163/165 RUE AUBERT

DAV 200110/2026D & ZR PA 26/218261

August 28th, 2026 – Riel Community Committee



Landmark
Planning & Design Inc.

PROJECT TEAM

A **local *Winnipeg developer*** is seeking final approvals needed to accommodate a residential multi-family building on this site.

AFFINITY ARCHITECTURE Inc.

Affinity Architecture Inc. lead the site and building design processes.

Landmark Planning & Design Inc.

Landmark Planning & Design Inc. lead the planning, engagement and development approvals processes.

Landmark Planning & Design Inc.

SITE CONTEXT

The site is +/- 13,106 sq. ft. in area on the north side of Rue Aubert.





APPLICATION HISTORY

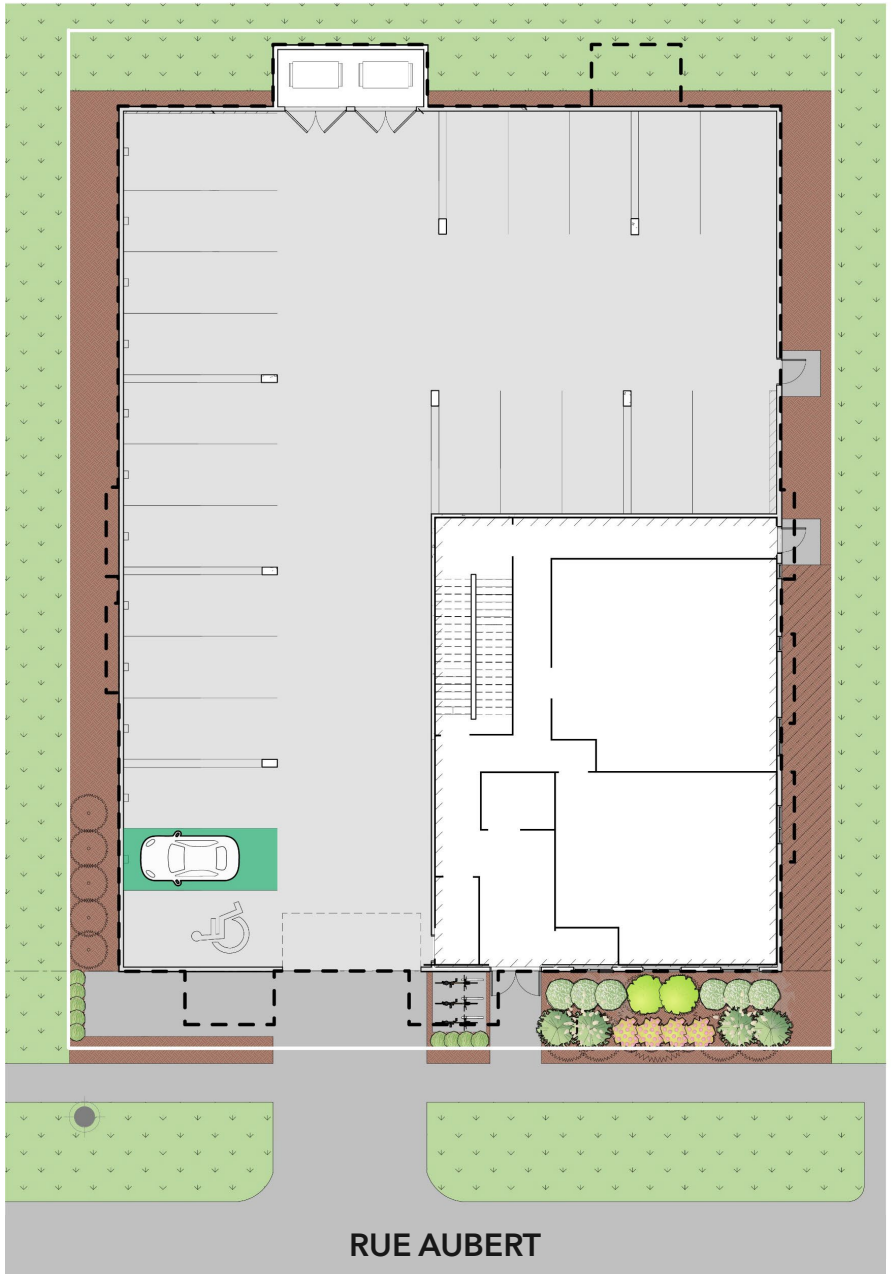
An application to consolidate and rezone the site was approved by Council in February 2025.

