PROJECT INFORMATION

ZONING

CITY OF WINNIPEG
ZONING BY-LAW NO. 200 / 2006

ZONING: (M1 CURRENT) RMF-L
MAX BUILDING HEIGHT : 150 feet

SETBACK

REQUIRED

- FRONT YARD:	25'-0"
- REAR YARD:	25'-0"
- NORTH SIDE YARD:	18'-0"
- SOUTH CORNER SIDE YARD:	20'-0"

PROVIDED

- FRONT YARD:	00'-0"
- REAR YARD:	20'-0"
- NORTH SIDE YARD:	06'-0"
- SOUTH SIDE YARD:	06'-0"

DENSITY

LOT AREA: 41,400 sq.ft.

GROSS BUILDING AREA:

GROSS BUILDING AREA

MAIN FLOOR	20071 SF
SECOND FLOOR	20492 SF
THIRD FLOOR	20492 SF
FOURTH FLOOR	20492 SF
FIFTH LEVEL	20492 SF
SIXTH LEVEL	20492 SF
	122530 SF

* INCLUDES ENCLOSED PARKING AREA (14,495 SF)

TOTAL EXCLUDING PARKING AREA = 108,199 SF

FLOOR AREA RATIO 2.61

MINIMUM LOT AREA / DWELLING REQUIRED
400 sq.ft.

LOT AREA / DWELLING PROVIDED
345 sq.ft.

UNIT COUNT

A -	05	2BED / 2BATH
B -	05	2BED / 2BATH
C -	05	2BED / 2BATH
D -	05	1BED / 1BATH
E -	05	1BED / 1BATH
F -	05	2BED / 2BATH
G -	10	1BED / 1BATH
H -	45	1BED / 1BATH
I -	20	2BED / 1BATH
J -	10	2BED / 2BATH
K -	05	3BED / 2BATH

65 1BED / 1BATH
20 2BED / 1BATH
30 2BED / 2BATH
05 3BED / 2BATH

TOTAL: 120
(10% AFFORDABLE: 12 UNITS)

PARKING

PARKING COUNT

REQUIRED
120 UNITS X 1.0 120 STALLS
RATIO: 1.00

PROVIDED 100 STALLS
RATIO: 0.88

ACCESSIBLE PARKING

REQUIRED
(BASED ON REQUIRED PARKING COUNT)
5 STALLS, INCLUDING 2 VAN

PROVIDED
5 STALLS, INCLUDING 2 VAN

LOADING
NOT APPLICABLE

BICYCLE STORAGE

REQUIRED
10% OF PARKING STALLS REQ.: 12 BIKE STORAGE

PROVIDED
32 LONG-TERM BICYCLE PARKING
4 SHORT-TERM BICYCLE PARKING
TOTAL: 36 BIKE STORAGE

LONG-TERM BICYLE PARKING: 88% OF TOTAL STORAGE

NOTE: ALL BIKE RACKS TO BE SECURELY BOLTED TO CONCRETE.

LANDSCAPE

DES MEURONS STREET EDGE LANDSCAPING
REQUIRED
1 TREE / 30 FEET OF FRONTAGE + 3 SHRUBS / 20 FEET OF FRONTAGE
PROVIDED
0 TREE / 30 FEET OF FRONTAGE + 0 SHRUBS / 20 FEET OF FRONTAGE

QABQURY STREET EDGE LANDSCAPING
REQUIRED
1 TREE / 30 FEET OF FRONTAGE + 3 SHRUBS / 20 FEET OF FRONTAGE
PROVIDED
0 TREE / 30 FEET OF FRONTAGE + 0.33 SHRUBS / 20 FEET OF FRONTAGE
SPECIES: DWARF MUGO PINE (COUNT: 5 SHRUBS, 3FT TALL)

BUILDING FOUNDATION LANDSCAPING
NOT REQUIRED (PROPERTY WITHIN URBAN INFILL AREA)

PARKING LOT INTERIOR LANDSCAPING
REQUIRED
5% OF THE GROSS PARKING LOT AREA
1 TREE / 300 SQ.FT. OF PARKING LOT INTERIOR LANDSCAPED AREA
1 SHRUB / 100 SQ.FT. OF PARKING LOT INTERIOR LANDSCAPE AREA

PROVIDED
0% OF THE GROSS PARKING LOT AREA
0 TREE / 300 SQ.FT.
0 SHRUB / 300 SQ.FT.

SIDE AND REAR SITE EDGE BUFFERING
REQUIRED
LANDSCAPED AREA OR OPAQUE WALL, BERM, FENCE AND/OR DENSE VEGETATIVE SCREEN WITH A MINIMUM COMBINED HEIGHT OF 6 FEET.

