Agenda – Riel Community Committee – August 28, 2026

REPORTS

Item No. 4 Plan Approval – 1988 St Mary's Road
(St. Norbert-Seine River Ward)
File DASZ 6/2018

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval of the submitted plans.

ADMINISTRATIVE REPORT

Title: Plan Approval 26-149777 – 1988 St Mary's Road

Issue: For consideration of a Plan Approval for one (1) three-storey multi-family residential building containing 75 dwelling units at 1988 St. Mary's Road

Critical Path: Riel Community Committee

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Daniel de Moissac	n/a	n/a	n/a	

RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the submitted plans.

REASONS FOR REPORT

Plans of development on this property require Plan Approval by the Riel Community Committee prior to the issuance of a building or development permit, per.Council approval of DASZ 6/2018:

The Owner must submit plans showing the location and design of any and all proposed:

a. buildings;
b. accessory parking areas;
c. private approaches;
d. garbage enclosures;
e. fencing;
f. landscaping;
g. free-standing signage; and
h. bicycle parking

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

The applicant has submitted:

- Letter of Intent
- Site Plan
- Colour Elevations
- Landscape Plan
- Community Engagement Summary
- Arborist Report

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposal **can proceed**.

HISTORY

DASZ 6/2018

- On December 13, 2018, Council approved DASZ 6/2018 to rezone and subdivide the subject lands to the “RMF-L” Residential Multi-Family (Large) and “PR1” Parks and Recreation 1 (Neighbourhood). The development lands were subsequently subdivided into seven lots, with this subject Plan Approval Application pertaining to Phase 7. The Zoning Agreement registered on title requires Plan Approval by the Director of Planning, Property and Development and Riel Community Committee.

ZAA 9/2025

- On January 29, 2026, Council approved ZAA 9/2025, as amended. The Zoning Agreement Amendment established a maximum building height of 35 feet for the Phase 7 area and additional requirements respecting setbacks, an arborist report, and community consultation.

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-149777**
COMMUNITY:	St Norbert - Seine River
NEIGHBOURHOOD #:	5.527 - (NORMAND PARK)
SUBJECT:	For consideration of a Plan Approval for one (1) three-storey multi-family residential building containing 75 dwelling units at 1988 St. Mary’s Road
LOCATION:	1988 St Mary's Road
LEGAL DESCRIPTION:	LOT 7 PLAN 68853

APPLICANT: Affinity Architecture (Zach Nimchuk)

OWNER: 10032862 MANITOBA LTD.

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the west side of St Mary's Road, in the Normand Park Neighbourhood of the St Norbert - Seine River Ward.
- Under the Complete Communities Direction Strategy 2.0, the site is within the Established Neighborhoods - Recent Communities policy area. The property is zoned “RMF-L” Residential Multi-Family (Large) district.
- The subject property forms part of a larger multi-phase development site comprising seven (7) lots and approximately 327,885 square feet (30,461.5 square metres) in total area building area.
- The scope of the subject Plan Approval application (Phase 7) is located on the western portion of the multi-phase development site and is approximately 115,419 square feet (10,723 square metres) in area.



Figure 1: Air photo of subject site and surrounding context (*flown, 2024*)

SURROUNDING LAND USE AND ZONING

North: Henteleff Park, zoned “PR2” Parks and Recreation 2 (Community).

South: Park land zoned “PR1” Parks and Recreation 1 (Neighbourhood) and “PR2” Parks and Recreation 2 (Community), then residential uses zoned “R1-M” Residential Single-Family (Medium) and “RMF-L” Residential Multi-Family (Large)

East: St. Mary’s Road, then residential uses zoned “R1-M” Residential Single-Family (Medium)

West: Park land zoned “PR1” Parks and Recreation 1 (Neighbourhood) and “PR2” Parks and Recreation 2 (Community)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to construct a three-storey multi-family residential building with a height of approximately 34.5 feet, containing 75 dwelling units and 208 parking stalls.
- The proposed building design features:
    - Exterior insulation and finish system (EIFS), stone veneer, fibre-cement panel, and prefabricated metal cladding.
    - Balconies on the north, south, and west facades.
- The plans include a proposed two-storey clubhouse, pool, and a landscaped amenity area on the west portion of the site with a new pedestrian connection to Henteleff Park.
    - The landscaped amenity area replaces a previously contemplated playground and includes an arbor, seating, additional tree planting, reflecting feedback received through community consultation.
- The landscape plan includes landscaped parking areas and perimeter planting, with existing and proposed trees, shrubs, and a six-foot wood fence along the south and west property lines.
- The subject property forms part of a larger multi-phase development containing 375 dwelling units and 538 parking stalls.

