Agenda – Riel Community Committee – August 28, 2026

PUBLIC HEARINGS

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

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval of the application to vary the proposed "C1" development and design standards of Winnipeg Zoning By-Law 200/2006 as follows:

1. For the maintenance of a commercial building to permit:

    A. No west side yard instead of a 10 foot (3.05 metre) landscaped yard adjacent to a residential zoning district;

    B. 9 parking spaces instead of 22 spaces;

    C. No buffering of residential uses from non-residential uses;

2. For the establishment of an accessory parking area to permit insufficient buffering of a parking or loading area located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential district.

Subject to the following conditions:

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

2. That the Owner provide a minimum of four (4) short-term bicycle parking spaces on the subject property to the satisfaction of the Director of Planning, Property and Development.

3. 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 DAZ 215/2026.

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File: DAV 154517/2026D

Applicant: Melanie Botelho-Urbanski

Premises Affected: 3 St. Vital Road

Legal Description: LOT 2 PLAN 56477 40 ST V, hereinafter called "the land"

Property Zoned: "R1-M" (Residential Single-Family-Medium)
Proposed "C1" (Commercial Neighbourhood)

Nature of Application: To vary the proposed "C1" Development and Design Standards of the Winnipeg Zoning by-law 200/2006 as follows:

1. For the maintenance of a commercial building to permit:

   A. No west side yard instead of a 10 foot (3.05 metre) landscaped yard adjacent to a residential zoning district;

   B. 9 parking spaces instead of 22 spaces;

   C. No buffering of residential uses from non-residential uses;

2. For the establishment of an accessory parking area to permit insufficient buffering of a parking or loading area located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential district.

Exhibits Filed:

1. Application dated May 19, 2026
2. Notification of Public Hearing dated August 7, 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. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Plans, Sheets 1 to/and 4 inclusive, File DAV 154517/2026D dated July 16, 2026

Exhibits Filed (continued):

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 in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance,

(a) ☐ is consistent ☐ is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) ☐ does not create ☐ does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) ☐ is ☐ is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) ☐ is ☐ is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

Moved by Councillor

That the recommendation of the Winnipeg Public Service be concurred in / not be concurred in and the Variance be approved / rejected.

Moved by Councillor

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

Exhibit "7" referred to in File DAV 154517/2026D

ADMINISTRATIVE REPORT

Title: DAV 26-154517/D – 3 St. Vital Road

Issue: For consideration of Variances associated with the establishment of a Personal Service use (dance, acrobatic, and aerial studio) inside of an existing place of worship building.

Critical Path: Riel Community Committee

AUTHORIZATION

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

DECISION AND CONDITIONS

The Urban Planning and Design Division recommends **approval** of the application to vary the proposed "C1" development and design standards of Winnipeg Zoning By-Law 200/2006 as follows:

1. For the maintenance of a commercial building to permit:

    A. no west side yard instead of a 10 foot (3.05 metre) landscaped yard adjacent to a residential zoning district;

    B. 9 parking spaces instead of 22 spaces;

    C. no buffering of residential uses from non-residential uses;

2. For the establishment of an accessory parking area to permit insufficient buffering of a parking or loading area located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential district.

Subject to the following condition(s):

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

2. That the Owner provide a minimum of four (4) short-term bicycle parking spaces on the subject property to the satisfaction of the Director of Planning, Property and Development.
3. 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 DAZ 215/2026.

REASON FOR THE REPORT

- The applicant is proposing to establish a Personal Service use (dance, acrobatic, and aerial studio) inside of an existing place of worship building and requires four Variances related to a side yard setback, number of parking spaces, and buffering requirements of the *Winnipeg Zoning By-Law*.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 26-154517/D**
RELATED FILES:	DAZ 215/2026, DCU 26-154759/D
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.512 - (NORBERRY)
SUBJECT:	To vary the proposed "C1" development and design standards of Winnipeg Zoning by-law 200/2006 as follows: 1) For the maintenance of a commercial building to permit: A. no west side yard instead of a 10 foot (3.05 metre) landscaped yard adjacent to a residential zoning district; B. 9 parking spaces instead of 22 spaces; C. no buffering of residential uses from non-residential uses; 2) For the establishment of an accessory parking area to permit insufficient buffering of a parking or loading area located within 20 feet (6.1 metres) of a side or rear lot line adjacent to a residential district.
LOCATION:	3 St. Vital Road
LEGAL DESCRIPTION:	LOT 2 PLAN 56477 40 ST V
APPLICANT:	Melanie Botelho-Urbanski 98 Arden Ave Winnipeg, MB R2M 2K2
OWNER:	THE ANGLICAN CHURCH OF CANADA 3 St Vital Rd Winnipeg, MB R2M 1Z2

DISCUSSION

CRITERIA FOR APPROVAL

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

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject property is located on 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.