PROVIDED
6-FT HIGH BROWN TREATED OPAQUE WOOD FENCE

BUFFERING OF PARKING
NOT APPLICABLE (SITE ADJACENT TO INDUSTRIAL USE)

LANDSCAPE GENERAL NOTES:
1. SHRUB SELECTION TO BE SALT-TOLERANT SPECIES.
2. SHRUBS TO BE GALLON CONTAINER, SPECIES THAT ARE TO REMAIN HEALTHY WHEN TRIMMED SO AS TO MAINTAIN A HEIGHT OF NOT MORE THAN 30 INCHES AT MATURITY.
3. SHRUBS SPECIES WILL NOT BLOCK SIGHTLINE BETWEEN PERSONS ON PUBLIC STREET.

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project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

sheet title: COVER

scale:
drawn by: RC/LB/MS
checked by: LB
date: JAN. 23, 2026

project no. 2025038

sheet no. A100

number TEN architectural group
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Victoria Office 250.360.2106
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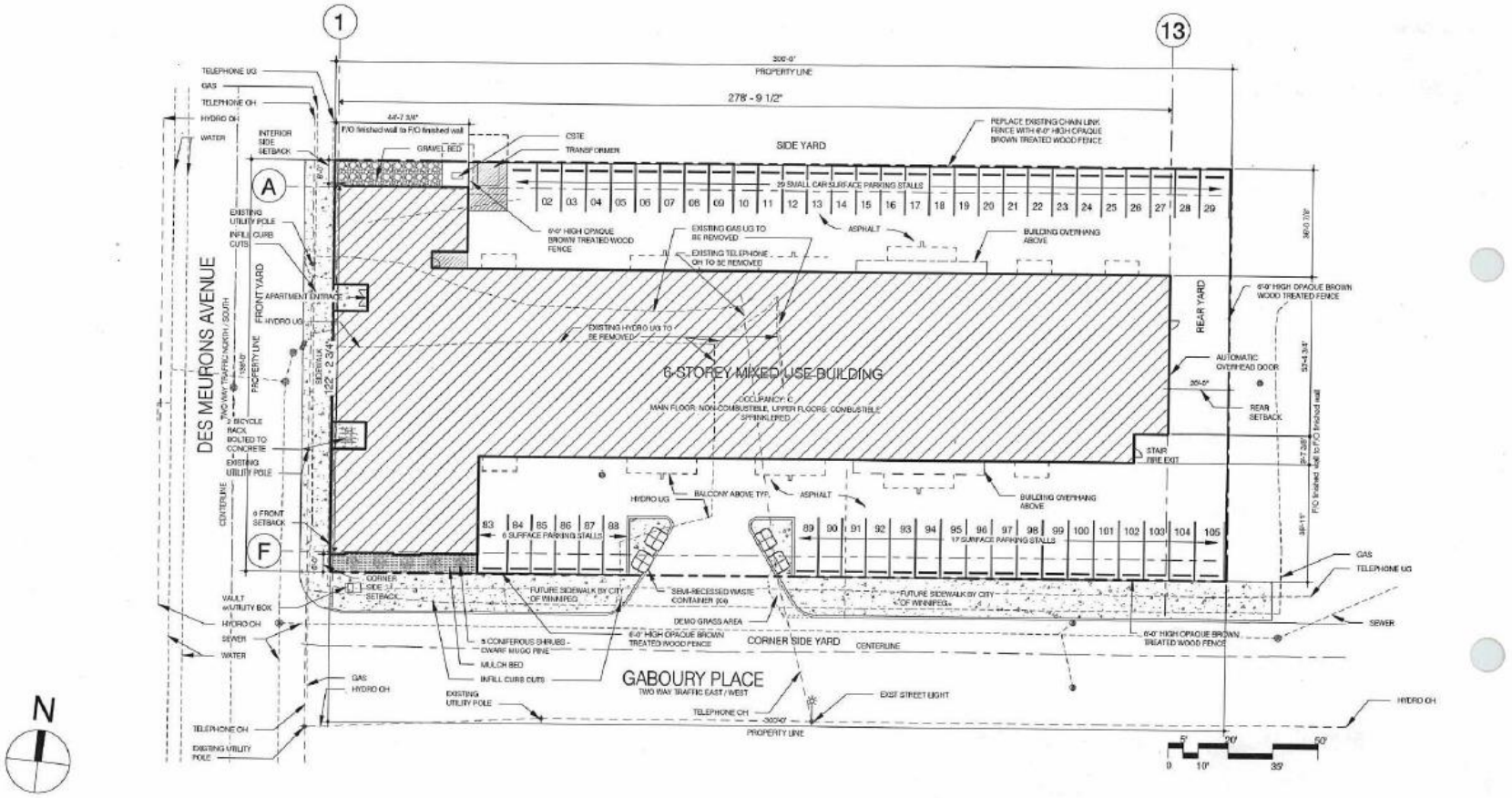

