Agenda – Riel Community Committee – August 28, 2026

PUBLIC HEARINGS

Item No. 1 Rezoning – 3 St. Vital Road
(St. Vital Ward)
File DAZ 215/2026 [c/r DCU 154759/2026D & DAV 154517/2026D]

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 215/2026 by rezoning the subject land to a "C1" Commercial Neighbourhood District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 28, 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. That for new construction, 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; and
            g. free-standing signage

        on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development (the "Director") and the Riel Community Committee 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 following uses shall be conditional on the land:

            a. Dwelling, multi-family
            b. Neighbourhood rehabilitation home
            c. Single room occupancy
            d. Short term rental accommodation
            e. Animal hospital or veterinary clinic
            f. Kennel

WINNIPEG PUBLIC SERVICE RECOMMENDATION (continued):

g. Restaurant
h. Medical/dental/optical/counselling clinic
i. Retail sales (unless otherwise listed)

B. That the Developer enter into a Servicing Agreement if required, 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 July 28, 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 215/2026 (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.

WINNIPEG PUBLIC SERVICE RECOMMENDATION (continued):

5. That Development Application No. DAZ 215/2026 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 Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Agenda – Riel Community Committee – August 28, 2026

File: DAZ 215/2026

Applicant: Melanie Botelho-Urbanski

Subject:



APPLICANT: Melanie Botelho-Urbanski
FILE: DAZ 215/2026
PROPOSAL: To rezone the land shown outlined above from a "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to a "C1" COMMERCIAL NEIGHBOURHOOD DISTRICT to facilitate the establishment of a proposed Personal Services Use. **For information, phone G. Kolody Planner at 204-986-2164.**

DEMANDEUR: Melanie Botelho-Urbanski
N° DE DOSSIER: DAZ 215/2026
PROJET: Demande de rezonage des sols délinéés ci-dessus de sorte qu'ils passent de la catégorie R1-M (secteur d'habitations unifamiliales moyennes) à la catégorie C1 (secteur de quartier commercial) afin de faciliter l'établissement d'une entreprise de services personnels proposée. **Pour obtenir des renseignements, appelez G. Kolody, urbaniste, au 204-986-2164.**

Premises Affected: 3 St. Vital Road

Exhibits Filed:

1. Application May 19, 2026
2. Notification of Public Hearing dated June 19, 2026
3. Manitoba Status of Title 2799267/1
4. Letter of authorization dated January 6, 2026, from The Anglican Church of Canada, Parish of St. Mary Magdalene Within the Diocese of Rupertsland (Cathy Mondor, Carey Isaac, and Rev. Dr. Paul Peters Derry) to Melanie Botelho-Urbanski
5. Surveyor's Building Location Certificate and sketch dated February 24, 2026
6. Plans (4 pages)
7. Report from the Urban Planning Division dated August 19, 2026
8. Inspection Report

The Winnipeg Public Service to advise that all statutory requirements with respect to this application have been complied with.

Moved by Councillor

That the report of the Winnipeg Public Service be taken as read.

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

That the recommendation of the Winnipeg Public Service be concurred in / not be concurred in, and forwarded to the Standing Policy Committee on Property and Development / the Executive Policy Committee via the Priority Rezoning Process.

Supporting Reasons:

Moved by Councillor

That the public hearing with respect to this application be concluded.

Exhibit “7” referred to in File DAZ 215/2026

ADMINISTRATIVE REPORT

Title: DAZ 215/2026 – 3 St. Vital Road

Issue: An application for consideration at the public hearing to rezone the subject property from “R1-M” Residential Single-Family (Medium) District to a “C1” Commercial Neighbourhood District to establish a Personal Service use (dance, acrobatic, and aerial studio) inside of an existing place of worship building.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
Gillian Kolody, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 215/2026 by rezoning the subject land to a “C1” Commercial Neighbourhood District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated August 28, 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. That for new construction, 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; and

g. free-standing signage

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development (the "Director") and the Riel Community Committee 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 following uses shall be conditional on the land:

a. Dwelling, multi-family

b. Neighbourhood rehabilitation home

c. Single room occupancy

d. STRA

e. Animal hospital or veterinary clinic

f. Kennel

g. Restaurant

h. Medical/dental/optical/counselling clinic

i. Retail sales (unless otherwise listed)

B. That the Developer enter into a Servicing Agreement if required, 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 July 28, 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 215/2026 (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 215/2026 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 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 is proposing to rezone the property from “R1-M” Residential Single-Family (Medium) District to “C1” Commercial Neighbourhood District to establish a Personal Service use (dance, acrobatic, and aerial studio) inside of an existing commercial building.

- Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*

- The 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 and Design Division are concurred in, the subject property will be rezoned.

OURWINNIPEG 2045 POLICY ALIGNMENT

Goal: City Building

Objectives

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

Policies

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.

6.40 Commercial Areas

Facilitate the redevelopment, infill, and expansion of existing commercial areas as the preferred method of accommodating new commercial development, while also accommodating local commercial amenities in new neighbourhoods, to ensure completeness from its inception.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4 – Facilitate Compact, Complete Development and Increase Density

Key Direction 4.1: Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design Division
Prepared by	Gillian Kolody, MCP
Date:	August 19, 2026
File No.	DAZ 215/2026

List of Schedules and Appendices

Schedule A	Planning Discussion
Schedule B	File No. DAZ 215/2026 Riel Community Committee, dated August 28, 2026
Appendix A	Proposed By-law

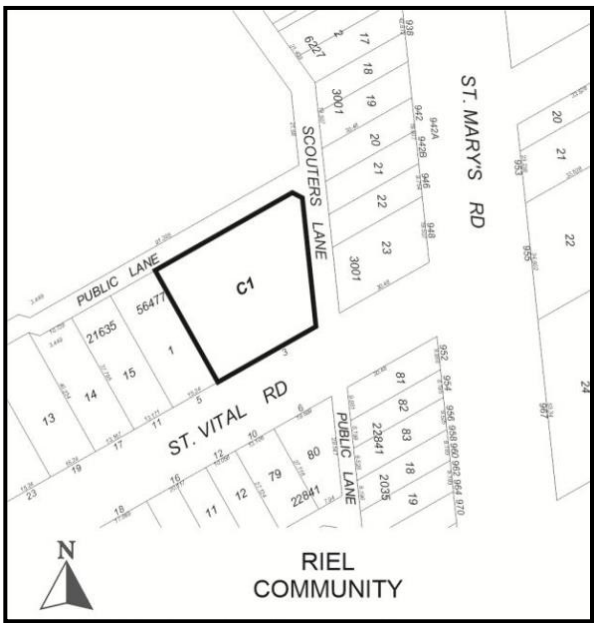
Appendix B	Report of the Administrative Coordinating Group (ACG) dated July 28, 2026

SCHEDULE A

DATE: August 19, 2026
FILE: **DAZ 215/2026**
RELATED FILES: DCU 26-154759/D, DAV 26-154517/D
COMMUNITY: Riel Committee
NEIGHBOURHOOD #: 5.512 – Norberry

SUBJECT: To rezone the subject property from "R1-M" Residential Single-Family (Medium) District to "C1" Commercial Neighbourhood District

LOCATION: 3 St. Vital Road



APPLICANT: Melanie Botelho-Urbanski
98 Arden Avenue
Winnipeg, MB R2M 2K2

OWNER: THE ANGLICAN CHURCH OF CANADA
3 St. Vital Road
Winnipeg, MB R2M 1Z2

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on the north side of St. Vital Road, between Kenwood Place and Scouters Lane, in the Norberry neighbourhood of the St. Vital ward.
- The site is 16,818 square feet (1562.44 square meters) in area and is currently occupied by a place of worship.
- There is a vinyl clad shed located at the rear of the property.
- The subject site has vehicular access via St. Vital Road and the rear public unpaved lane and additionally has frontage along St. Vital Road.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhood – Recent Communities policy area.
- The property is currently zoned “R1-M” Residential Single-Family (Medium) District.