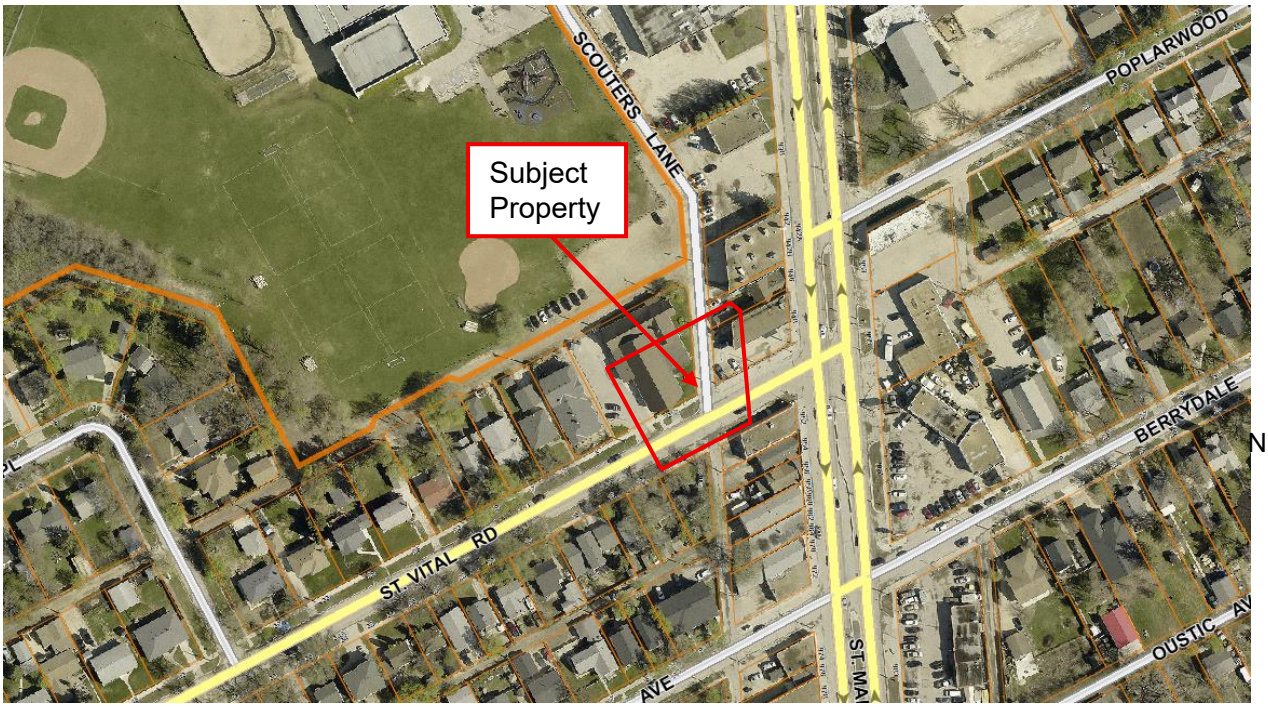


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

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).

