

ADMINISTRATIVE REPORT

Title: DAV 25-222706\C – 1680 St Mary's Rd

Issue: For consideration of a Variance associated with a multi-family building.

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Nuttall, MCP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division **approves** the application to vary the "RMF-M" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 as follows:

- 1) for the construction of a multi-family dwelling to permit:
 - a) 76 parking spaces instead of 85 parking spaces;
 - b) a fence height of 6 feet (1.83 metres) in the front yard instead of 4 feet (1.22 metres);
- 2) for the establishment of an accessory parking area to permit a south side yard of 6 feet (1.83 metres) instead of 8 feet (2.43 metres).

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 development include 12 outdoor and 36 indoor bicycle parking spaces as indicated on Sheet 1 of the submitted plans for DAV 25-222706/C, dated September 22, 2025.

REASON FOR THE REPORT

- The applicant is proposing to build a multi-family building and requires Variances for the parking, fencing, and yard 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 25-222706\C

RELATED FILES: 25-213098 ZR

COMMUNITY: Riel Committee

NEIGHBOURHOOD #: 5.529 - (RIVER PARK SOUTH)

SUBJECT: To vary the "RMF-M" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 as follows:
 1) for the construction of a multi-family dwelling to permit:
 a) 76 parking spaces instead of 85 parking spaces;
 b) a fence height of 6 feet (1.83 metres) in the front yard instead of 4 feet (1.22 metres);
 2) for the establishment of an accessory parking area to permit a south side yard of 6 feet (1.83 metres) instead of 8 feet (2.43 metres).

LOCATION: 1680 St Mary's Rd

LEGAL DESCRIPTION: LOT 1/2 PLAN 75073

APPLICANT: Ricardo Moya (Monteyne Architecture)
 194 Sherbrook St
 Winnipeg, MB R3C 2B6

OWNER: THE MANITOBA HOUSING AND RENEWAL CORPORATION
 280 Broadway
 Winnipeg, MB R3C 0R8

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:

- is consistent with *Plan Winnipeg* and any applicable secondary plan;
- 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;
- 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
- is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject property is located on St Mary's Rd, in the River Park South neighbourhood of the St Norbert - Seine River ward.
- The subject site is 526,112 square feet (48,877.4 square metres) in area. The site is currently occupied by a multi-family housing development.
- The subject site is accessed by approaches on St. Mary's Road and River Road.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhoods – Recent Communities policy area. The property is zoned “RMF-M” Residential Multi-Family (Medium) and “RMF-S” Residential Multi-Family (Small) districts.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Multi-family development on land zoned “RMF-S” Residential Multi-Family (Small) district.

South: Multi-family development on land zoned “RMF-S” Residential Multi-Family (Small) district.

East: St. Mary's Road, then multi-family and commercial development on land zoned “C2” Commercial Community.

West: Park land zoned “PR1” Parks and Recreation 1 district, then the Red River.