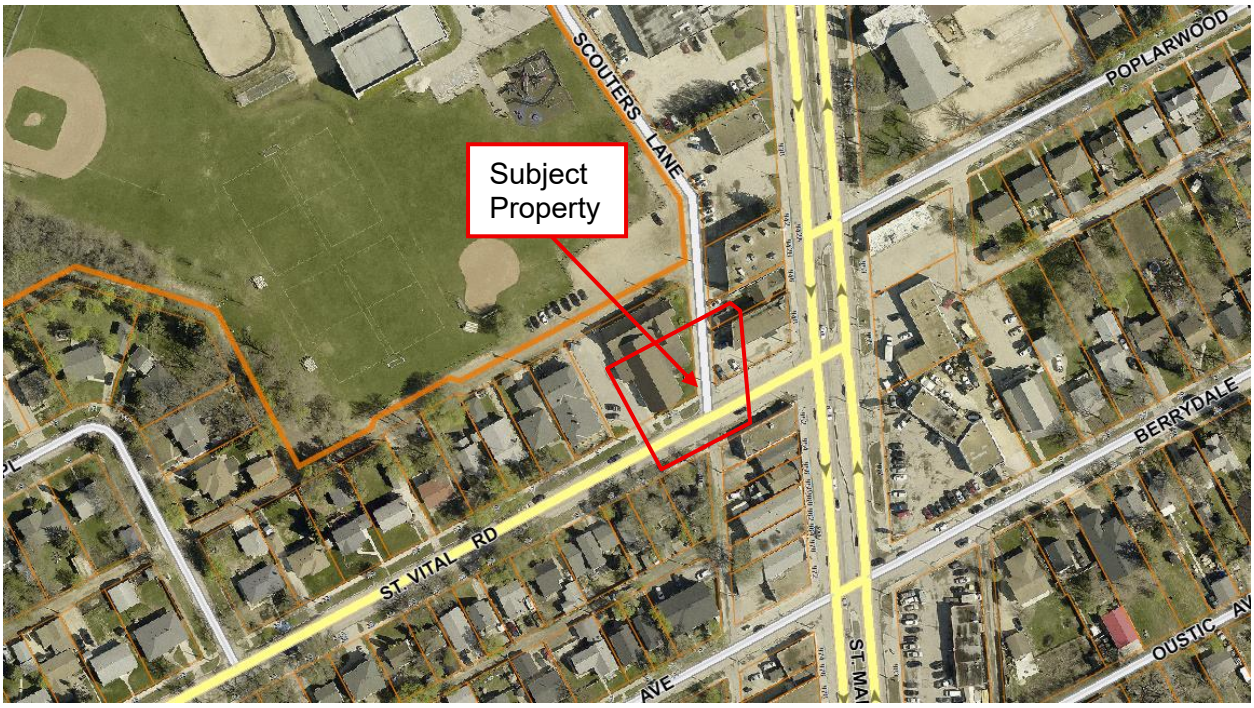


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2024).*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: An unpaved rear public lane, then Norberry-Glenlee Community Centre which is zoned as “R1-M” Residential Single-Family (Medium).

South: St. Vital Road, then a residential single-family use zoned as “R1-M” Residential Single-Family (Medium).

East: Scouters Lane, then an office use, a vehicle services related use, and a residential multiple use zoned as “C2 PDO-1 Malls and Corridors” Commercial Community.

West: A day care use zoned as “R1-M” Residential Single-Family (Medium).