- Subsequently, the property was rezoned to Residential Multi-Family Large (RMF-L).
- The current property owner would like to accommodate larger dwelling units to respond to market considerations, and is seeking a minor rear yard reduction to increase the building floorplate on the north side.
- Through the detailed design process, the placement of a structural column has reduced overall parking by one stall.
- The two considerations identified on this slide require additional approval by the Riel Community Committee.

PROPOSED DESIGN

Ground floor

- A **4-storey** multi-family residential building
  - **+/- 30,976 sq. ft.**
- **32 dwelling units**
  - Ground-floor and large one- and two-bedroom units
- **23 parking stalls**
  - Ground floor covered parking
  - Accessible parking
  - **Peg City Car Co-Op** stall and vehicle
- Visitor outdoor and secure **indoor bike parking**
- Street edge **landscaping**
- New **pedestrian connections**



PROPOSED DESIGN

Ground floor

Secure indoor bike parking

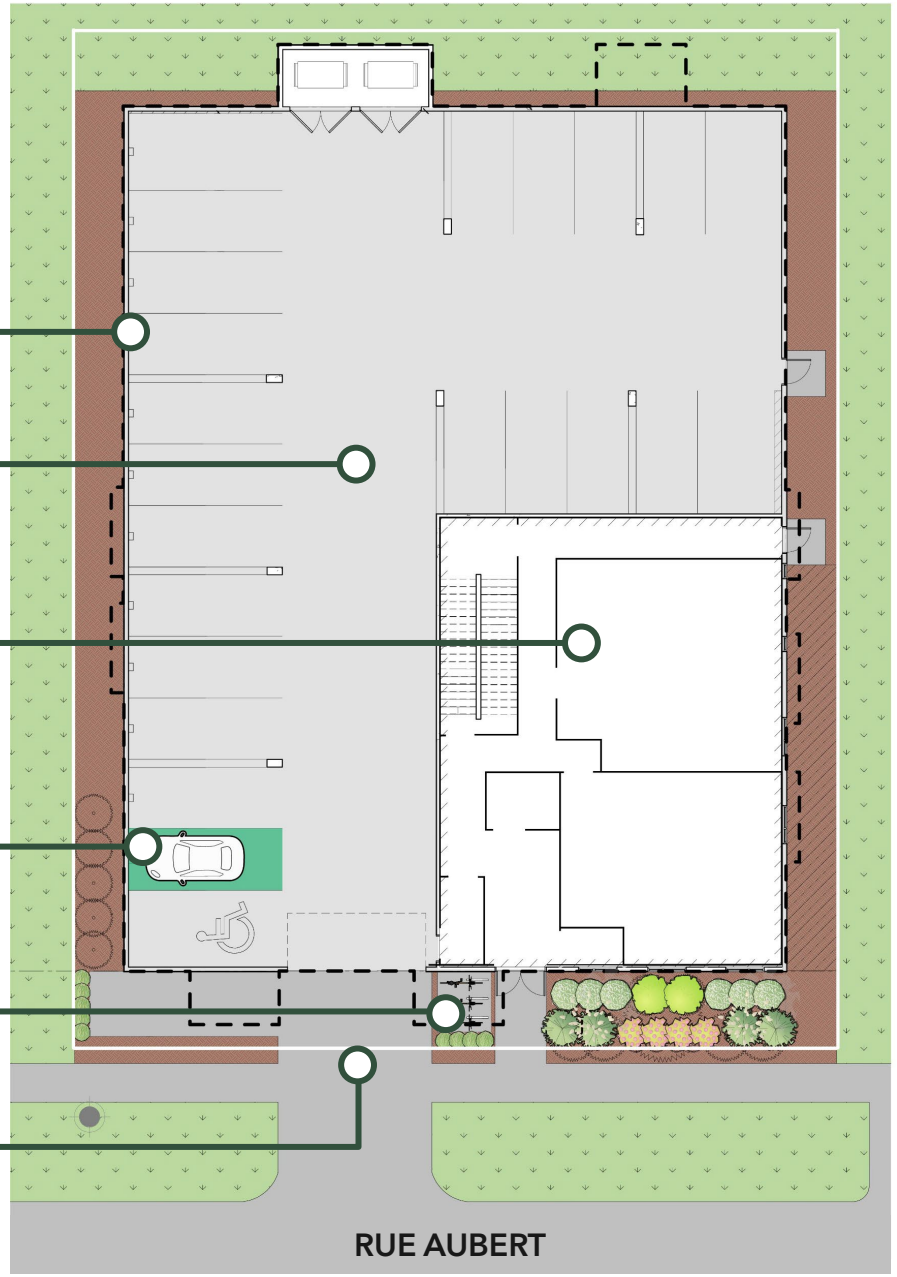
Ground floor covered parking
23 stalls

4-storey multi-family residential building
32 dwelling units; including ground-floor units