MULTI-FAMILY DEVELOPMENT

project: 470 DES MEURONS, WINNIPEG, MB

sheet title: SITE PLAN

scale: 1" = 30'-0"

drawn by: MS/LB

checked by: LB

date: JAN 23, 2026

project no. 2025038

sheet no. A101

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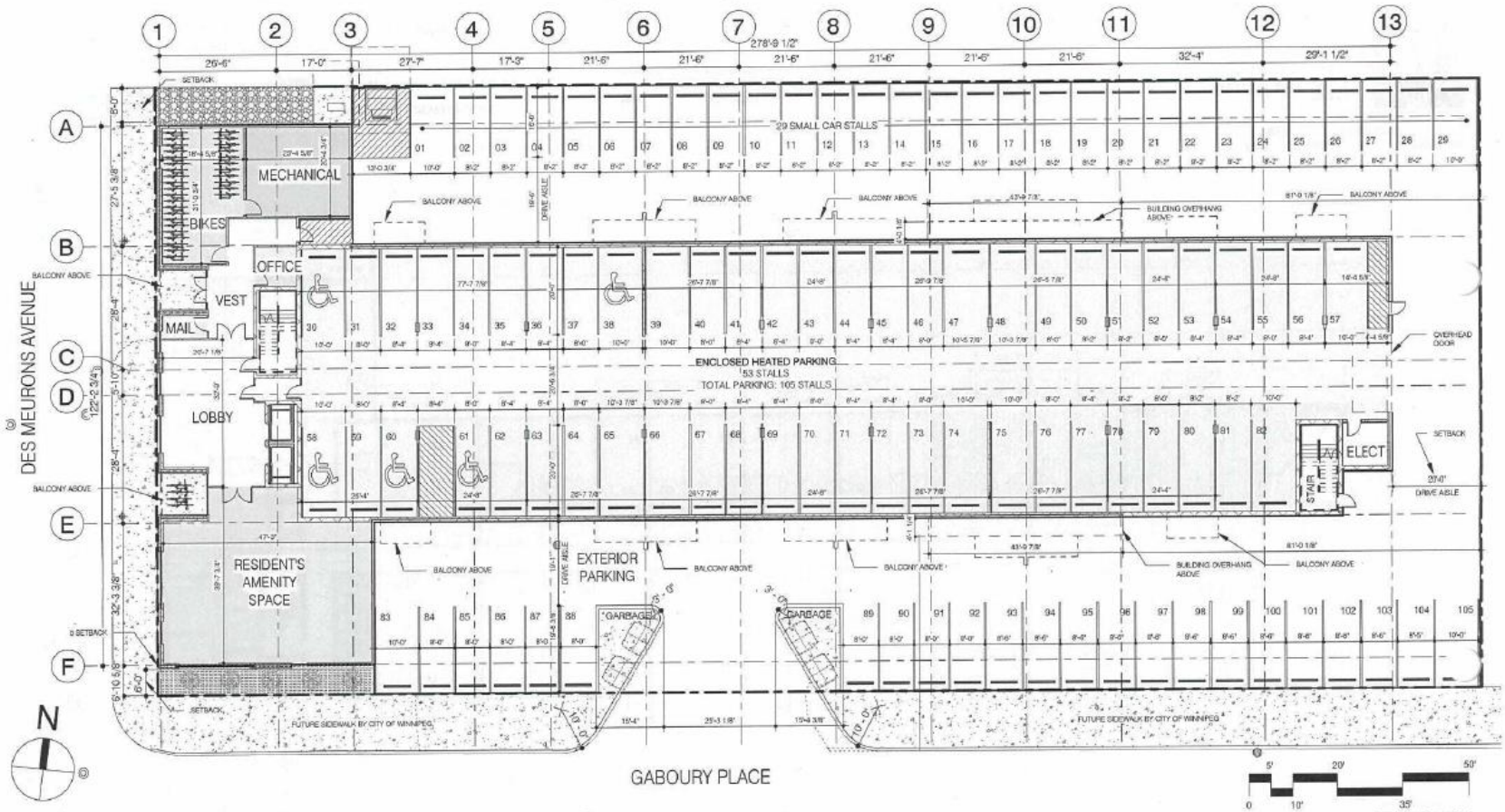

MULTI-FAMILY DEVELOPMENT

project: 470 DES MEURONS, WINNIPEG, MB

sheet title: MAIN FLOOR PLAN

scale: 1" = 20'-0"