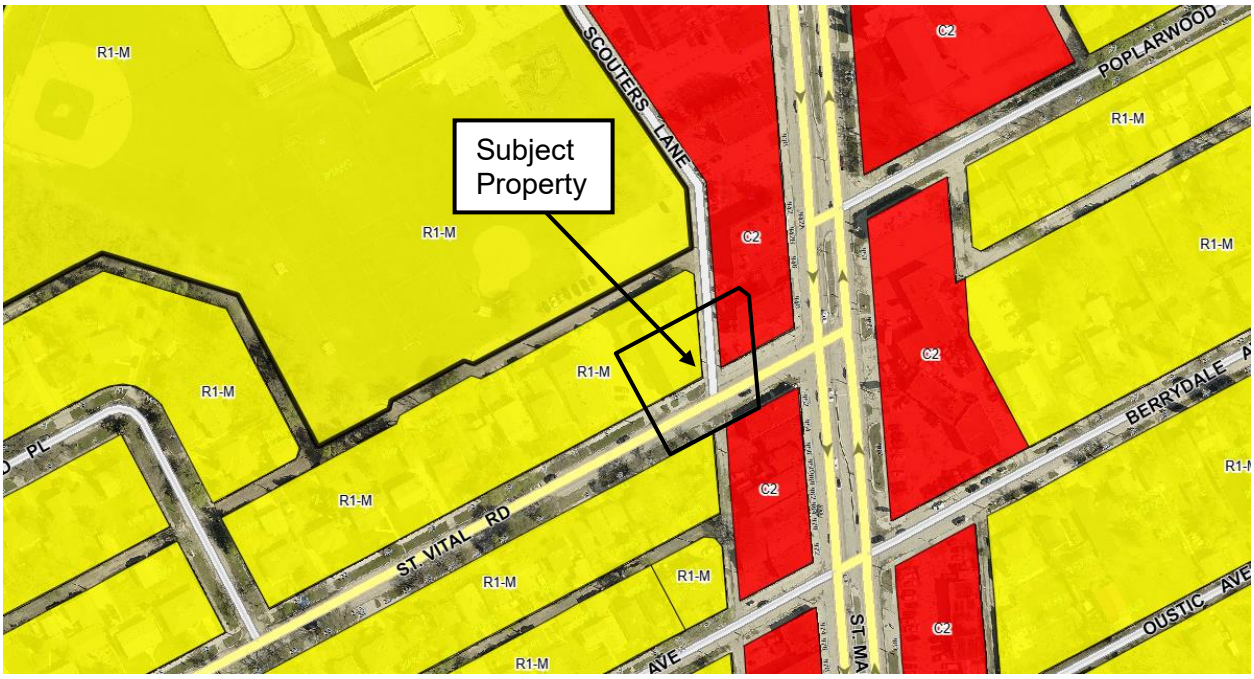


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the subject property from “R1-M” Residential Single-Family (Medium) District to “C1” Commercial Neighbourhood District.
- The applicant is proposing to establish a Personal Service use (dance, acrobatic, and aerial studio) in the existing place of worship building.
- Of the nine (9) parking stalls at the rear of the proposed dwelling, one (1) is accessible. Additionally, the letter of intent states that the Norberry-Glenlee Community Centre will allow the business to utilize their parking area across the unpaved rear public lane as overflow parking if necessary.
- Vehicular access to the property is proposed to remain via St. Vital Road and the unpaved rear public lane.
- No exterior alterations are proposed to the stucco and brick exterior façade of the building other than the addition of a sign for the dance, acrobatic, and aerial studio.
- The site plan shows landscaping totaling five (5) trees and approximately 33 shrubs.
- The existing building is one-storey with a basement level. Three (3) dance studios are proposed, as well as a lobby, multiple bathroom facilities, a kitchen, a mechanical room, an office, a staff room, and multiple spare rooms.
- The proposed hours of operations are from 4PM to 9PM, Monday to Friday, and 9AM to 5PM, Saturday and Sunday.

- In addition to the Rezoning, the proposed development requires Conditional Use approval for the establishment of a Personal Service use exceeding 5,000 square feet (464.52 square metres) in floor area (see planner's report for DCU 26-154759/D).
- The proposed development also requires four Variances related to the yard setbacks, number of parking spaces, and buffering requirements (see planner's report for DAV 26-154517/D).

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

- The applicant engaged with the Division to discuss the application prior to making a formal submission.

With the Public

- The applicant did not submit any letters or signatures of support in their formal submission.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (*CCDS 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. *CCDS 2.0* provides policy guidance when assessing proposals that are seeking entitlements or changes to the *Winnipeg Zoning By-Law*.
- The subject property is located in the "Established Neighbourhood – Recent Communities" policy area as identified in *CCDS 2.0*.
- The key goals and policies guiding the development of Established Neighbourhoods include:

Goal 4 *Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.*

> ***4.1*** *Support commercial development where residential neighbourhoods are not well served by local and community commercial amenities.*
>
> ***4.2*** *In order to protect the vitality and viability of existing commercial areas, encourage the redevelopment and infill of existing commercial areas as the preferred method of accommodating new commercial development.*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reason for the Rezoning

The applicant is proposing to rezone from "R1-M" to "C1" for the purposes of establishing a dance, acrobatic, and aerial studio in an existing commercial building. Personal Service uses (which is the identified use category for a dance, acrobatic, and aerial studio) are not permitted in the "R1-M" zoning district.

Current Zone

Currently, the lands are zoned Residential Single-Family ("R1"). The "R1" zone is intended to accommodate single family detached dwellings, as well as two-family dwellings, 3-unit dwellings and 4-unit dwellings that meet the requirements of this By-law.

Proposed Zone

The applicant is proposing to rezone the property to Commercial Neighbourhood ("C1"). The "C1" zone is intended to accommodate small, compact commercial uses within or surrounded by residential areas that are attractive and compatible in scale and character with surrounding residential uses, to serve the convenience needs of the surrounding neighbourhood. "C1" districts are generally located in Neighbourhood or Community mixed use centres or along Neighbourhood or Community mixed use corridors.