Peg City Car Co-Op vehicle and designated stall

Visitor outdoor bike parking

Ground parking access



PROPOSED DESIGN

Floors 2-4

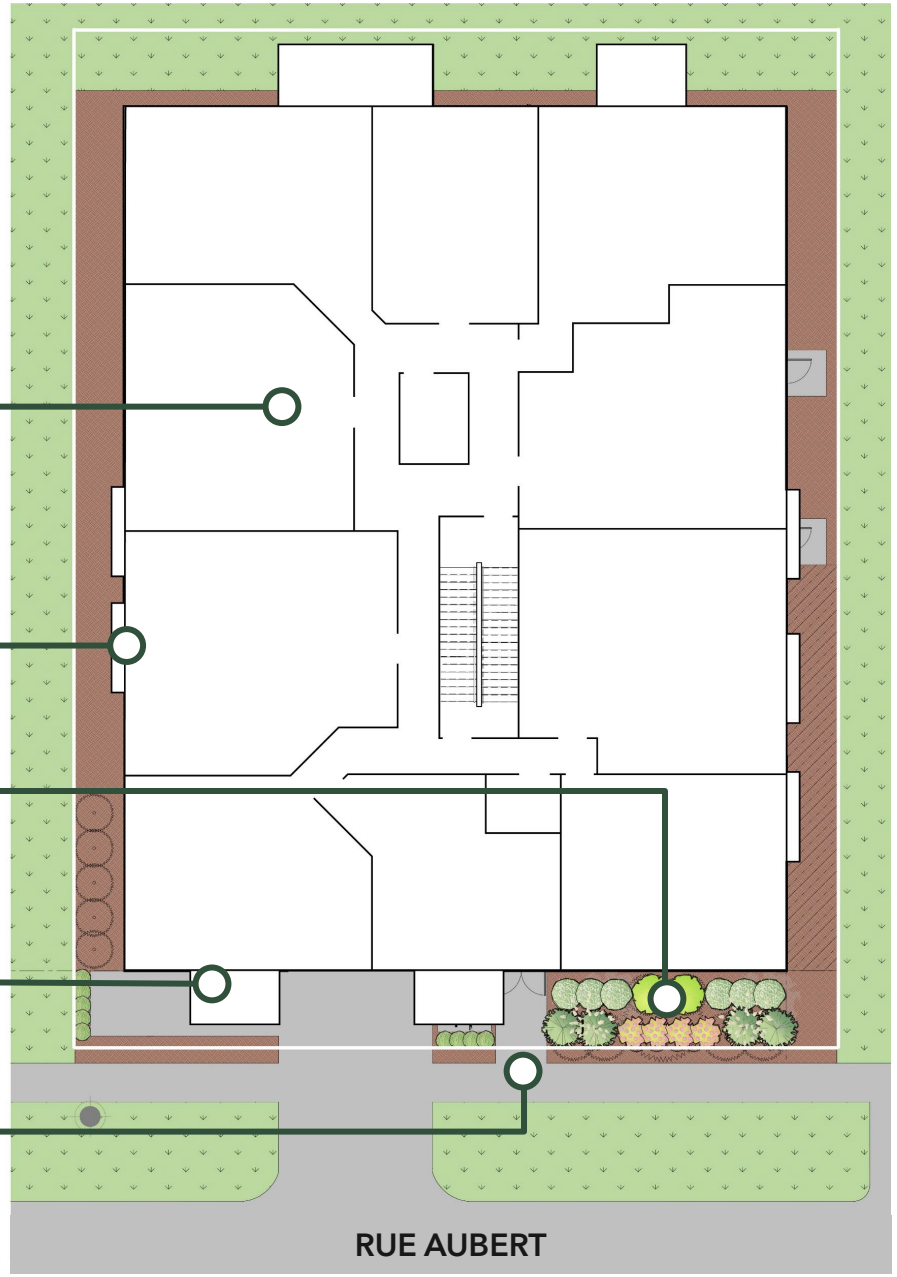
4-storey multi-family residential building
Large one- and two-bedroom units

Juliet balconies

New street-edge landscaping

Projected balconies

New pedestrian connections



PROPOSED DESIGN - RENDERINGS

Looking north from Rue Aubert



PROPOSED DESIGN - RENDERINGS

Looking north from Rue Aubert



PROPOSED DESIGN - RENDERINGS

Aerial view



SHADOW STUDY

A Shadow Study prepared by the project architect confirms that the proposed development exceeds City of Winnipeg guidelines for 5-hours of continuous sunlight on adjacent properties.

