Minutes – Riel Community Committee – August 28, 2026

PUBLIC HEARINGS

Item No. 6 Variance – 165 Aubert Street
(St. Boniface Ward)
File DAV 200110/2026D

COMMUNITY COMMITTEE DECISION:

The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" for the construction of a multi-family dwelling to permit:

1. A rear yard of 10 feet (3.05 metres);

2. 23 parking spaces;

3. The removal of Condition 3 of the previously approved DAV 117425/2023D that reads as follows "That excluding the wall to the stairwell of the underground parking area, the minimum setback to any principal building from the north property line shall not be less than 25 feet."

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 all balconies on the north elevation of the building be installed with opaque screening, to the satisfaction of the Director of Planning, Property and Development.

3. That prior to the issuance of any development permits, a signed service agreement with a car share provider shall be submitted to and approved by the Director of Planning, Property and Development. The service agreement shall include one (1) car share vehicle and one (1) dedicated parking stall for the car share vehicle, to the satisfaction of the Director of Planning, Property and Development, to be thereafter maintained to the satisfaction of the Director.

DECISION MAKING HISTORY:

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

Moved by Councillor Allard,
That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Councillor Allard,
That the receipt of public representations be concluded.

Carried

Moved by Councillor Allard,
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:

1. I think this building is a good addition to the neighbourhood. It fits with the North St. Boniface Secondary Plan, which was supported by many groups, including a majority of the polled public in the area, and the Old St. Boniface Residents' Association.

Carried

DECISION MAKING HISTORY (continued):

Moved by Councillor Allard,

That the recommendation of the Winnipeg Public Service be concurred in and the Variance be approved.

Carried

Moved by Councillor Allard,

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

Carried

THE CITY OF WINNIPEG
VARIANCE ORDER
RIEL COMMUNITY COMMITTEE

DAV 200110/2026D

Before:	Riel Community Committee Councillor Mayes, Chairperson Councillor Allard Councillor Chambers
Hearing:	August 28, 2026 Council Building, 510 Main Street
Applicant:	Landmark Planning & Design Inc. (Brennan Johnson)
Premises Affected:	165 Aubert Street
Legal Description:	LOT 1 PLAN 75089 WLTO IN RL 76 PARISH OF ST BONIFACE, hereinafter called “the land”
Property Zoned:	“RMF-L” (Residential Multi-Family-Large)
Nature of Application:	To vary the "RMF-L" Development and Design Standards of the Winnipeg Zoning By-Law No. 200/2006 for the construction of a multi-family dwelling to permit: 1. A rear yard of 10 feet (3.05 metres) instead of 25 feet (7.62 metres); 2. 23 parking spaces instead of 24 spaces.

It is the opinion of the Riel Community Committee that subject to the conditions listed below, if any, this Variance meets the statutory criteria as outlined in Subsection 247(3) of the City of Winnipeg Charter in that it:

(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:

1. I think this building is a good addition to the neighbourhood. It fits with the North St. Boniface Secondary Plan, which was supported by many groups, including a majority of the polled public in the area, and the Old St. Boniface Residents' Association.

ORDER:

The Riel Community Committee orders that the provisions of the "RMF-L" Development and Design Standards of the Winnipeg Zoning By-law No. 200/2006 are varied on "the land" for the construction of a multi-family dwelling to permit:

4. A rear yard of 10 feet (3.05 metres).

5. 23 parking spaces.

6. The removal of Condition 3 of the previously approved DAV 117425/2023D that reads as follows "That excluding the wall to the stairwell of the underground parking area, the minimum setback to any principal building from the north property line shall not be less than 25 feet."

Subject to the following conditions, which the Riel Community Committee considers necessary to ensure compliance with criteria (a) to (d) in Subsection 247(3) of the City of Winnipeg Charter, namely:

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 all balconies on the north elevation of the building be installed with opaque screening, to the satisfaction of the Director of Planning, Property and Development.

3. That prior to the issuance of any development permits, a signed service agreement with a car share provider shall be submitted to and approved by the Director of Planning, Property and Development. The service agreement shall include one (1) car share vehicle and one (1) dedicated parking stall for the car share vehicle, to the satisfaction of the Director of Planning, Property and Development, to be thereafter maintained to the satisfaction of the Director.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

DATE OF ORDER: September 2, 2026

CERTIFIED BY:



Rebecca Ford
Committee Clerk

HOW TO APPEAL

If you object to this Order, you are entitled to file a notice of appeal. Your notice of appeal must:

(a) be in writing;

(b) contain your name, mailing address, and phone number;

(c) be addressed as set out below;

(d) be received at that office not later than 4:30 p.m. on September 22, 2026;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD]

(e) refer to Variance Use Order No. DAV 200110/2026D; and

(f) provide the reason(s) for the appeal

The City Clerk may not schedule an appeal hearing until your notice of appeal meets the above requirements.

Address:	City Clerk, City of Winnipeg c/o Appeal Committee Susan A. Thompson Building Main Floor, 510 Main Street Winnipeg, Manitoba, R3B 1B9
Fax:	204-947-3452
Email:	CLK-Appeals@winnipeg.ca

THE FOLLOWING PERSONS MADE REPRESENTATIONS AND ARE ENTITLED TO APPEAL:

In Support:

Brennan Johnson
Charles Ludlow
Brendan Salakoh
Harald Schulz
Nik Thorington

In Opposition:

Nil

For Information:

Nil

For the City:

D. de Moissac, Planner, Planning, Property and Development Department
G. Kolody, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department
M. Robinson, Principal Planner, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 200110/2026D

1. Customer Application Form Summary
2. Notification of Complete Submission dated July 20, 2026
3. Notification of Public Hearing dated August 10, 2026
4. Manitoba Status of Title 3373781/1
5. Letter of authorization dated May 6, 2026, from 10236356 Manitoba Ltd. (Robert Kaufman) to Landmark Planning & Design Inc. (Brennan Johnson)
6. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
7. Caveats 5768747/1
8. Title Plot dated June 5, 2026
9. Planting Plan dated May 13, 2026
10. Landscape Plan dated May 13, 2026
11. Shadow Study dated March 21 and September 21
12. Plans, Sheets 1 to/and 9 inclusive, for File DAV 200110/2026D dated July 20, 2026
13. Report from the Urban Planning Division dated August 19, 2026
14. Inspection Report
15. Communication dated August 24, 2026, from Harald Schulz in support of the application
16. Presentation dated August 27, 2026 from Brennan Johnson in support of the application
17. Communication dated August 28, 2026, from Nik Thorington in support of the application

Exhibit “13” referred to in File DAV 200110/2026D

ADMINISTRATIVE REPORT

Title: DAV 26-200110\D – 165 Aubert St

Issue: For consideration of a Variance associated with a multiple family building

Critical Path: Riel Community Committee

AUTHORIZATION

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

RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the application to vary the "RMF-L" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of a multi-family dwelling to permit:

1) a rear yard of 10 feet (3.05 metres) instead of 25 feet (7.62 metres);

2) 23 parking spaces instead of 24 spaces; and

3) The removal of Condition 3 of the previously approved DAV 117425/2023D that reads as follows "That, excluding the wall to the stairwell of the underground parking area, the minimum setback to any principal building from the north property line shall not be less than 25 feet."