CONSISTENCY WITH *CCDS 2.0* AND THE SURROUNDING NEIGHBOURHOOD

- The subject proposal aligns with the above applicable *CCDS 2.0* policies for Recent Communities for the following reasons:
    - The proposed "C1" Commercial Neighbourhood District and proposed commercial use would introduce a low impact use consistent with the objectives in the *Complete Communities Direction Strategy 2.0* as it redevelops an existing commercial area via adaptive re-use of an existing building and provides a commercial amenity within a residential neighbourhood.
    - While the subject block is residential in character, the site is in close proximity to "C2 PDO-1 Malls and Corridors" Commercial Community sites along St. Mary's Road, which is an arterial route.
    - As the subject site is a corner lot that abuts a day care centre use to the west and either a public lane or St. Vital Road on all other sides, there would be a minimal impact on the neighbouring residential single-family uses in the surrounding area.
- The proposed rezoning to "C1" allows the applicant to establish a dance, acrobatic, and aerial studio in an existing place of worship building when applied for in conjunction with Conditional Use and Variance approval.

ADDITIONAL CONSIDERATIONS AND CONDITIONS OF APPROVAL

Zoning Agreement

<u>Plan Approval</u>

- The Urban Planning and Design Division is recommending a Plan Approval to the Director of Planning, Property and Development and the Riel Community Committee for new construction on the subject property.
- Plan Approval ensures the final plans are reviewed and approved by the Director and Riel Community Committee to meet a high standard of urban design before any future construction takes place on the site.

<u>Limitation of Uses Via Conditional Use Approval</u>

- The Urban Planning and Design Division is recommending that various Permitted uses in the "C1" Commercial Neighbourhood District are made Conditional via the Zoning Agreement for the subject property. Making these uses Conditional ensures that they are

reviewed by either the Director of Planning, Property and Development or the Riel Community Committee prior to their approval.

Servicing

- An Administrative Coordinating Group (ACG) Report (**see Appendix "B**") is associated with this Development Application.
- The Water and Waste Department (WWD) has advised there is adequate servicing to support the proposed land use. In the event that the development plans change, WWD will need to review the revised proposal.
- The Developer must provide a qualified municipal engineer's technical memorandum demonstrating that the combined sewer flow will not increase due to the development, or outlining the required underground services. Any third-party capacity use requires signed authorization.
- The developer must pay for, construct, and install all required infrastructure for the Planned Area, as outlined in the accepted technical memorandum and approved by the Director of WWD.

RECOMMENDATION

The Urban Planning and Design Division recommends this application be **approved with conditions** and the subject property be rezoned to the "C1" Commercial Neighbourhood District.

This Report Submitted by: Gillian Kolody, MCP
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared by: PPD File # DAZ 215/2026