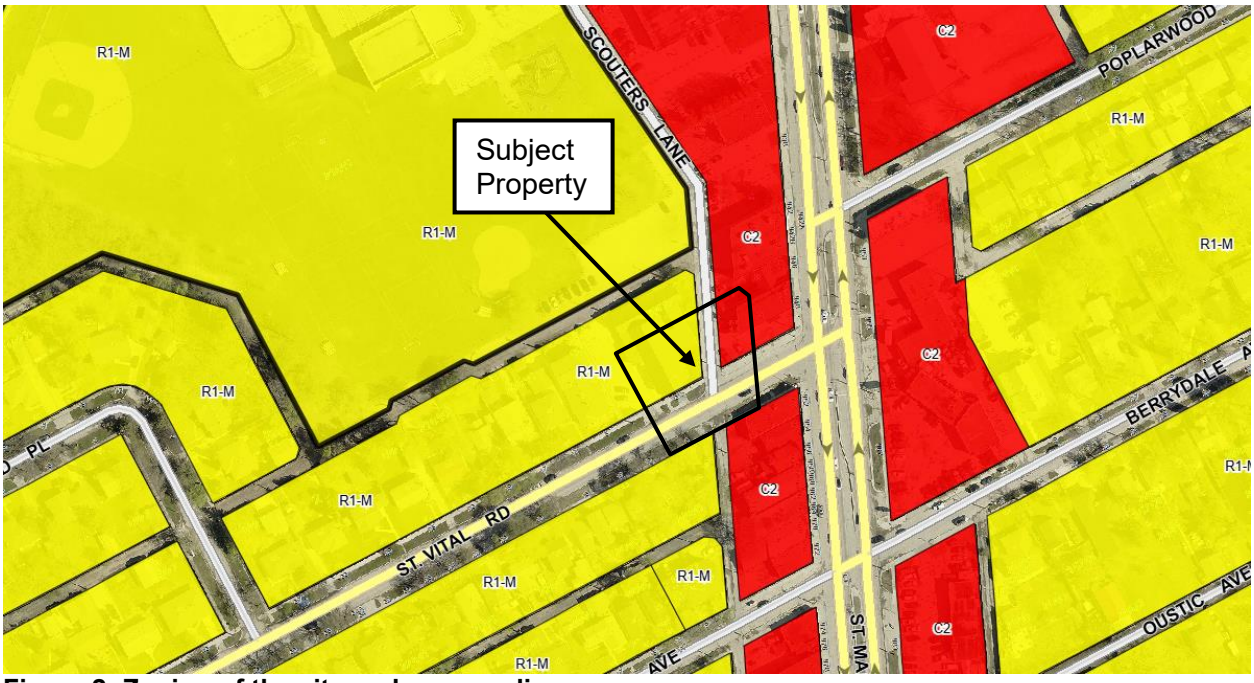


Figure 2: Zoning of the site and surrounding area.

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 Variances, the proposed development requires that the subject property be rezoned from “R1-M” Residential Single-Family (Medium) District to “C1” Commercial Neighbourhood District (see planner’s report for DAZ 215-2026).

- The proposed development also 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).

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

Reasons for Variances

Parking Space Reduction

- The *Winnipeg Zoning By-law* requires a minimum of 1 parking space for each 250 square feet of floor area over 2,000 square feet for Personal Service uses (table 5-9). As the applicant is proposing to reduce the number of parking spaces, a Variance is required.

Parking Area Buffering

- The *Winnipeg Zoning By-law* requires a landscaped buffer when a parking area is within 20 feet of a side or rear lot line adjacent to a residential zoning district (section 190.8). As the applicant is proposing parking stalls accessed directly from the rear public lane, establishing a landscaped buffer would not be possible. Therefore, a Variance is required to proceed.

Buffering of Residential Uses from Non-Residential Uses and Side Yard Setback

- The *Winnipeg Zoning By-law* requires a landscaped buffer where a side or rear lot line of a lot in a commercial zoning district abuts a lot in a single-family residential zoning district (section 190.7.a). As the applicant is not proposing a landscaped buffering, a Variance is required. Additionally, the *Winnipeg Zoning By-law* requires a 10-foot landscaped side yard when a commercial zoning district abuts a side lot line of an "R1" Zone (table 5-5, note b). As the applicant is proposing no side yard setback, a Variance is required.

ANALYSIS OF VARIANCES

Parking Space Reduction

- The Urban Planning and Design Division recommends approval of the Variance to reduce the number of parking spaces as the accessory parking area is an existing condition of the site and it would not be physically possible to provide additional parking spaces when maintaining the site. Furthermore, the applicant has noted in their letter of intent that they plan to utilize the access point from St. Vital Road as an entrance only and the access point from the rear public lane as an exit only in order to facilitate drop-off and pick-up of students. Finally, the Urban Planning and Design Division is recommending a condition to require a minimum of four (4) short-term bicycle parking spaces that will help offset the parking space reduction and offer an alternative and sustainable transportation option for students.

Parking Area Buffering

- The Urban Planning and Design Division recommends approval of the Variance to provide no buffering between the rear parking area and the adjacent residential zoning district as it would not be possible to establish a landscape buffer as the applicant is proposing to allow access to the parking spaces directly from the rear public lane. Furthermore, a buffered parking area would create no greater privacy to the residential lots than what already exists with the rear lane adjacent to the rear lot lines.