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 all balconies on the north elevation of the building be installed with opaque screening, to the satisfaction of the Director of Planning, Property and Development.

3. That prior to the issuance of any development permits, a signed service agreement with a car share provider shall be submitted to and approved by the Director of Planning, Property and Development. The service agreement shall include one (1) car share vehicle and one (1) dedicated parking stall for the car share vehicle, to the satisfaction of the Director of Planning, Property and Development, to be thereafter maintained to the satisfaction of the Director.

REASON FOR THE REPORT

- The applicant is proposing to build a multi-family residential building and requires a Variance for 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 26-200110\D**
RELATED FILES:	26-162605 ZR
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.501 - (NORTH ST. BONIFACE)
SUBJECT:	To vary the "RMF-L" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of a multi-family dwelling to permit: 1) a rear yard of 10 feet (3.05 metres) instead of 25 feet (7.62 metres); 2) 23 parking spaces instead of 24 spaces. 3) The removal of condition 3 of the previously approved DAV 117425/2023D that reads as follows " That excluding the wall to the stairwell of the underground parking area, the minimum setback to any principal building from the north property line shall not be less than 25 feet."
LOCATION:	165 Aubert St
LEGAL DESCRIPTION:	LOT 1 DASZ 8/2023
APPLICANT:	Brennan Johnson (Landmark Planning & Design Inc) 298 Waterfront Dr Winnipeg, MB R3B 0G5
OWNER:	6864776 MANITOBA LTD. 311 Hargrave St 101 Winnipeg, MB R3B 0V8

HISTORY

- 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, to permit a four-storey, 32-unit multi-family development. The rezoning was implemented through By-law No. 89/2023, which came into force in 2025.

- On September 6, 2023, the Riel Community Committee approved Variance Order DAV 117425/2023D to permit 24 parking spaces instead of 38 parking spaces, reduced side yard setbacks, and imposed conditions for a car-share vehicle and the north property line setback. (anything else here?)

- The current application contemplates a revised building design, including a larger building floor plate to accommodate large units, at-grade parking rather than underground parking, a reduction in the rear yard (north) setback, and 23 parking spaces. The proposal maintains 32-units from the previous approvals.

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 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.

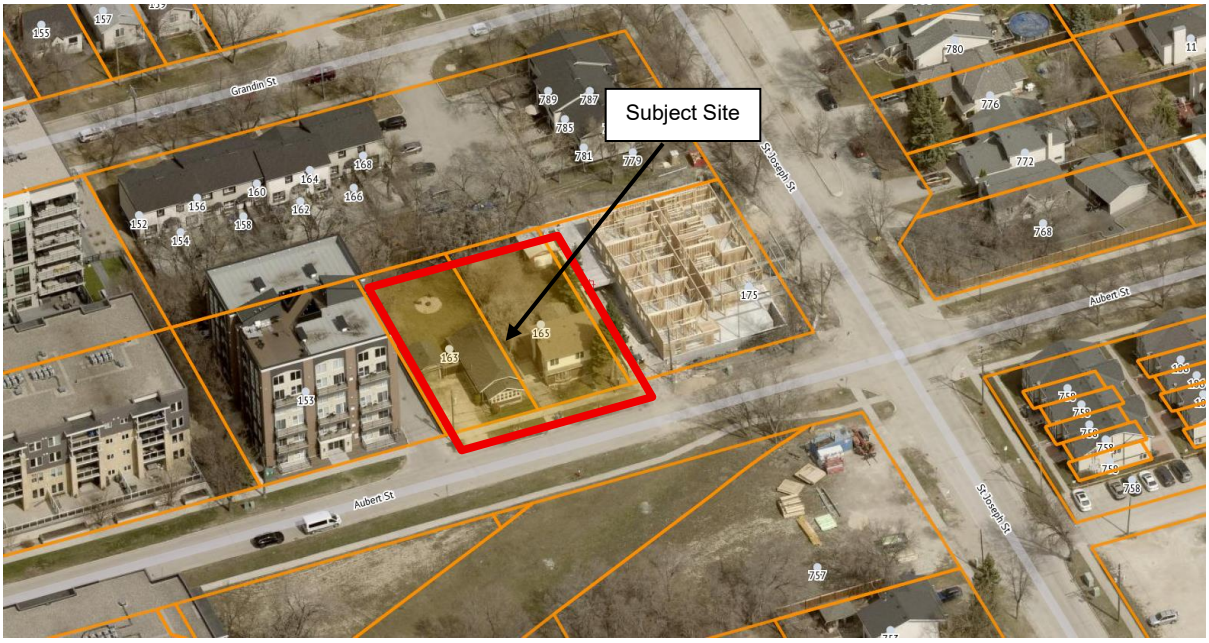


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

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

South: Aubert St; then a vacant land and 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 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).