drawn by: RC/LB/MS

checked by: LB

date: JAN. 23, 2026

project no. 2025038

sheet no. A102

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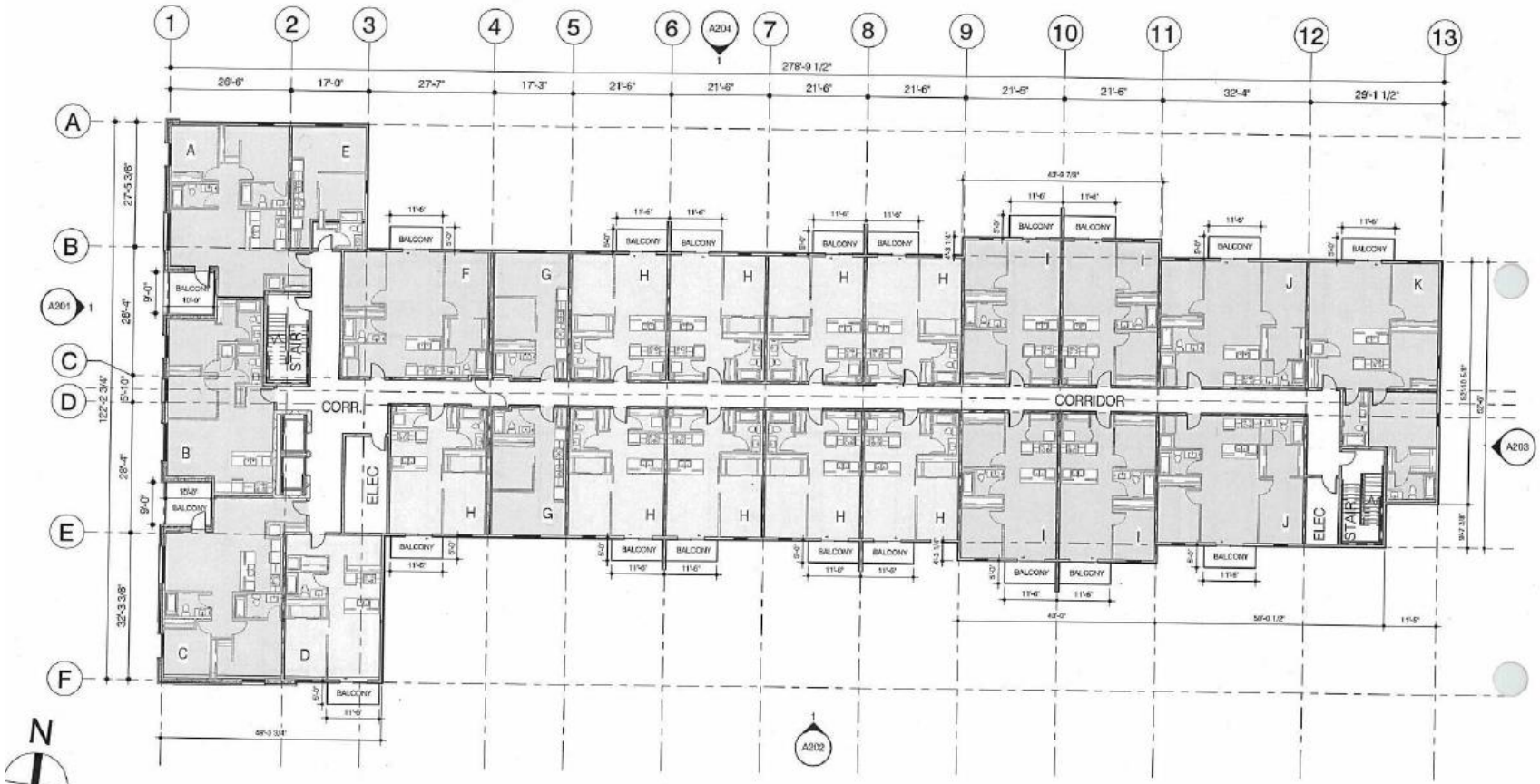

project	MULTI-FAMILY DEVELOPMENT 470 DES MEURONS, WINNIPEG, MB	scale:	1" = 20'-0"	project no.	2025038
		drawn by:	RC/LB/MS		
		checked by:	LB		
sheet title	SECOND FLOOR PLAN	date:	JAN 23, 2026	sheet no.	A103

