Minutes – Riel Community Committee – August 28, 2026

REPORTS

Item No. 5 Plan Approval – 165 Aubert Street
(St. Boniface Ward)
File ZR-PA 26-218261

COMMUNITY COMMITTEE DECISION:

The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 165 Aubert Street.

DECISION MAKING HISTORY:

Moved by Councillor Allard,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

Brennan Johnson, Landmark Planning and Design., submitted a presentation in support of the matter.

ADMINISTRATIVE REPORT

Title: Plan Approval 26-218261 – 165 Aubert Street

Issue: For consideration at the Public Meeting of the plan approval drawing package for a multi-unit residential development

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, subject to the following condition(s):

1. That the Plan Approval under File No. 26-218261 shall come into force and effect upon the coming into force and effect of the associated Variance application under File No. DAV 26-200110\D.

REASONS FOR REPORT

The applicant has submitted plans for the construction of a multi-family residential development at 165 Aubert Street.

The subject site is located within the North St. Boniface Secondary Plan area, where new construction is subject to Urban Design Review and approval by the Riel Community Committee.

IMPLICATIONS OF THE RECOMMENDATIONS

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

HISTORY

- On September 6, 2023, the Riel Community Committee approved Variance Order DAV 117425/2023D for a four-storey, 32-unit multi-family development at 163 and 165 Aubert Street.
- On September 29, 2023, Council approved the consolidation and rezoning of 163 and 165 Aubert Street from “R2” Residential Two-Family to “RMF-L” Residential Multi-Family Large under DASZ 8/2023.
- The current application relates to a revised building design which includes a larger building floor plate, larger dwelling units, at-grade parking, and a revised north rear-yard setback.
- The revised rear-yard setback and parking Variance are addressed through the associated Variance application under File No. DAV 26-200110\D.

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-218261**
RELATED FILES:	DAV 26-200110\D; DAV 117425/2023D; DASZ 8/2023
COMMUNITY:	St Boniface
NEIGHBOURHOOD #:	5.501 - (NORTH ST. BONIFACE)
SUBJECT:	For consideration at the Public Meeting of the plan approval drawing package for a multi-unit residential development
LOCATION:	165 Aubert Street
LEGAL DESCRIPTION:	LOT 1 DASZ 8/2023
APPLICANT:	Landmark Planning & Design Inc (Brennan Johnson)
OWNER:	6864776 MANITOBA LTD.

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the north side of Aubert St, in the North St. Boniface neighbourhood of the St Boniface ward.
- The subject site is 13,115 square feet (1,218.4 square metres) in area and is comprised of two (2) single-family homes.

- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhoods – Mature Communities policy area. The property is zoned “RMF-L” Residential Multi-Family – Large, which was approved under file number DASZ 8/2023.

- The subject site is located within the High Density Residential Policy Area under the North St. Boniface Secondary Plan



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

SURROUNDING LAND USE AND ZONING (see Figure 2)

- **SURROUNDING LAND USE AND ZONING**

- **North:** Row housing zoned Residential Multi-Family Medium (RMF-M); then Taapweewin Way (formerly Grandin St).

- **South:** Aubert St; then vacant land, zoned Residential Two-Family (R2); then a vehicle repair business, zoned Residential Two-Family (R2).

- **East:** A four-storey, 32-unit multi-family development under construction, zoned Residential Multi-Family Large (RMF-L), approved under DASZ 35/2021; then Rue St. Joseph.

- **West:** A 20 unit multi-family building zoned Residential Multi-Family Large (RMF-L).