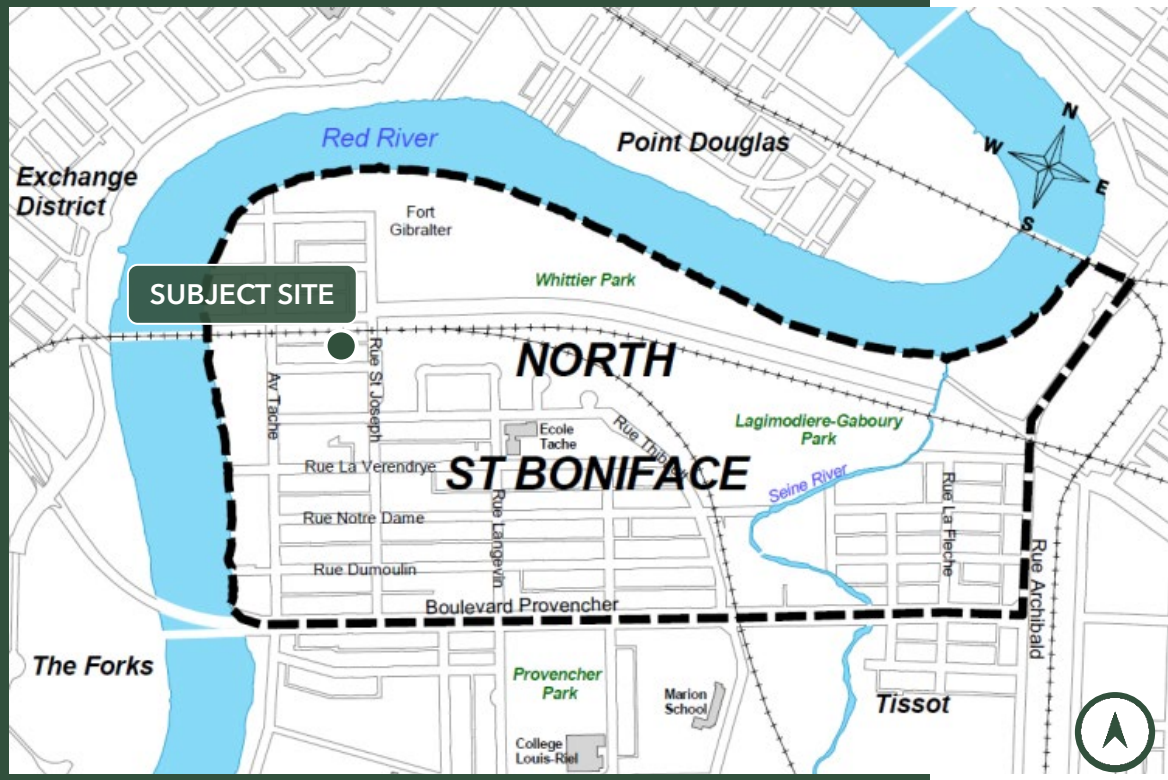


Proposed building shown in orange

POLICY CONTEXT

The North St. Boniface Secondary Plan **provides guidance on land use decisions based on local community needs and priorities. Objectives of the plan include:**