number TEN architectural group

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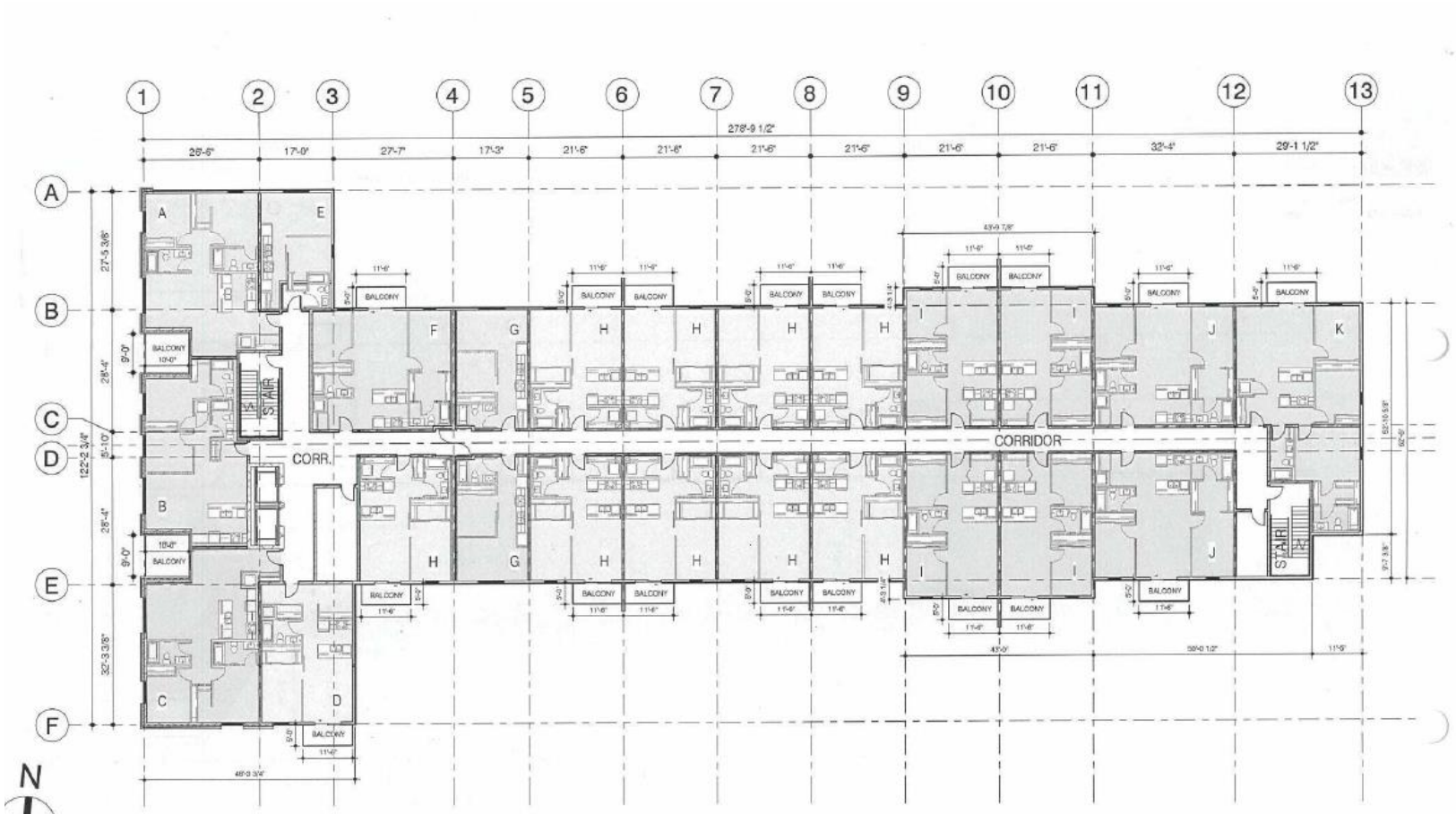

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project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

sheet title: TYPICAL FLOOR PLAN

scale: 1" = 20'-0"
drawn by: RC/LB
checked by: LB
date: JAN. 23, 2026

project no. 2025038

sheet no. A104

0 10' 35' 50'