ANALYSIS

The proposal is subject to Plan Approval under the amended Zoning Agreement, which requires approval of the proposed works and establishes site-specific requirements respecting building height, setbacks, an arborist report, a private playground, and community consultation. The Zoning Agreement also requires a private playground on the subject property.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction* Strategy 2.0 (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, 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 subject site is located in an “Established Neighbourhood – Recent Communities” policy area of *CCDS 2.0*. The following goals and policies of *CCDS 2.0* apply to the proposal:

- 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.*

  Massing and Scale

  - *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
  - *2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.*

The proposed three-storey building provides a transition to the single-family residential uses to the south, while setbacks, retained and additional plantings, provide additional buffering. The varied cladding materials and balconies on the north, south, and west elevations provide visual articulation to help break up the overall building mass.

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.*

The site design provides separation from adjacent single-family residential uses through the building setbacks, retained trees, supplemental planting, and six-foot wood fencing along the south and west property lines. A pedestrian connection provides access to Henteleff Park and connects the development with the adjacent public open-space use.

- *Goal 6 - Ensure Neighbourhoods and communities are well served by parks, open spaces, and recreational facilities that contribute to sustainability, wellness and active living.*

  General Policies

  - *6.2 Provide a variety of park experiences and opportunities for active and passive enjoyment in all communities in Established Neighbourhoods*
  - *6.5 Encourage the expansion of the urban tree canopy on private and public property to improve the aesthetics of properties and streetscapes, assist in storm water management, provide shade, and improve the overall quality of life of our communities.*

The proposed retained and supplemental planting contributes to the site's tree canopy and landscaped open-space areas. The pedestrian connection provides access to adjacent Henteleff Park.

REASONS FOR THE RECOMMENDATIONS

- The proposed multi-family residential development is compatible with the surrounding residential and open-space context, which includes: the approved and/or constructed 4-storey multi-family developments on Phases 1 to 6 of the same overall property, Henteleff Park to the north, a four-storey multi-family residential development to the southeast, and single-family residential uses to the southwest.

- The proposed development complies with the applicable policies of *Complete Communities Direction Strategy 2.0*, including policies supporting context-sensitive site planning, building design, landscaping treatment, tree retention and planting, and pedestrian access to adjacent park land and open space.

- The proposed development is consistent with the applicable requirements of the amended Zoning Agreement and Council's January 29, 2026 approval, including:

    - A maximum building height of 35 feet in in the area between the northwesterly limit of 81 Mardena Crescent and the northwesterly limit of 119 Mardena Crescent.

    - No buildings within 73 feet of the south property line between the northwesterly limits of 81 and 119 Mardena Crescent.

    - A minimum 20-foot setback from the north property line for any building and clubhouse.

    - Submission of an arborist report satisfactory to the Director of Planning, Property and Development.

    - Community consultation completed prior to submission of site plans, satisfactory to the Director of Planning, Property and Development.

    - A landscaped amenity area in place of the previously contemplated playground, including an arbor, seating, and additional tree planting, reflecting feedback received through community consultation.

CONSULTATION

With the Urban Planning and Design Division:

- The applicant discussed the application with the Urban Planning and Design Division prior to submitting the Plan Approval application.

With the Public:

- The applicant submitted a community engagement summary in response to Council's consultation requirement. Two in-person engagement sessions were held for immediate neighbours and the broader community, with approximately 60 attendees in total. Feedback related primarily to landscape buffering, privacy, building design, fencing, garbage location, and the future use of the former playground area. The submitted plans respond by including additional tree planting, six-foot wood fencing, and an arbor, benches, and a formalized pedestrian connection to Henteleff Park.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Daniel de Moissac
Date:	August 18, 2026
File No:	ZR-PA 26-149777