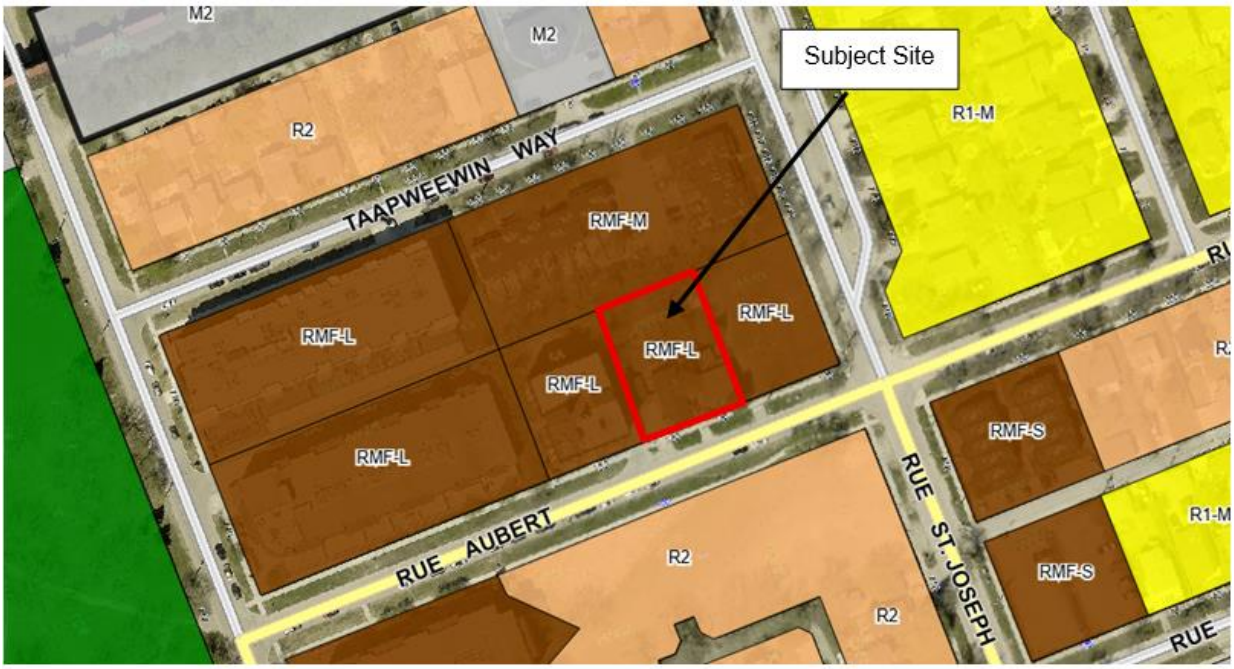

Figure 2: Zoning of the site and surrounding area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The subject site was created through the consolidation of the former 163 and 165 Aubert Street properties and their rezoning to the “RMF-L” Residential Multi-Family Large zoning district under DASZ 8/2023.
- The applicant is proposing a four-storey, 32-unit multi-family dwelling on the ±13,115-square-foot (1,218.4-square-metre) subject site. The proposed building has a height of ±45 feet, below a 55-foot maximum building height established through DASZ 8/2023. The development provides 10-foot front and rear yards and 6.5-foot side yards.
- The proposed rear yard setback is being considered through the associated Variance application DAV 26-200110\D.
- A total of 23 parking spaces are proposed within an integral ground-floor garage, accessed from Aubert St. The garage entrance is incorporated into the south facade. Parking includes one (1) accessible space, ten (10) small-car spaces, and one (1) dedicated car-share space. Thirteen (13) bicycle parking spaces will be provided in a secure storage room within the garage, with outdoor visitor bicycle parking also provided
- A planting plan prepared by Landforum Landscape Architects proposes stone-mulch planting beds along Aubert St, incorporating 33 new trees, shrubs, evergreen shrubs, and ornamental grasses.
- The building facades incorporate fibre-cement panel cladding, fibre-cement lap siding, and brick veneer. Projecting balconies are provided on the north and south facades, with Juliet balconies on the east and west facades.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0 (CCDS)

Within the *Complete Communities Direction Strategy 2.0 (CCDS)*, the subject site is located within Established Neighbourhoods – Mature Communities. CCDS directs context-sensitive growth in these areas that expands housing choices, makes efficient use of existing land, infrastructure, and services, and reinforces a pedestrian-oriented public realm.

The proposed 32-unit multi-family development supports this direction through a compact built form that includes a street-facing pedestrian entrance, landscaped frontage along Aubert St, balconies, and varied facade elements. The proposal provides additional housing while maintaining a strong relationship between the building, the street, and the surrounding neighbourhood.

NORTH ST. BONIFACE SECONDARY PLAN

Under the North St. Boniface Secondary Plan, the subject property falls within the High Density Residential Policy Area.

The objectives of this policy area are:

1 To continue to provide a range of housing options with a focus on meeting multi-family housing needs.

2 To ensure the design of all buildings reinforces and contributes to a strong residential streetscape character and pedestrian environment.

3 To ensure the design of all buildings reinforces the relationship between the buildings and the street and contributes to the activity and vitality at the ground level facing the street.

The proposed 32-unit multi-family dwelling supports these objectives by expanding housing choices within a multi-family residential area. Its street-facing pedestrian entrance, integral ground-floor garage, balconies, varied facade materials and detailing, and landscaped frontage along Aubert St contribute to the emerging multi-family streetscape and pedestrian environment. These features strengthen the building's relationship to the street, add visual interest, and avoid front-yard surface parking.

DESIGN REVIEW REQUIREMENT

- Section 3.7.1: Except as otherwise provided in this Plan, all development, redevelopment, expansion, demolition, signage, or exterior alteration visible from public rights-of-way is subject to Urban Design Review and must be approved prior to commencement.
- Section 3.7.2: The Riel Community Committee shall make decisions on Urban Design Review applications for new construction, expansion, or signage.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the submitted plans for the following reasons:

- The proposed development advances the redevelopment of the site for multi-family residential use, as enabled through DASZ 8/2023.
- The proposed development conforms with the objectives and policies directing development under the High Density Residential Policy Area of the North St. Boniface Secondary Plan.
- The proposed development meets Complete Communities 2.0 objectives of promoting sustainable development which is designed to minimize the spatial use of land.
- The proposed building design and landscaped frontage contribute to a pedestrian-oriented residential streetscape along Aubert St.
- The building incorporates a facade design with varying articulations and a combination of cladding materials and colours to break up the building massing and street edge.
- The proposed development and housing typology are compatible with the emerging context of the immediate neighbourhood, which is predominantly zoned RMF-L and RMF-M.

CONSULTATION

With the Urban Planning and Design Division:

- The Urban Planning Division has been in communication with the applicant about the proposed development since an initial meeting in June 2021 as well as via subsequent emails and meetings regarding the updated proposal in which the details were discussed including additional refinements to the design.

With the Public:

- The applicant held a virtual open house on August 11th, 2026 via Zoom. In advance of the meeting, a flyer in both French and English describing the project and advertising the open house was distributed to the residents living in the immediate neighbourhood. No members of the public attended the open house and at the time of this report, no correspondence or objections were received in response from the nearby residents.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Daniel de Moissac
Date:	August 19, 2026
File No:	ZR-PA 26-218261