Buffering of Residential Uses from Non-Residential Uses and Side Yard Setback

- The Urban Planning and Design Division recommends approval of the Variances to provide no landscaped side yard and no buffering of a residential use from a non-residential use as the building and accessory parking area are existing conditions on the site and therefore providing a landscaped side yard and buffer would not be possible in order to maintain the site.

CONDITIONS OF APPROVAL

Short-Term Bicycle Parking

- The Urban Planning and Design Division recommends a condition necessitating the Owner to provide four (4) short-term bicycle parking on the subject property in order to offset the parking space reduction.

REASONS FOR DECISION

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

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

In that, *the proposal aligns with Complete Communities Direction Strategy 2.0.*

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

In that, *the proposed Variances are unlikely to pose an adverse effect on the surrounding area*.

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

In that, *the proposed Variances are required in order to redevelop the site, suggesting that the Winnipeg Zoning By-Law poses an injurious effect on the applicant's property.*

(d) is compatible with the area in which the property to be affected is situated.

In that, *it is a supportable proposal at this location, and aligns well with the existing development.*

CONSULTATION

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

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.

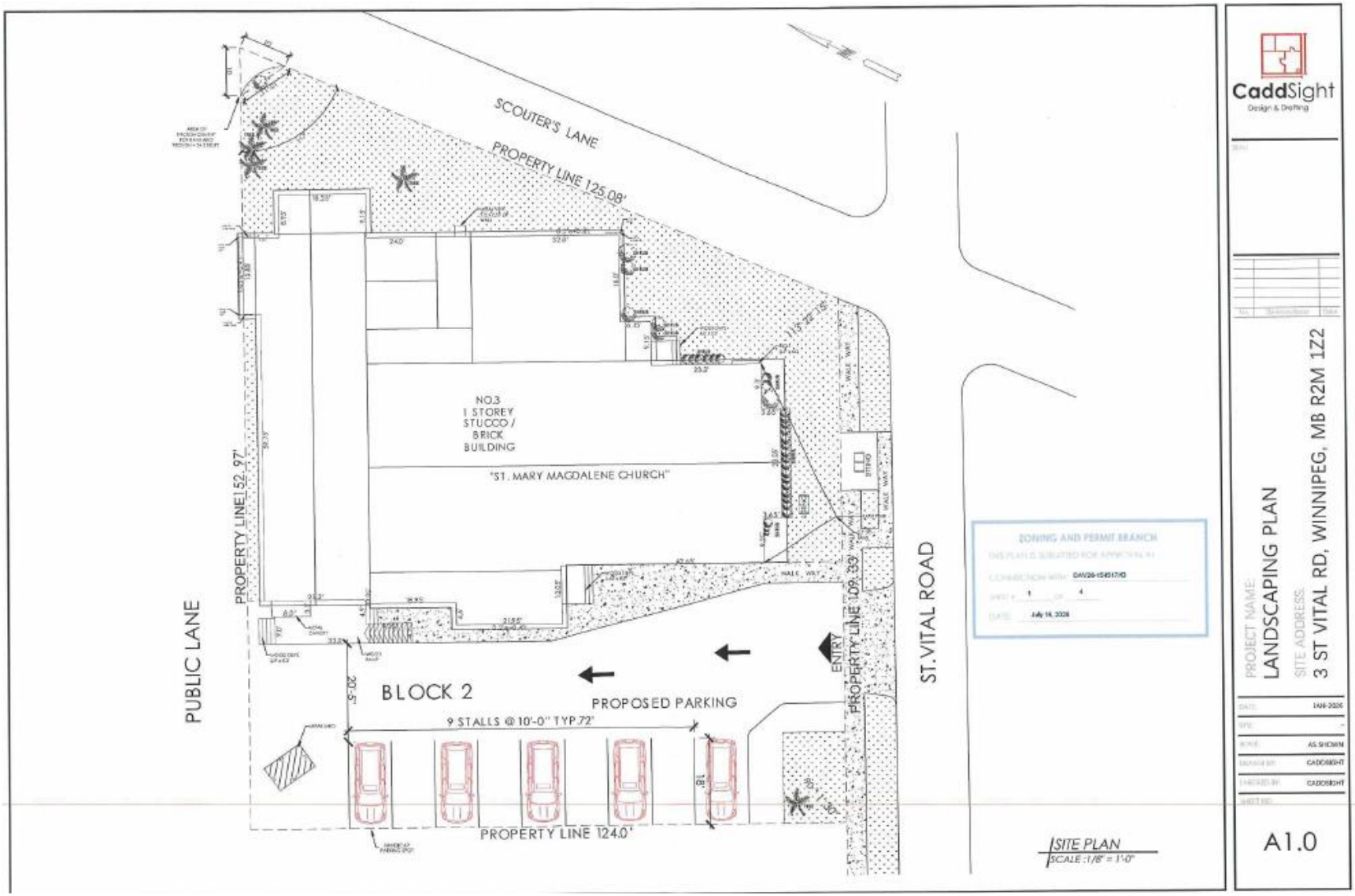
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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
Prepared by:	Gillian Kolody, MCP
Date:	August 19, 2026
File No.	DAV 26-154517/D