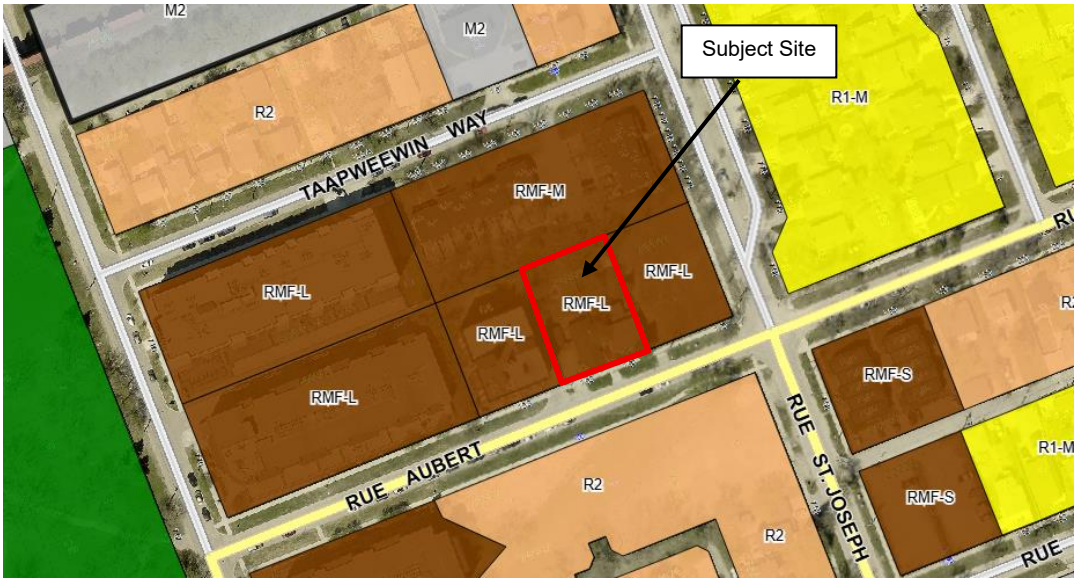


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to construct a four-storey, multi-family dwelling on the ±13,115 square foot (1,218.4 square metre) subject site.
- The proposed development maintains the 32 dwelling units approved under DASZ 8/2023 and DAV 117425/2023D. Revisions to the approved design include a larger building floor plate and a reduced rear-yard setback in order to accommodate larger dwelling units.
- The applicant is proposing a rear yard setback of 10 feet (3.05 metres) instead of the required 25 feet (7.62 metres), and 23 parking spaces instead of the required 24 parking spaces.
- The revised design removes the underground parking level and provides the 23 parking spaces in a ground-floor parking area. The reduction of one parking space from the previously approved 24 spaces is required to accommodate the ground floor lobby area and structural columns.
- As part of the 23 parking spaces, there will be 1 accessible parking stall, 10 small car parking spaces, and one dedicated car-share parking space. Thirteen (13) bicycle parking spaces will be provided in a secure storage room within the ground-floor parking area.
- Proposed landscaping on the development site includes new trees, shrubs, ornamental grasses, and a raised planting bed along Aubert Street.

COLLABORATIVE PLANNING AND 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 attendees were noted present at the open house and at the time of this report, no correspondence or objections were received in response from the nearby residents.

ANALYSIS

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *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 Neighbourhoods – Mature Communities” policy area as identified in CCDS 2.0. Relevant policies for Established Neighbourhood areas include:

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

  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.*

  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.*

  2.2. *Encourage the location of commercial or mixed-use buildings at or near the front and corner side property lines to create a pedestrian orientation. Use setbacks to reinforce the public realm through landscaping and pedestrian amenities, such as entryways, patios, benches, and bicycle parking.*

  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.*

  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 aesthetics of the street and neighbourhood.*

  2.10. *Discourage building designs that orient the back of the building to the street.*

  2.11. *Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.*

  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.*

  2.17 *Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.*

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.*

Goal 3 *Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.*

3.1 *Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*

3.2 *Encourage a mix of types, tenures and unit sizes within residential developments. Make provisions for unit sizes that can accommodate varying family sizes and multi-generational households.*

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 policies guiding development within the High Density Residential Policy Area include:

3.3.2.1 Single -family dwellings are permitted.

3.3.2.2 Two -family and multi-family uses will be encouraged where there is a back lane.

3.3.2.3 Where a property is not a corner lot or does not have access to a back lane, residential multi-family uses shall only be considered where the property is at least 9,000 square feet in area.

3.3.2.4 New commercial uses will only be permitted along avenue Taché and rue St. Joseph when part of a residential -commercial mixed use building.

3.3.2.5 New standalone commercial development is not permitted. Applications for rezoning, subdivision, conditional use, variance, consent to registration or filing of a conveyance associated with new standalone commercial development shall be refused as per the City of Winnipeg Charter.

3.3.2.6. Parking areas shall not be established in the front yard of residential multi -family or mixed -use buildings.

3.3.2.7. All development applications for residential multi -family uses that seek to reduce the parking standards shall provide an analysis of how their project will minimize its impact of on-street parking capacity within the immediate area.

3.3.2.8 New industrial uses or the expansion of existing industrial uses shall not be permitted.

3.3.2.9 With the exception of structured parking, new private motor vehicle related uses or the expansion of existing private motor vehicle related uses shall not be permitted.

3.3.2.10 The minimum lot area per dwelling unit for a multi-family residential development within the High Density Residential Policy Area should not be less than 400 square feet

- This proposal meets all of the objectives and policies guiding development in the North St. Boniface Secondary Plan - High Density Residential Policy Area.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reason for the Variances

- The minimum required rear yard in the 'RMF-L' zone is 25 feet. The applicant is proposing a rear yard of 10 feet. As such, a Variance is required.

- Multi-family developments in this Urban Infill Area are required to provide 1.0 parking spaces per dwelling unit. Although Variance Order DAV 117425/2023D previously approved 24 parking spaces for the subject site, the applicant is now proposing 23 parking spaces. Therefore, a Variance is required.

ANALYSIS OF VARIANCES

Reduced Rear Yard

- The minimum required rear yard in the "RMF-L" zoning district is 25 feet. The applicant proposes a 10-foot rear yard to accommodate a larger building floor plate and larger dwelling units within the previously approved 32-unit development.

- During discussions regarding the revised design, the Urban Planning and Design Division requested a shadow study to assess potential impacts of the reduced rear yard on adjacent residential properties. The applicant was also encouraged to engage neighbouring residents. A virtual open house was held on August 11, 2026. No attendees, correspondence, or objections were received at the time this report was prepared.

- The Shadow Study (Affinity Architecture, August 2026) prepared by the applicant demonstrates that the residential properties north of the site will receive approximately five consecutive hours of full sunlight during the March and September equinoxes. This is consistent with the City's sun and shadow study evaluation guideline for surrounding residential properties.

- The north property line is separated by approximately 70 feet from the building walls of the row-house development to the north on Taapeewin Way. Existing mature trees north of the subject site provide an additional degree of visual separation between the proposed development and the adjacent dwellings.