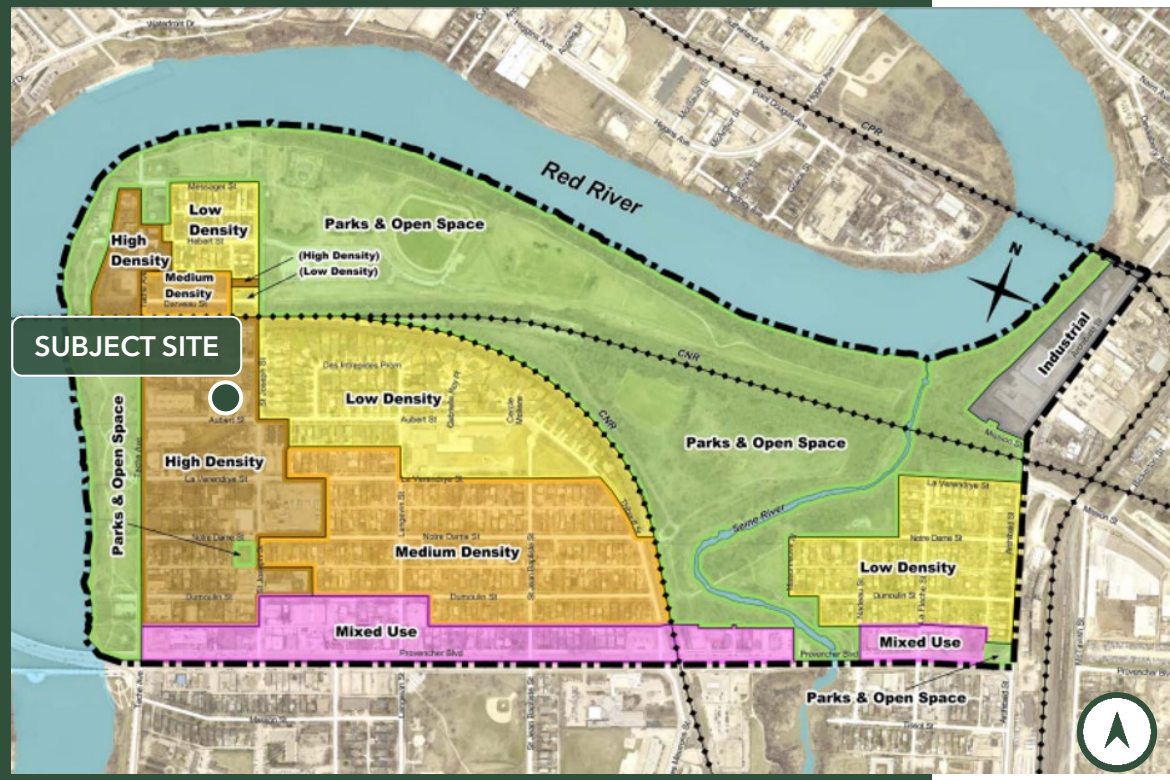
- Providing a range of housing options to meet the wants and needs of residents at different stages in their lives.
- Having residential densities that support a safe and livable community as well as a thriving Boulevard Provencher as a community main street.



POLICY CONTEXT

The subject site is located within the High Density Residential Policy Area of *the North St. Boniface Secondary Plan* which includes the following objectives and policies supportive of a project like this:

- To continue to provide a **range of housing options** with a focus on meeting multi-family housing needs;
- To ensure the design of all buildings contributes to a **strong residential streetscape** and reinforces the relationships between the buildings and the street; and
- 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.**



POLICY CONTEXT

OurWinnipeg 2045 and its land use direction strategy _Complete Communities 2.0_ include several policies and objectives that support a project like this one:

- Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target;
- Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods;
- 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; and
- Encourage a variety of housing types, tenures, unit sizes within Established Neighbourhoods to meet diverse housing needs and affordability levels.



ENGAGEMENT PROCESS

Virtual stakeholder meetings were planned on August 11th, 2026 to discuss the revised design.

- A notification letter was distributed to residents adjacent to and in proximity of the site to:
    - Detail the revised design concept;
    - Provide details of the planned virtual meetings to discuss the proposal;
    - Confirm details of the Public Hearing, including how to register to participate; and
    - Share project team contact information.
- The Project Team has not received any inquiries or responses as of today's meeting.

SUMMARY

In summary, we feel that this is an excellent proposal:

- The neighbourhood is well-suited to this type of development;
- The requested variances will result in larger living spaces, increasing housing choice to meet a variety of life cycle needs within North St. Boniface;
- New street edge and building foundation landscaping will visually enhance the Rue Aubert streetscape;
- A car share stall and vehicle will be available for neighbourhood residents; and
- The rezoning on this property is already approved.

SUMMARY

The requested variances:

- Are consistent with *OurWinnipeg 2045*, *Complete Communities 2.0*, and the *North St. Boniface Secondary Plan*;
- Do not create a substantial adverse effect on the safety, use, or convenience of adjoining properties and the surrounding neighbourhood;
- Are the minimum modification of the zoning by-law required to relieve the injurious effect of the zoning rules on the applicant's property; and
- Are compatible with the area in which the property is situated.

THANK YOU. QUESTIONS?