SCHEDULE B

File DAZ 215/2026, Riel Community Committee, August 28, 2026

By-Law No. _____

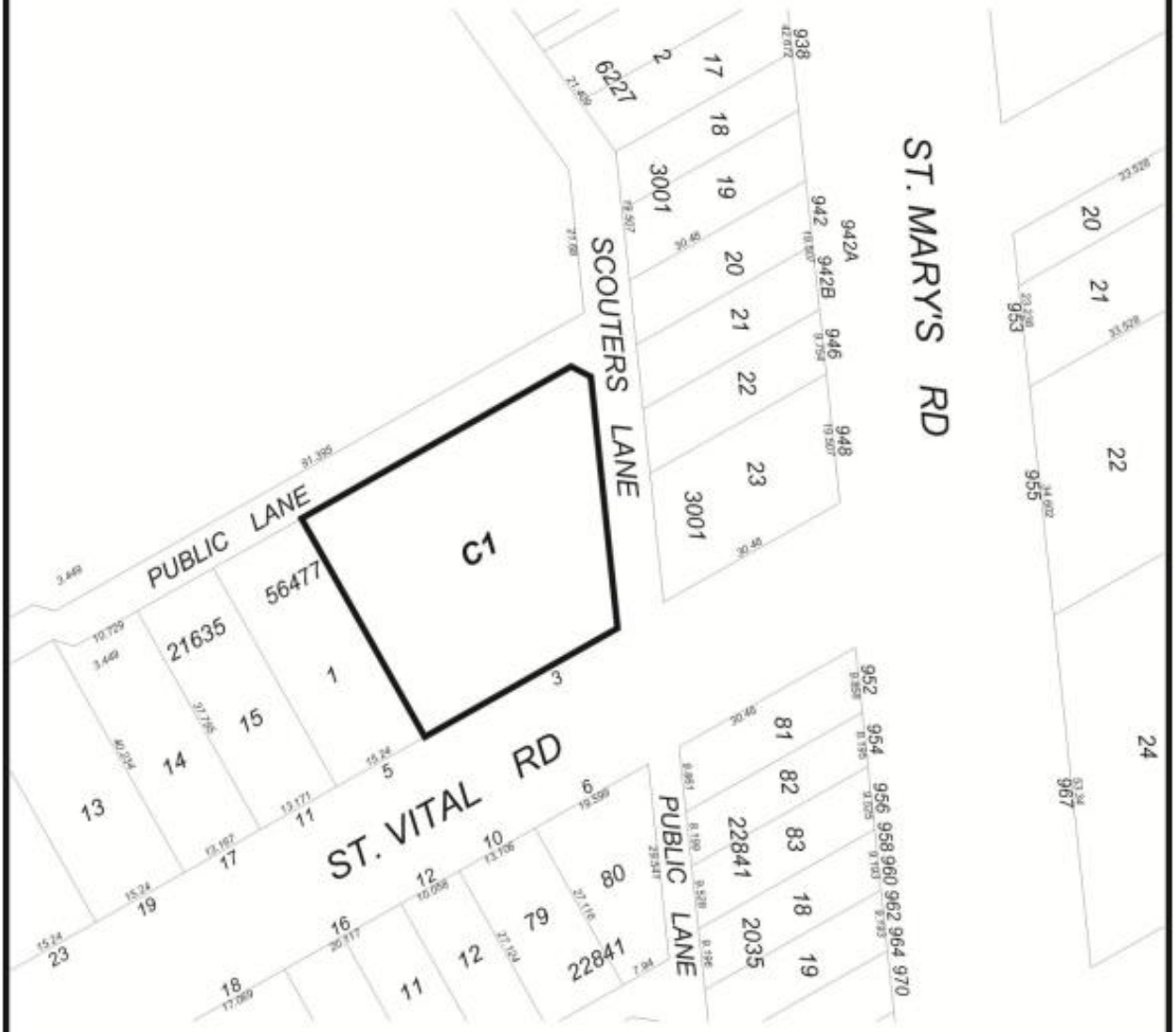
File No. **DAZ 215/2026**

Atlas Sheet No. **AF26**

RIEL COMMUNITY

Explanation

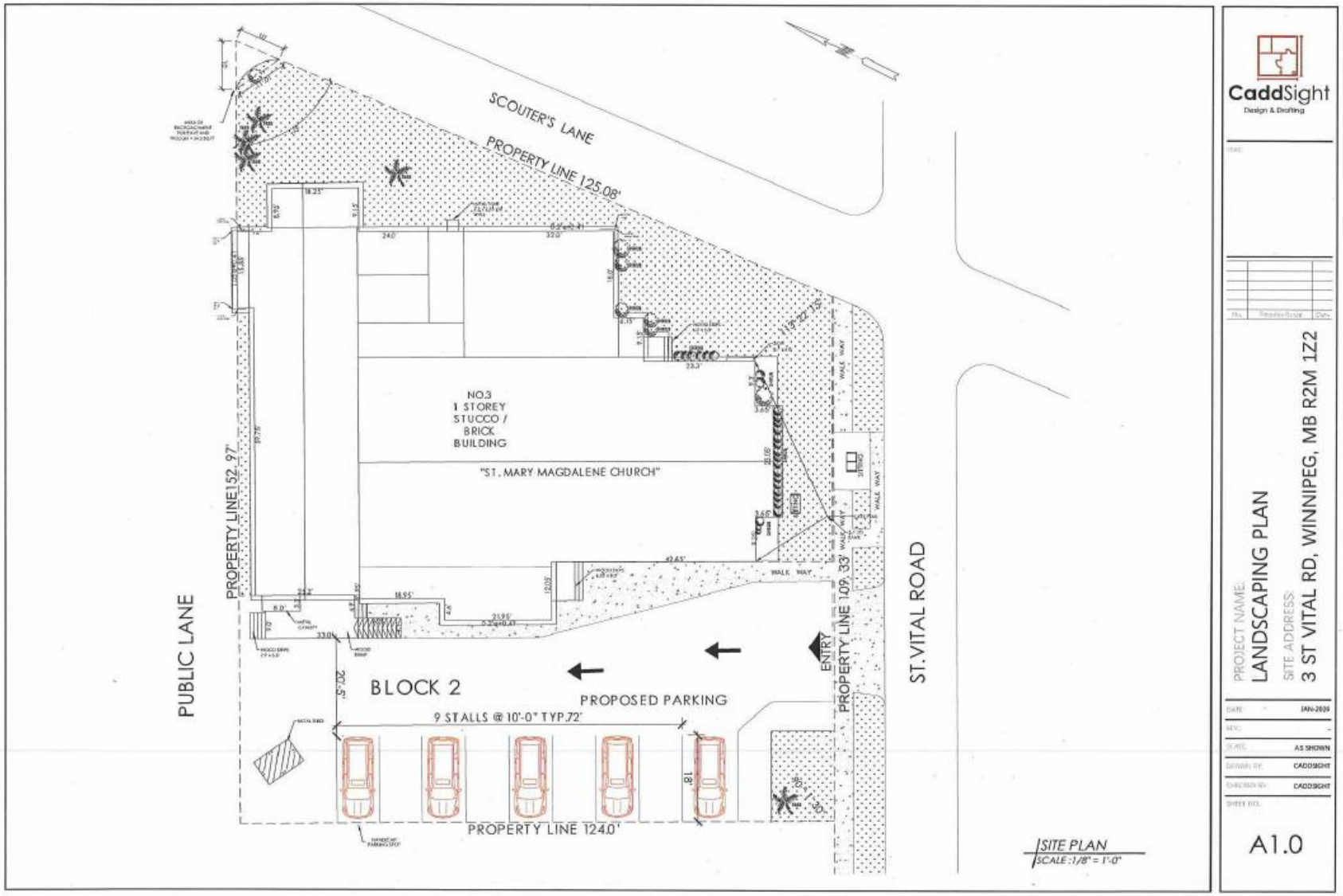
A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 3 St. Vital Road from a "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to a "C1" COMMERCIAL NEIGHBOURHOOD DISTRICT to facilitate the establishment of a proposed Personal Services Use.