- The Urban Planning and Design Division recommends a condition requiring opaque screening for all balconies on the north elevation, to the satisfaction of the Director of Planning, Property and Development. This will mitigate overlook and privacy impacts on the adjacent residential properties.

The Urban Planning and Design Division finds that the reduced rear yard Variance is supportable given the limited shadow impacts to adjacent residential properties, the separation and existing vegetation between the proposed building and adjacent row housing, the recommended opaque screening of north-facing balconies to address privacy and overlook, and the site's location within the North St. Boniface Secondary Plan - High Density Residential Policy Area, where multi-family development is anticipated.

Insufficient Parking

- The previous Variance Order DAV 117425/2023D approved 24 parking spaces for the previous 32-unit development. The revised at-grade parking configuration requires a further reduction of one parking space. The development will continue to include one accessible parking space, one dedicated car-share parking space, and thirteen (13) bicycle parking spaces.

The Urban Planning and Design Division is supportive of the proposed parking Variance. The previous approval permitted 24 parking spaces where 38 spaces were required, a reduction of 14 spaces. Under the current standard, 32 spaces are required and the proposed 23 spaces represent a reduction of nine spaces. The current proposal therefore represents a smaller reduction from the applicable parking requirement than previously approved under a similar scheme, bicycle parking provision, and car share arrangement.

Existing Variance Order

- Variance Order DAV 117425/2023D approved a lot area of 13,115 square feet instead of 20,000 square feet; east and west side yards of 6.5 feet instead of 14 feet; east and west side-yard balcony projections of 4 feet instead of 2.16 feet; 24 parking spaces instead of 38 spaces; and no unassigned guest parking spaces instead of two spaces.

- The current application addresses the revised rear-yard setback for the principal building and the reduction in parking from 24 to 23 spaces. The Variances approved under DAV 117425/2023D otherwise remain applicable.

- Removal of Condition 3 of DAV 117425/2023D is recommended, as that condition requires a minimum 25-foot setback for the principal building from the north property line, except for the former underground-parking stairwell entrance.

- The car-share condition from DAV 117425/2023D is carried forward as a condition of this approval.

REASONS FOR RECOMMENDATION

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 applicant is proposing to develop the site in a manner that is consistent with the policies guiding development in the High Density Residential Policy Area under the North St. Boniface 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;

***In that**, the Variances will likely not create a negative impact on adjacent properties*.

(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 applicant is proposing development that is consistent with the secondary plan for the area. As such, the proposed application is the minimum modification of the zoning by-law required to be consistent with the secondary plan.*

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

***In that**, the applicant is proposing to develop the site in a manner that is consistent with the policies guiding development in the High Density Residential Policy Area under the North St. Boniface Secondary Plan.*

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

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.

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.

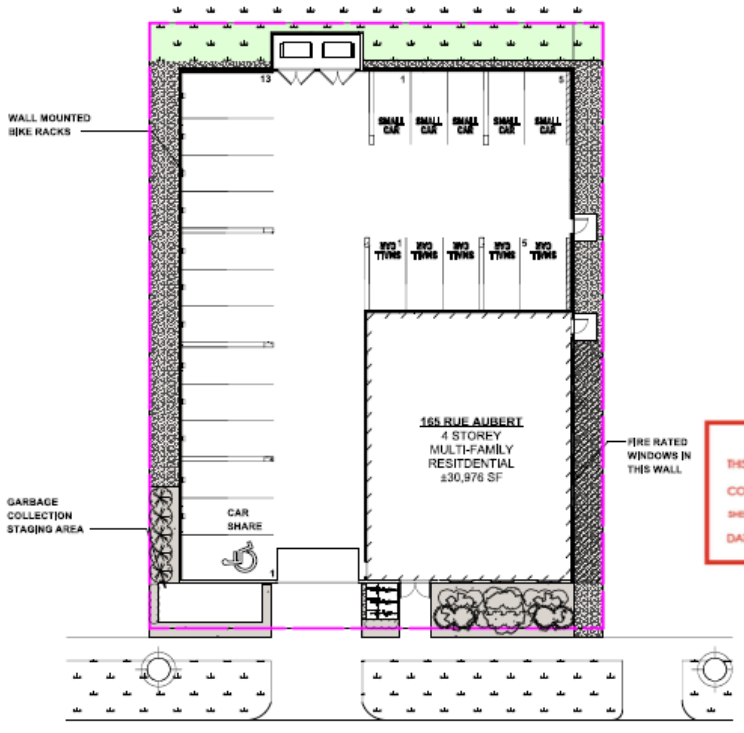
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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:	Daniel de Moissac
Date:	Wednesday, August 19, 2026
File No.	DAV 26-200110\D

Exhibit “12” referred to in File DAV 200110/2026D



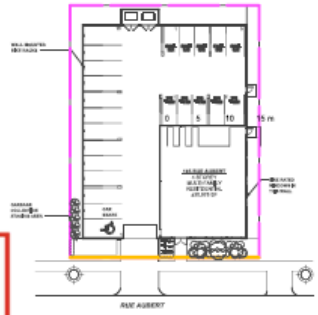
City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping

Street Frontage

Rue Aubert — 99 Lin ft.

	Required	Proposed
Trees	3	3
Shrubs	15	16



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 200110/2026D
SHEET # 1 OF 9
DATE: July 20, 2026

2 / L-PA-1 **Zoning Analysis Plan**
Scale: 1:600

Surface Material Legend

- Sod & Topsoil — 65 sm
- Decorative Stone Mulch Planting Bed (3/4" River Rock) — 62 sm
- Decorative Stone Mulch Paving (3/4" River Rock) — 136 sm