number TEN architectural group
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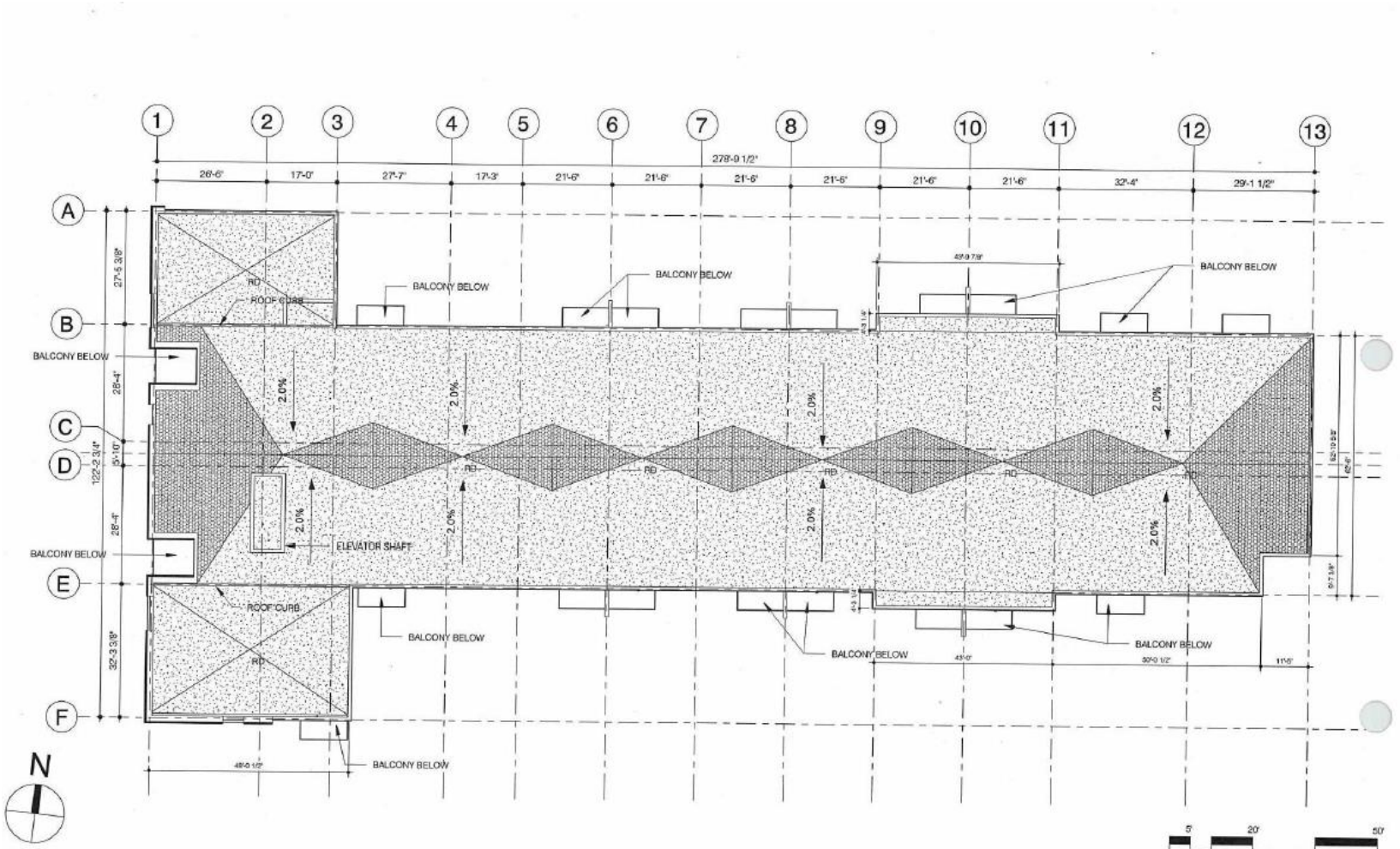

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project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

sheet title: ROOF PLAN

scale: 1" = 20'-0"
drawn by: RC
checked by: LB
date: JAN. 23, 2026

project no. 2025038

sheet no. A105

0 5' 10' 20' 35' 50'

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Victoria Office 250 360 2106
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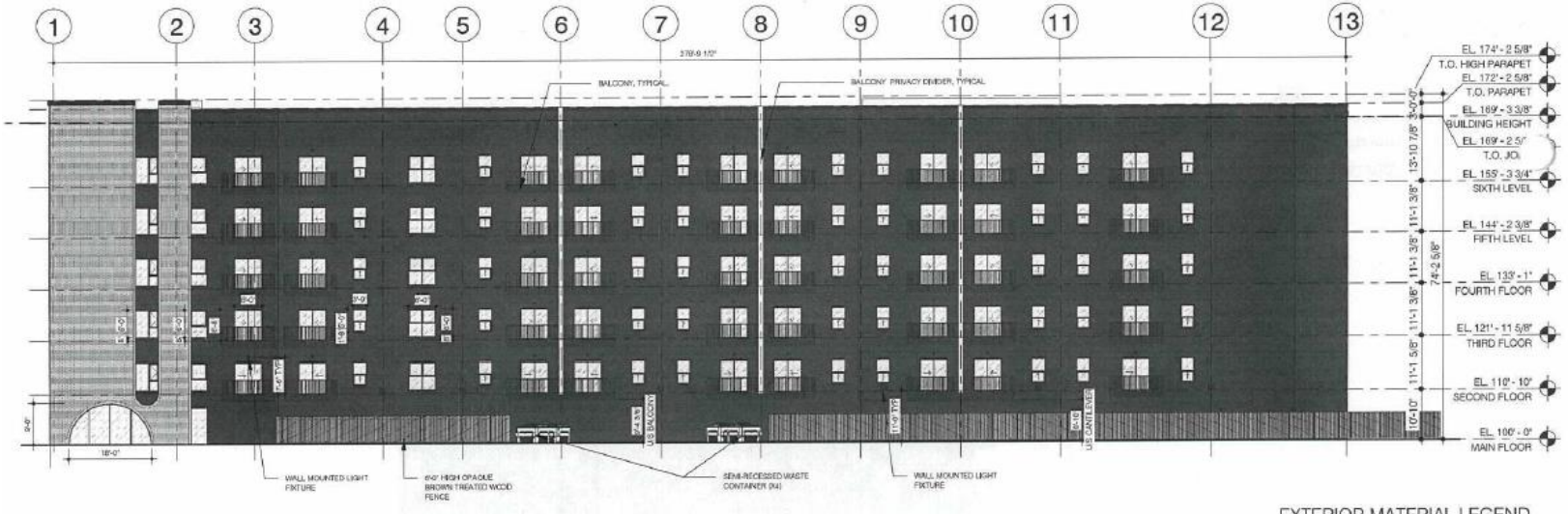