Exhibit “6” referred to in File DAV 154517/2026D



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

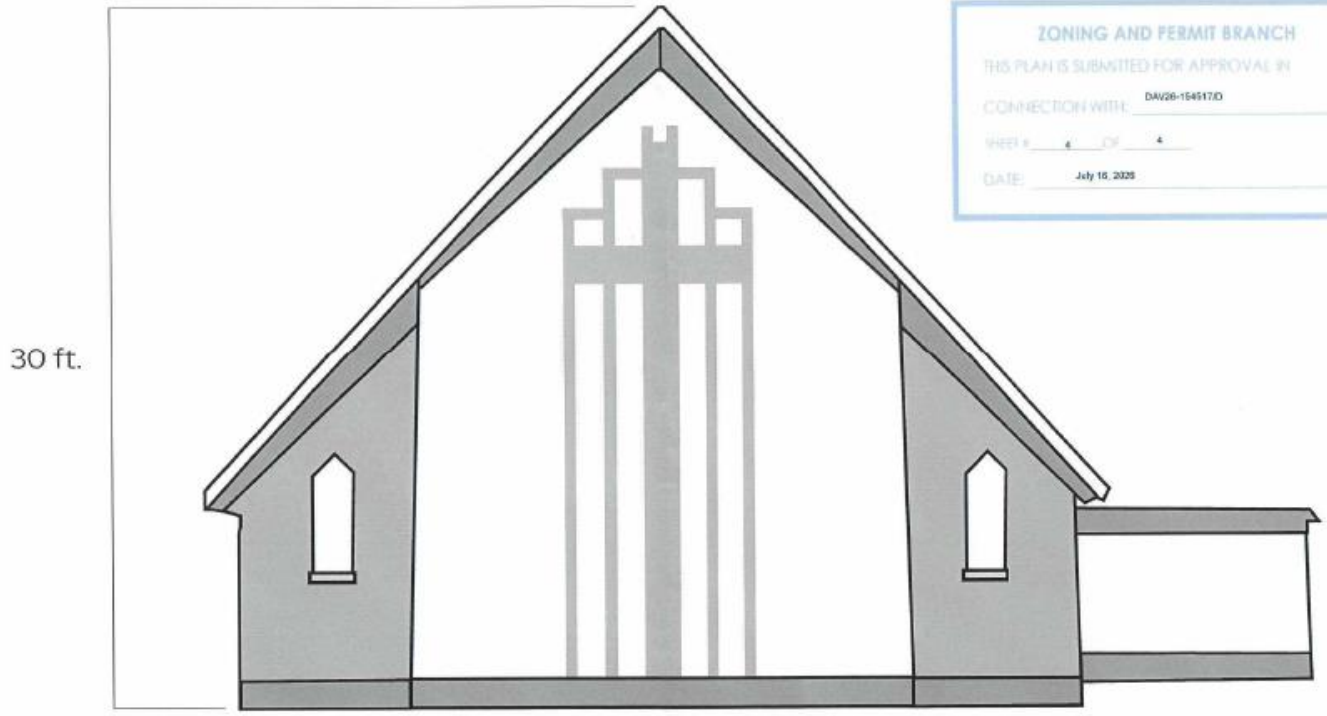


ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-154517//D
SHEET # 2 OF 4
DATE: July 16, 2026

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



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-154517//D
SHEET # 3 OF 4
DATE: July 16, 2026



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-154517/D
SHEET 4 OF 4
DATE: July 16, 2026

3 St Vital Rd, Winnipeg, MB