No.	Date	Issue Notes
A	2026-05-13	Issued for Variance

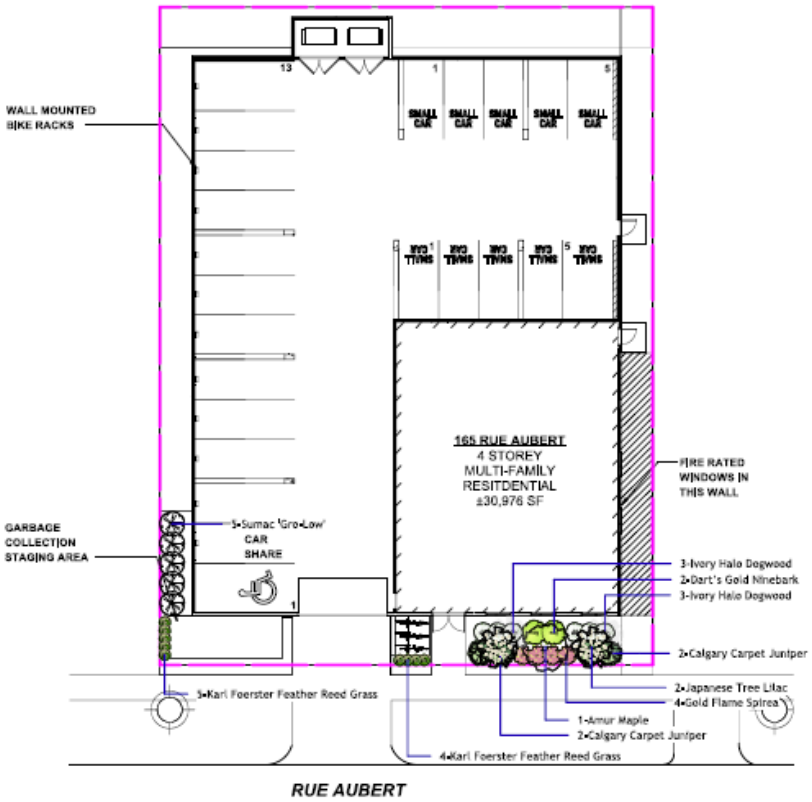
Drawing No.

L-PA-1 of 2

163 + 165 AUBERT APARTMENT

Landscape Plan

LANDFORUM
LANDSCAPE ARCHITECTS



N

2 **Planting Plan**
L-PA-2 Scale: 1:250

0 5 10 15 m

Plant Schedule

Common Name	Botanical Name	Qty	Scheduled Size (Containerized trees will not be accepted)
Evergreen Trees			
Trees			
Amur Maple	Acer ginnala	1	50 mm ø 2.4-3.0m height, 10 major branches 1.75m above grade, balled & burlapped or tree mover; wire basket, Double stake where required.
Japanese Tree Lilac	Syringa reticulata	2	65 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket, Double stake where required.
Shrubs			
Ivory Halo Dogwood	Cornus alba 'Ivory Halo'	6	45 cm ht, 4 minimum major basal branches, Well formed, bushy plants. 2 gallon container stock.
Dart's Gold Ninebark	Physocarpus opulifolius 'Dart's Gold'	2	45 cm ht, 4 minimum major basal branches, Well formed, bushy plants. 2 gallon container stock.
Sumac 'Gro-Low'	Rhus aromatica 'Gro-Low'	5	45 cm, sp, 4 minimum major basal branches, Well formed, bushy plants. 2 gallon container stock.
Gold Flame Spirea	Spirea bumalda 'Goldflame'	4	30 cm ht, 4 minimum major basal branches, Well formed, bushy plants. 2 gallon container stock.
Evergreen			
Calgary Carpet Juniper	Juniperus sabina 'Calgary Carpet'	4	45 cm, sp, 4 minimum major basal branches, Well formed, bushy plants. 2 gallon container stock.
Perennials			
Ornamental			
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	9	Large Pot 2 yr. plant
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on		33	
Total Plants In Drawing		33	

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 200110/2026D
SHEET # 2 OF 9
DATE: July 20, 2025

No.	Date	Issue Notes
A	2026-05-13	Issued for Variance

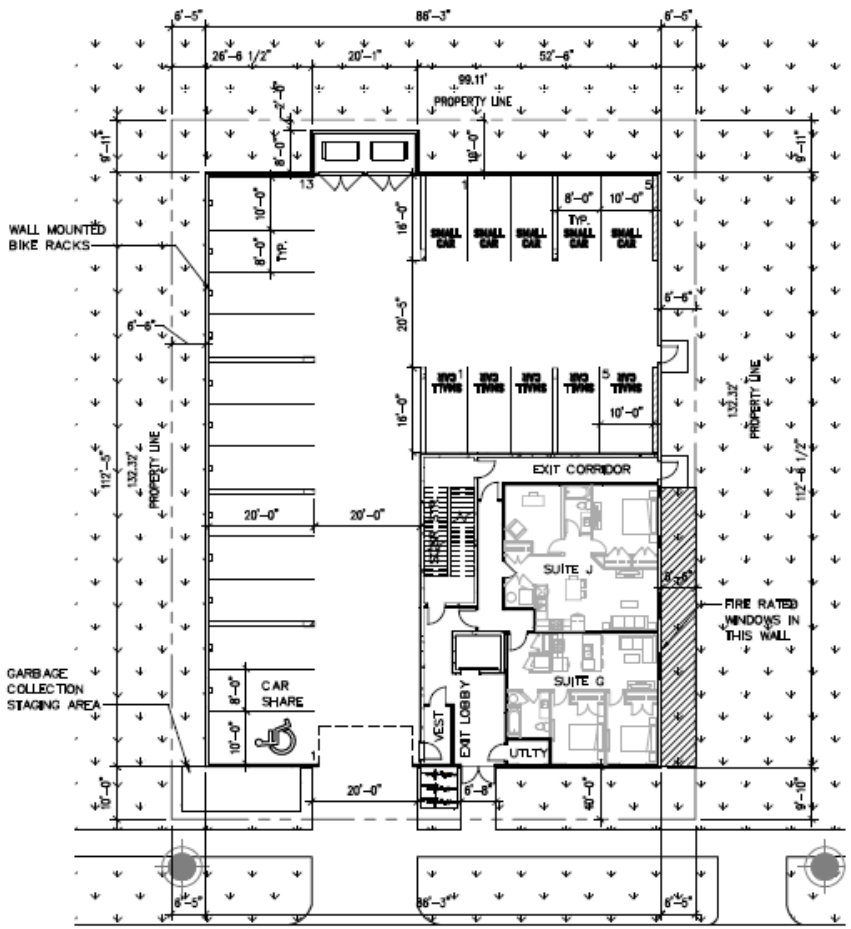
Drawing No.