GABOURY PLACE

EXTERIOR MATERIAL LEGEND

- BRICK CLADDING
- FIBER CEMENT/ STUCCO SIDING
- METAL CLADDING

NOTES:

1. FINAL COLOUR SELECTION TO BE CONFIRMED.
2. TYPICAL WINDOWS & PATIO DOORS DIMENSIONS ARE SHOWN ONCE PER ELEVATION.

project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

sheet title: SOUTH BUILDING ELEVATION

scale: As indicated
drawn by: RC/LB/MS
checked by: LB
date: JAN.23, 2026

project no. 2025038

sheet no. A202

number TEN architectural group
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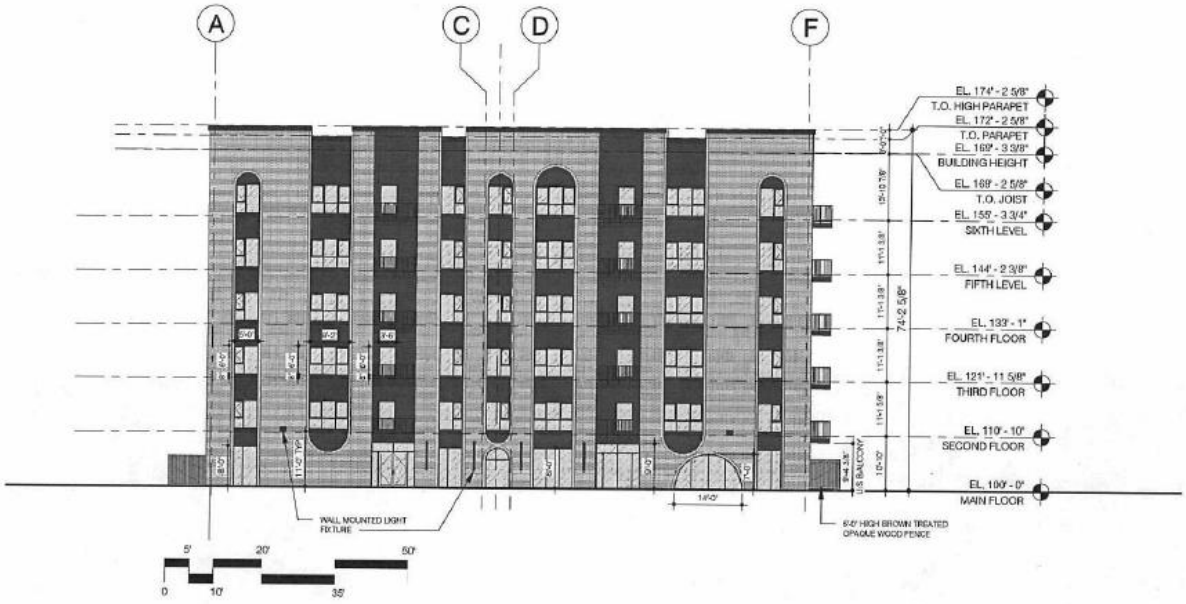

DES MEURONS STREET

EXTERIOR MATERIAL LEGEND

- BRICK CLADDING
- FIBER CEMENT/ STUCCO SIDING
- METAL CLADDING

NOTES:

1. FINAL COLOUR SELECTION TO BE CONFIRMED.
2. TYPICAL WINDOWS & PATIO DOORS DIMENSIONS ARE SHOWN ONCE PER ELEVATION.

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project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