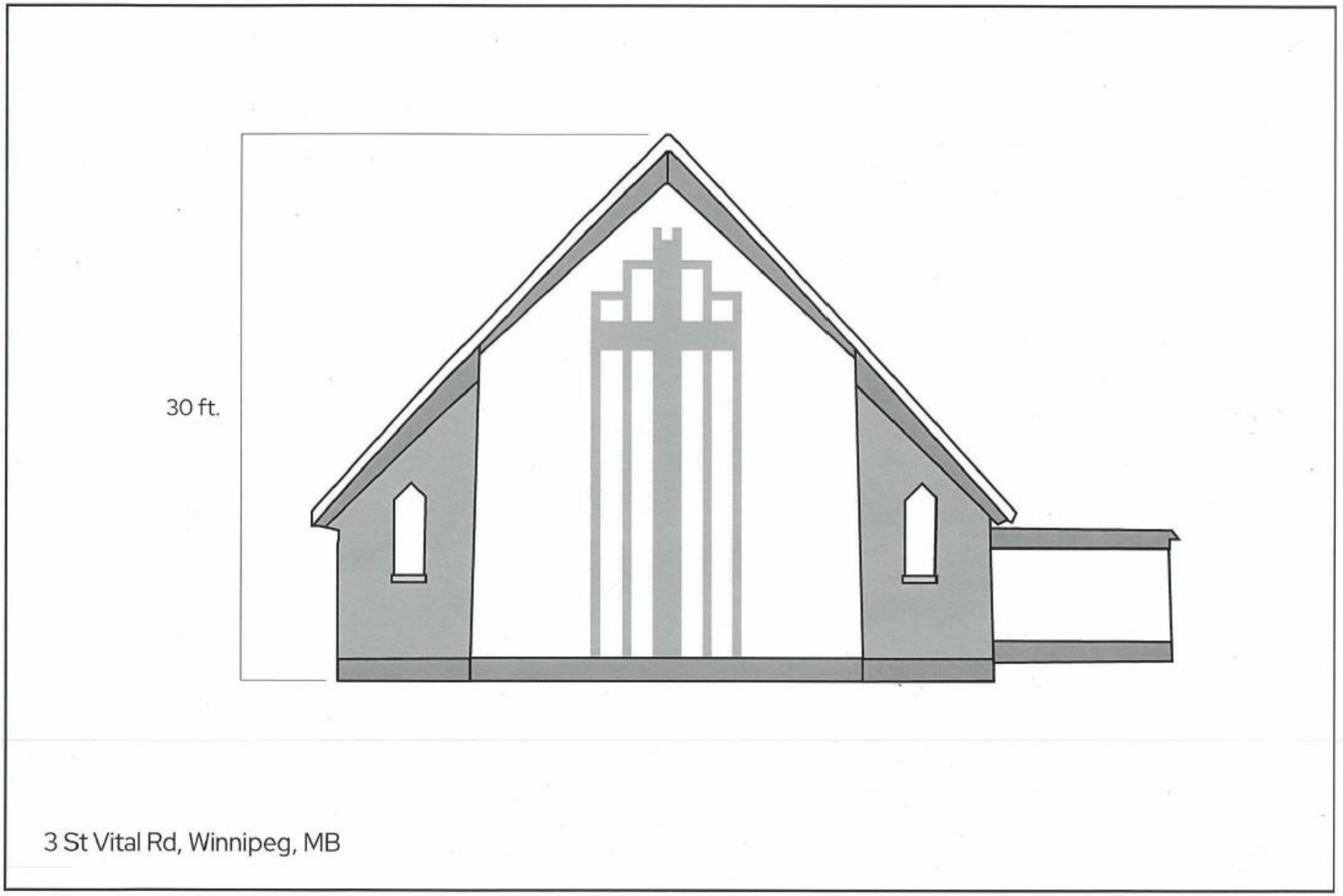


THIRD READING : _____ EFFECTIVE DATE : _____

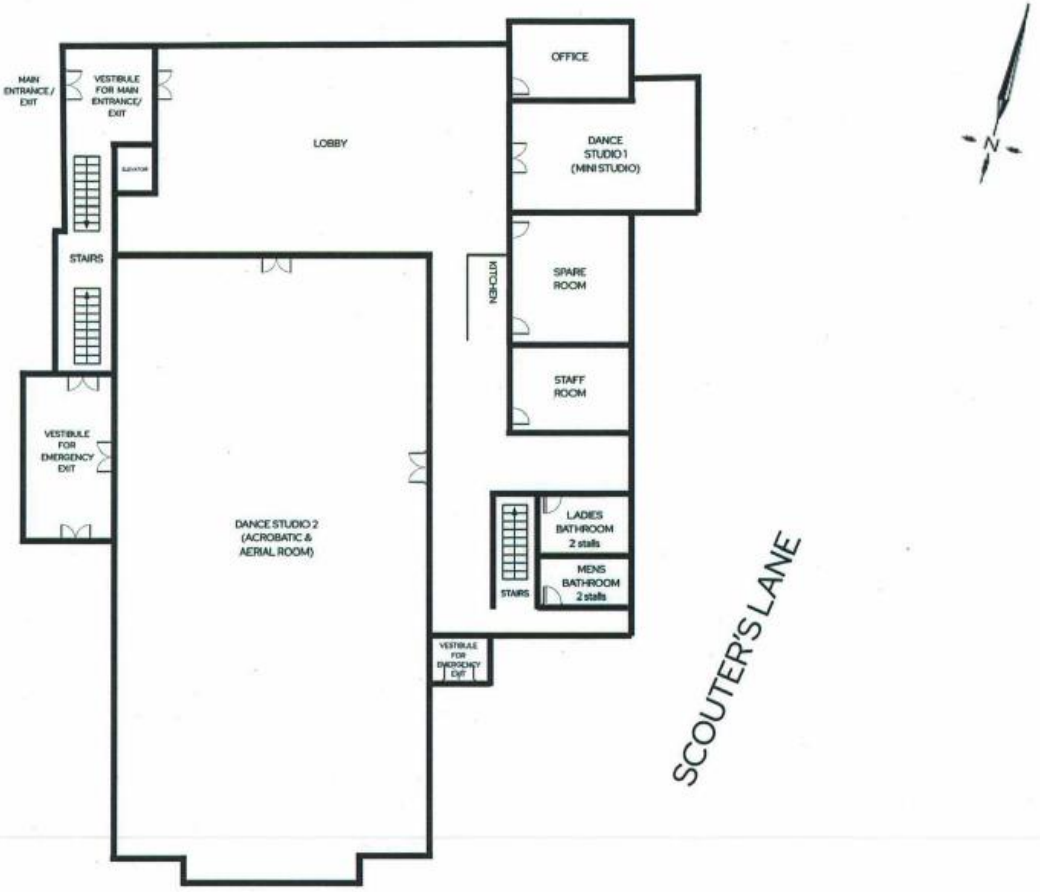
ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “6” referred to in File DAZ 215/2026




30 ft.
3 St Vital Rd, Winnipeg, MB

MAIN FLOOR - Floor Plan for 3 St. Vital Rd, Winnipeg, MB



LOWER LEVEL – Floor Plan for 3 St. Vital Rd, Winnipeg, MB