L-PA-2 of 2

163 + 165 AUBERT APARTMENT

Planting Plan

LANDFORUM
LANDSCAPE ARCHITECTS



BUILDING DESCRIPTION

RESIDENTIAL BUILDING – 04 STOREYS
32 DWELLING UNITS
L01 PARKING AND DWELLING UNITS
L02 TO L04 DWELLING UNITS

URBAN INFILL: YES (INFILL GUIDE AREA 2)
AIRPORT VICINITY: NO

ZONING SUMMARY

CURRENT ZONING DISTRICT: RMF–L
PROPOSED ZONING DISTRICT: RMF–L NO CHANGE
REFER TO DASZ 8/2023, DAV 117425/2023D

	REQ'D	PROV'D
LOT AREA	20,000 S.F.	13,115 S.F.
DWELLING COUNT	32	32
LOT AREA/DU	400 S.F	410 S.F.
SETBACKS		
FRONT:	10'–0"	10'–0"
REAR (BUILDING):	25'–0"	10'–0"
REAR (PARKING):	25'–0"	10'–0"
REAR (GARBAGE):	25'–0"	2'–0"
SIDE (BUILDING):	6'–6"	6'–6"
SIDE (PARKING):	6'–6"	6'–6"
SIDE (PARKING):	6'–6"	6'–6"
BUILDING HEIGHT:	150'–0"	42'–6"
PRKG (APTMT):	24	23
STALLS/DU	1.5	0.72:1
SMALL CAR:	8	10
ACCESSIBLE:	1	1
BICYCLE:	7	13

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 200110/2026D
SHEET # 3 OF 9
DATE: July 20, 2026

TRUE NORTH / PROJECT NORTH

1 SK–01 SITE PLAN
1" = 20'–0"

AFFINITY ARCHITECTURE

Project: 163 + 165 AUBERT APARTMENT
Drawing Title: SITE PLAN
Designed: EH
Drawn: SW
Date: 25-05-06
Comm.No: 25018
Reference Drawing No.:
Sheet No.: SK-01
Scale: 1" = 20'-0"



1 SK-03 NORTH ELEVATION
3/64" = 1'-0"



2 SK-03 EAST ELEVATION
3/64" = 1'-0"



3 SK-03 SOUTH ELEVATION
3/64" = 1'-0"



4 SK-03 WEST ELEVATION
3/64" = 1'-0"

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 200110/2026D
SHEET # 4 OF 9
DATE: July 20, 2026

AFFINITY ARCHITECTURE

Project: 163 + 165 AUBERT APARTMENT
Drawing Title: ELEVATIONS

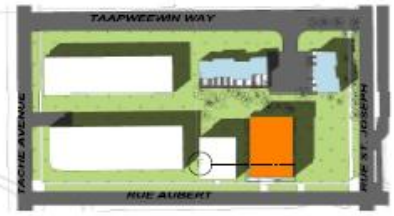
Designed: EH	Reference Drawing No.:
Drawn: SW	Sheet No.: SK-03
Date: 26-05-06	
Comm No.: 25018	Scale: 3/64" = 1'-0"



MARCH 21 - 9:00 AM



MARCH 21 - 12:00 PM



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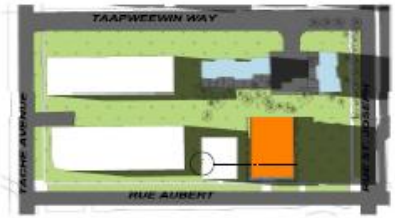

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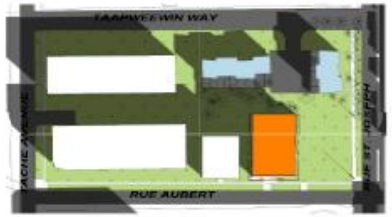


SEPTEMBER 21 - 9:00 AM



SEPTEMBER 21 - 12:00 PM



SEPTEMBER 21 - 3:00 PM



SEPTEMBER 21 - 6:00 PM

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 200110/2026D
SHEET # 5 OF 9
DATE: July 20, 2026

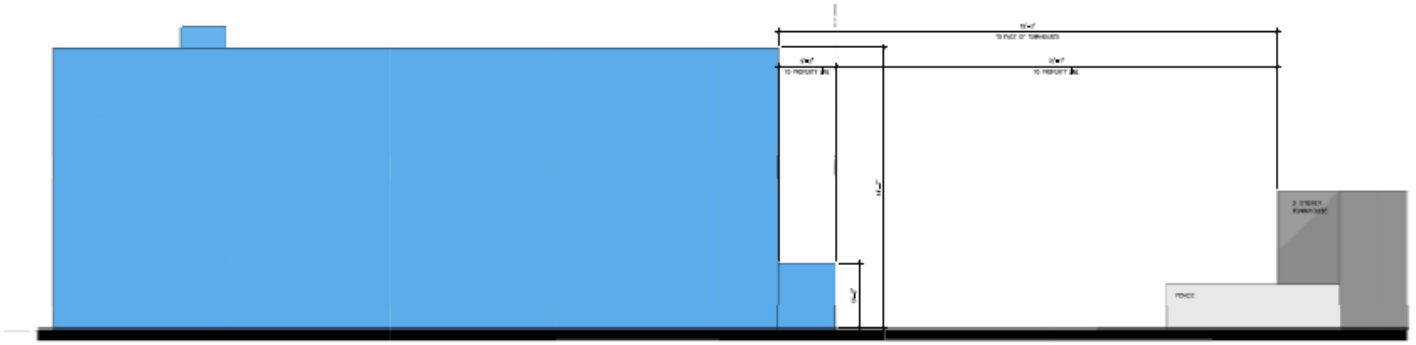
PRELIMINARY ONLY
NOT FOR CONSTRUCTION

CLIENT NAME
AUBERT APARTMENTS

163 + 185 AUBERT APARTMENT
STREET ADDRESS
WINNIPEG, MB

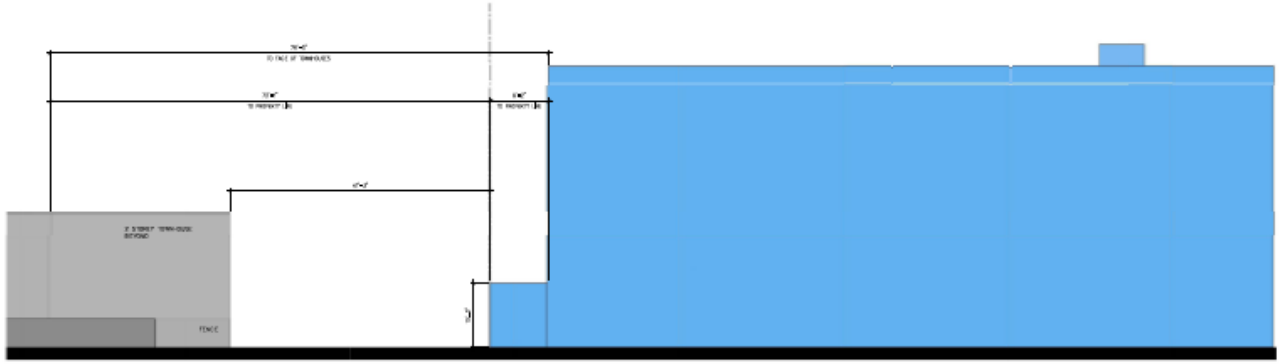
SHADOW STUDY

SK-03



SHADOW STUDY EAST SITE SECTION

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 200110/2026D
SHEET # 6 OF 9
DATE: July 20, 2026