sheet title: WEST BUILDING ELEVATION

scale:	As indicated
drawn by:	RC/LB/MS
checked by:	LB
date:	JAN. 23, 2026

project no. 2025038

sheet no. A201

number TEN architectural group
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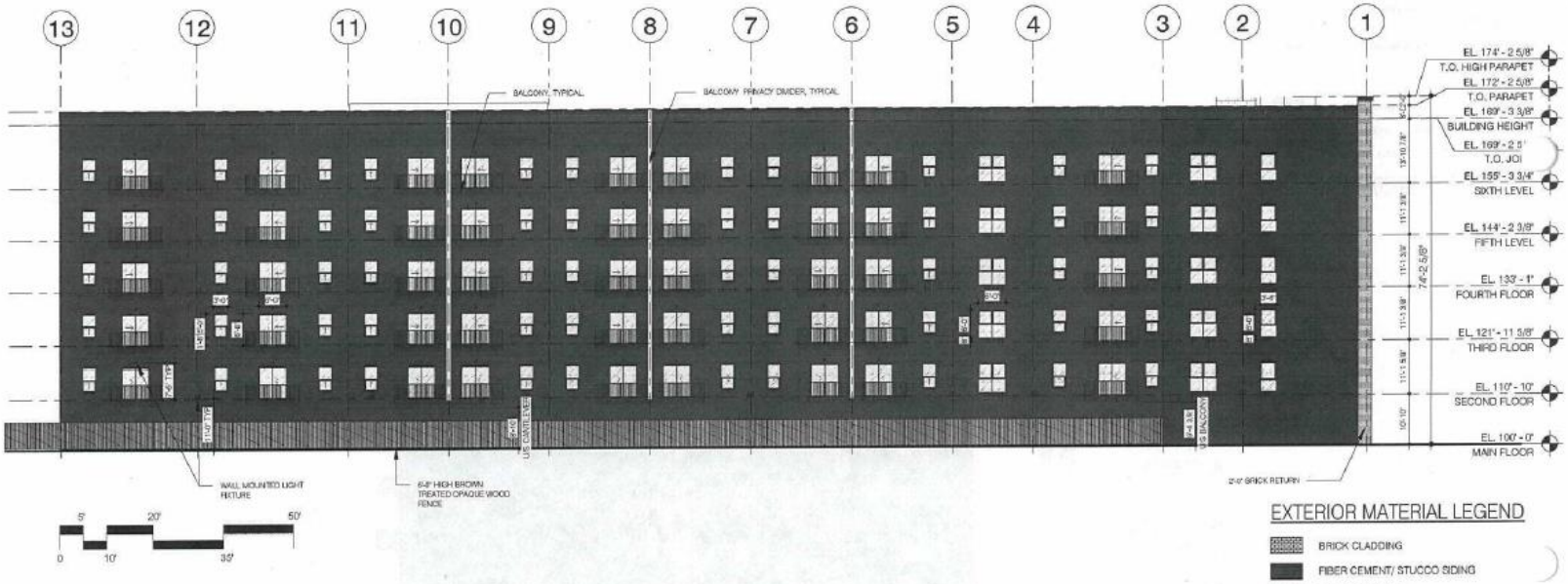

EXTERIOR MATERIAL LEGEND

- BRICK CLADDING
- FIBER CEMENT/ STUCCO SIDING
- METAL CLADDING

NOTES:

1. FINAL COLOUR SELECTION TO BE CONFIRMED.
2. TYPICAL WINDOWS & PATIO DOORS DIMENSIONS ARE SHOWN ONCE PER ELEVATION.

project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

sheet title: NORTH BUILDING ELEVATION

scale: As indicated
drawn by: RC/LB/MS
checked by: LB
date: JAN. 23, 2026

project no. 2025038

sheet no. A204

number TEN architectural group
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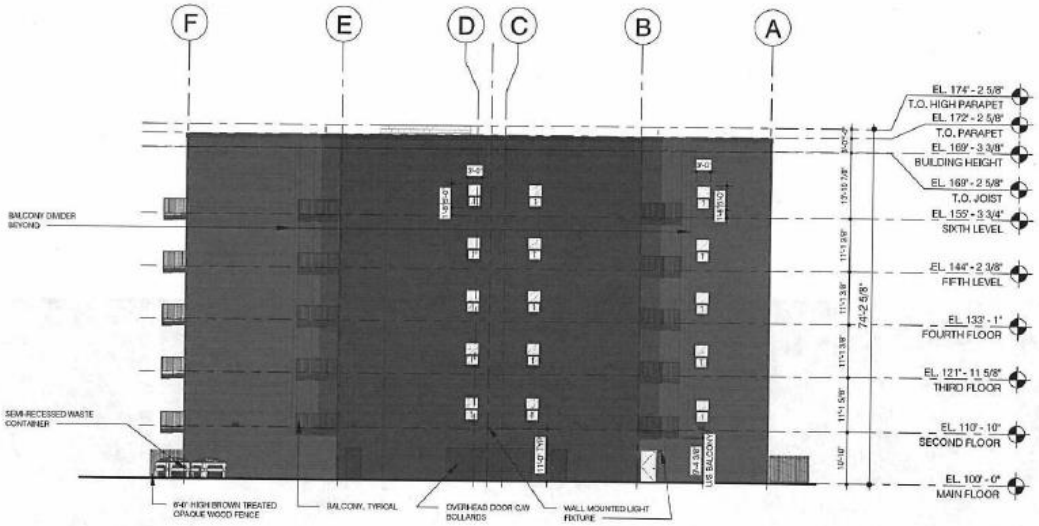

EXTERIOR MATERIAL LEGEND

- BRICK CLADDING
- FIBER CEMENT/ STUCCO SIDING
- METAL CLADDING

NOTES:

1. FINAL COLOUR SELECTION TO BE CONFIRMED.
2. TYPICAL WINDOWS & PATIO DOORS DIMENSIONS ARE SHOWN ONCE PER ELEVATION.

project: MULTI-FAMILY DEVELOPMENT
470 DES MEURONS, WINNIPEG, MB

sheet title: EAST BUILDING ELEVATION

scale: As indicated
drawn by: RLC/LB
checked by: LB
date: JAN. 23, 2026

project no. 2025038

sheet no. A203

number TEN architectural group
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