SHADOW STUDY WEST SITE SECTION

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

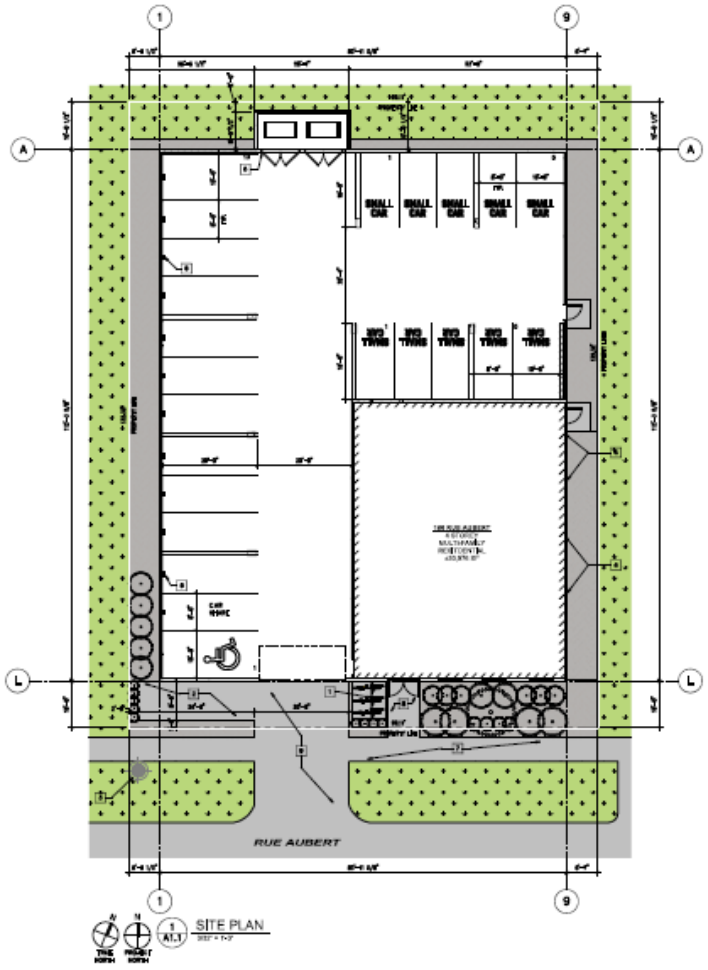
CLIENT NAME
AUBERT APARTMENTS

163 + 165 AUBERT APARTMENT

STREET ADDRESS
WINNIPEG, MB

SHADOW STUDY ELEVATIONS

SK-04



SITE PLAN

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 200110/2026D
SHEET # 7 OF 9
DATE: July 20, 2026

GENERAL NOTES - SITE PLAN:

1. ARCH'L, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PATCH AND REPAIR EXISTING PAVING TO MATCH NEW WORK (SEE CIVIL).

KEYNOTES - SITE PLAN:

1. EXISTING SITE FACING.
2. GARBAGE COLLECTION: STAGING AREA. BINS TO BE TAKEN OUT ON COLLECTION DAY.
3. EXISTING HYDRO POLE TO REMAIN (SEE ELECTRICAL, TYPICAL).
4. FIRE HOSE HOOKUP.
5. GARBAGE STORAGE ROOM.
6. VERTICAL LOCKING RAIL MOUNTED BIKE C/W EXISTING AS REQUIRED TO SUIT RAIL SUBSTRATE (TYPICAL). SPACING AND ALTERNATING VERTICAL HEIGHTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. MARKS VERTICAL BIKE STORAGE OF APPROVED EQUAL.
7. EXISTING PUBLIC SIDEWALK. PROTECT DURING CONSTRUCTION AND MAINTAIN PUBLIC SAFETY IN ACCORDANCE SUPPORT B OF THE MANITOBA BUILDING CODE.
8. NEW BARRIER C/W BARRIER-FREE SYMBOL AS INDICATED (SEE CIVIL AND STRUCTURAL, TYPICAL).
9. NEW CONCRETE APPROACH.

SITE STATISTICS:

Property Information

LEGAL DESCRIPTION
- PLAN 1 TO 5, PLAN 10000 WITH TO PARISH OF ST BONIFACE
CURRENT ZONING DISTRICT
- RMF-M, RESIDENTIAL MULTI-FAMILY - MEDIUM

APPROVED VARIANCE ORDER
- DAV 117400/2022D

ISSUING OF PREVIOUS BUILDING PERMIT
- BP# 6/2023

Landscaping

REFER TO LANDSCAPING DRAWINGS.

Zoning and Parking

ZONING SUMMARY

CURRENT ZONING (EARLY):	RMF-M	
PROPOSED ZONING DISTRICT:	RMF-L (NO CHANGE)	
LOT AREA	10,000 S.F.	10,178 S.F.
DWELLING COUNT	10	10
LOT AREA/DU	1000 S.F.	1018 S.F.
SETBACKS		
FRONT:		
REAR (BUILDING):		
REAR (PARKING):		
SIDE (NORTH):		
SIDE (SOUTH):		
SIDE (PARKING):		
SIDE (PARKING):		
BUILDING HEIGHT	10.7 M	10.7 M
FREE (OPEN) SPACE/DU	24	23
SMALL CAR:	8	10
ACCESSIBLE:	1	1
BICYCLE:	7	10
VISITOR:	0	0

SUITE SUMMARY:

SUITE TYPE	SUITE AREA	# OF BEDROOMS	# OF BATHROOMS	COUNT
SUITE A	726 SF	1	1	1
SUITE B	880 SF	1	1	1
SUITE C	837 SF	1	1	1
SUITE D	855 SF	1	1	1
SUITE E	837 SF	1	1	1
SUITE F	880 SF	1	1	1
SUITE G	726 SF	1	1	1
SUITE G1	726 SF	1	1	1
SUITE G2	880 SF	1	1	1
SUITE H	946 SF	1	1	1
SUITE H1	946 SF	1	1	1
SUITE I	780 SF	1	1	1
SUITE J	780 SF	1	1	1
SUITE K	1004 SF	2	2	1
TOTAL				15

1 REVISION PLAN APPROVAL 26.01.16 ZK
No. Revision Date By

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AUBERT APARTMENTS

163 AUBERT STREET
WINNIPEG, MB

SITE PLAN

Drawn by: ZK Checked by: ZK

A1.1

Project No. 25018 Date 26/01/2026



1 A4.1 EXTERIOR BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



2 A4.1 EXTERIOR BUILDING ELEVATION - EAST
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:

1. ARCHITECTURAL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR METALS (SUCH AS DOORS AND STRUCTURAL ANGLES) SHALL BE GALVANIZED AND SHALL BE PAINTED WHERE EXPOSED TO VIEW (TYPICAL).
3. COORDINATE LOCATIONS OF MECHANICAL PENETRATIONS TO MINIMIZE CONSISTENT ELEVATIONS.
4. PROVIDE SOLID CEMENT BOARD BACKER PLATES BEHIND ALL DUCT OUTLETS, BOXES, ROOFJACKS, ETC., SET TO MAT. SIZE AGAINST CEMENT BOARD PANELS AND FLUSH. COLOUR TO MATCH ADJACENT CEMENT BOARD PANELS.
5. PROVIDE CEMENT BOARD TRIM @ ALL DOORS, SIDE CORNERS, OUTSIDE CORNERS, WINDOWS, ETC.
6. COORDINATE EXTENTS OF FRAMING INTO WINDOW LOCATIONS (REFER TO WALL SECTIONS TYPICAL).

EXTERIOR FINISH LEGEND:

FIBRE CEMENT PANEL

FC-1
- FIBRE CEMENT PANEL - HARDIPANEL - COLOUR: ARCTIC WHITE

FC-2
- FIBRE CEMENT PANEL - HARDIPANEL - COLOUR: GRAY SLATE

FIBRE CEMENT LAP SIDING

FC-3
- FIBRE CEMENT LAP SIDING - BARDEPLANK - COLOUR: GRAY SLATE

FC-4
- CEMENT BOARD LAP SIDING - HARDIEPLANK - COLOUR: IRON GRAY

ACC-1
- CEMENT BOARD LAP SIDING - HARDIEPLANK - COLOUR: BROWN WOOD TONE

BRICK VENEER

BRK-1
- BRICK VENEER - COLOUR: IRON GRAY

METAL FLASHINGS

ALL METAL FLASHINGS TO BE PRE-FINISHED ALUMINUM, COLOUR TO MATCH ADJACENT MATERIAL UNLESS NOTED OTHERWISE.

FM-1
- FLASHING, COLOUR: WHITE OR APPROVED EQUAL

FM-2
- FLASHING, COLOUR: BLACK OR APPROVED EQUAL

KEYNOTES - EXTERIOR ELEVATION:

☐

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 200110/2026D
SHEET # 8 OF 9
DATE: July 20, 2026

1 SUBDIVISION APPROVAL 26-05-14 ZH
No. Revision Date By

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AUBERT APARTMENTS

183 AUBERT STREET
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: SM Checked by: ZH

A4.1

Project No. 25018 Date: JULY 2026



1 A4.2 EXTERIOR BUILDING ELEVATION - NORTH



2 A4.2 EXTERIOR BUILDING ELEVATION - WEST

GENERAL NOTES - EXTERIOR ELEVATIONS:

1. ARC (CIV), LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR METALS (SUCH AS DOORS AND STRUCTURAL ANGLES) SHALL BE GALVANIZED AND SHALL BE PAINTED WHERE EXPOSED TO VIEW (TYPICAL).
3. COORDINATE LOCATIONS OF MECHANICAL PENETRATIONS TO MAINTAIN CONSISTENT ELEVATIONS.
4. PROVIDE SOLID CEMENT BOARD BACKER PLATES BEHIND ALL EXACT FIXTURES, SIGNS, RAILINGS, ETC. SIZE TO SUIT, BUTT MOUNT CEMENT BOARD FINISH AND PLATES, COLOUR TO MATCH ADJACENT CEMENT BOARD FINISHES.
5. PROVIDE CEMENT BOARD TRIM @ ALL SILLS, SIDE CORNERS, OUTSIDE CORNERS, WINDOWS, ETC.
6. COORDINATE EXTENTS OF FINISHES WITH GRADE LOCATIONS (REFER TO CIVIL DRAWINGS, TYPICAL).

EXTERIOR FINISH LEGEND:

FIBRE CEMENT PANEL

FCP-1
- FIBRE CEMENT PANEL – HARDIPANEL – COLOUR: ARCTIC WHITE

FCP-2
- FIBRE CEMENT PANEL – HARDIPANEL – COLOUR: GRAY SLATE

FIBRE CEMENT LAP SIDING

FCL-1
- FIBRE CEMENT LAP SIDING – 6 HARDIPLANK – COLOUR: GRAY SLATE

FCL-2
- FIBRE CEMENT LAP SIDING – HARDIPLANK – COLOUR: IRON GRAY

ACL-1
- FIBRE CEMENT LAP SIDING – HARDIPLANK – COLOUR: BROWN WOOD TONE

BRICK VENEER

BRK-1
- BRICK VENEER – COLOUR: IRON GRAY

MISCELLANEOUS FLASHINGS

NOTE: REFER TO SHEET A2.1 FOR ADDITIONAL FLASHING INFORMATION, MATERIAL SELECTIONS.

FLM-1
- ALUMINUM, BRONZE TONE OR APPROVED EQUAL.

FLM-2
- ALUMINUM, BLACK OR APPROVED EQUAL.

KEYNOTES - EXTERIOR ELEVATION:

☐

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 200110/2026D
SHEET # 9 OF 9
DATE: July 20, 2026

1 SUBDIVISION APPROVAL — JUL/21/26 — ZN
No. Revision — Date — By

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AUBERT APARTMENTS

161 AUBERT STREET
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: SW — Checked by: ZN

A4.2

Project No.: 25218 — Date: JULY 2026