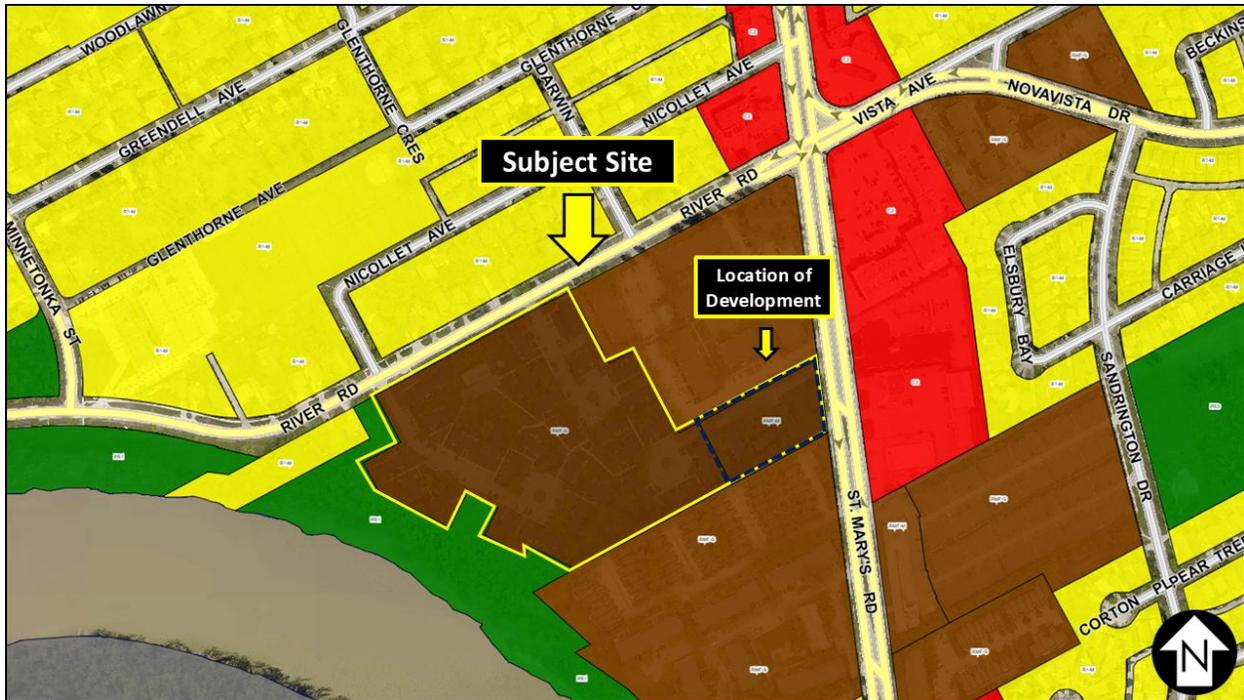


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a new 6-storey multi-family residential building. The property is split-zoned, with the construction taking place on the “RMF-M” portion of the parcel.
- The building contains 82 residential units intended to be seniors’ housing, with a total of 85,000 square feet (7,896.76 square metres). There will be 28 affordable units and 54 market rate units.
- The existing structures on site will be demolished.
- The submitted site plan shows that the proposed building will be 127.5 feet (38.86 metres) in width, 108.21 feet (32.98 metres) in depth, and 71.5 feet (21.79 metres) in height.
- The parking area contains 71 parking stalls, including five (5) accessible spaces. Three (3) visitor stalls are located in the parking area, with an additional five (5) spaces located on the adjacent private road abutting to the north.
- The landscaping requirements have been met or exceeded. The submitted site plan shows a total of:
 - 32 shrubs along St. Mary’s Road;
 - 12 building foundation shrubs along St. Mary’s Road;
 - 4 building foundation shrubs in the rear of the building;
 - 2 parking lot shrubs;
 - 10 parking landscaping shrubs;
 - Existing trees along St. Mary’s Road will be retained; and

- All new trees will be Triumph Hybrid Elm Trees (Dutch Elm resistant)

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The applicant engaged with the Urban Planning and Design Division throughout the application process.

With the Public

The applicant has not included signatures of support with their application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- *The Complete Communities Direction Strategy 2.0 (CCDS 2.0)* is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg.
- The subject property is located in an Established Neighbourhood designated as a “Recent Community” as outlined in *Complete Communities Direction Strategy 2.0*.
- The Vision for Established Neighbourhoods is for them to continue to evolve as complete communities, to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- Goal 1 states “encourage compatible residential development within Established Neighbourhoods to build more *Complete Communities* and align with the City’s residential intensification target.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:
 - 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.*
 - 1.6 *In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:*
 - a. *Applicable City-endorsed policies or guidelines;*
 - b. *Existing zoning of the property and adjacent properties;*
 - c. *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks and layout;*
 - d. *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
 - e. *Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*

- g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
- h. The supporting transit, pedestrian and active transportation network; and*
- i. The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*

1.7 Low-rise residential uses will generally be encouraged to locate on arterial roads and collector roads where compatible with adjacent land uses and where they can be conveniently served with transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.

- Goal 2 states “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.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

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.

2.9. Buildings with multi-unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:

- a. Window placement that supports passive surveillance;*
- b. Unit entrances with direct access to the street;*
- c. Front porches;*
- d. Balconies;*
- e. Awnings;*
- f. Lighting; and*
- g. Height of primary entrances.*

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.

The subject proposal aligns with the above applicable policies for Recent Communities for the following reasons:

- The development will help achieve residential intensification targets;

- The development will positively contribute to the surrounding neighbourhood by providing additional housing options, including allowing seniors to age in place;
- The proposed density is compatible with the surrounding context in that it is an intensification of a site already containing multiple multi-family residential developments, and where the nearby lots on both sides of St. Mary's are characterized by mainly multi-family development at various densities; and
- The proposed design meets the design policies mentioned above. Namely, the buildings are oriented to the street, use a variety of building materials, add to the architectural interest of the area, and includes features such as patio decks and internal parking.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reasons for the Variances

Parking Reduction

The required number of parking stalls is 85. This was determined through the Zoning Analysis as follows:

- 28 affordable units (Parking Category 3A) at a ratio of 0.15 spaces per unit:
 - $28 * 0.15 = 4$ parking spaces
- 54 market rate units (Parking Category 3) at a ratio of 1.5 spaces per unit:
 - $54 * 1.5 = 81$ parking spaces
- Total parking minimum = 85 parking spaces.

The applicant is proposing 76 parking stalls. For this reason, a Variance is required.

Excess Fence Height

The maximum height for a fence in the front yard is 4 feet (1.22 metres). The applicant is proposing a fence height of 6 feet (1.83 metres). For this reason, a Variance is required.

Reduced Side Yard of the Accessory Parking Area

The minimum required side yard in the "RMF-M" district is 8 feet (2.43 metres). The applicant is proposing a side yard of 6 feet (1.83 metres). For this reason, a Variance is required.

Analysis of Variances

Parking Reduction

The intent of this development is to provide housing for seniors to age in place. Planning has previously received an engineering report on parking demands for a different multi-family development located on St. Mary's Road, south of the subject site and in a similar planning context. According to the report, the anticipated peak parking demand was 1.23 stalls per unit. If it is assumed that the minimum requirement for 4 spaces for the affordable units is met from the pool of 76 spaces, that leaves 72 spaces for the 54 market rate units. This is a parking ratio of 1:33:1, higher than the peak demand listed in the engineer's report. Further, it is reasonable to assume housing geared toward seniors will have smaller households on average and therefore fewer motorists than a typical market-rate multi-family housing development.

The applicant has provided 12 outdoor bicycle spaces as well as 36 indoor secure bicycle spaces and there are eight (8) visitor stalls provided. For these reasons, the Variance is approved.

Excess Fence Height

The height of the fence has been increased to ensure full guard height for safety of the deck. While the fence is 6 feet high from grade, it is only 5 feet from the top of the deck. This is a modest increase for safety purposes and therefore the Variance is approved.

Reduced Side Yard of the Accessory Parking Area

The parking area abuts the side yard of a neighboring townhouse development. The closest townhome has a side yard of approximately 9.5 feet, in addition to the proposed 6-foot side yard for the parking area. Parking stalls are not oriented toward the townhomes, and the existing mature trees help provide screening and a natural buffer. For these reasons, the Variance is approved.

REASONS FOR DECISION

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

- (a) is consistent with *Plan Winnipeg* and any applicable secondary plan;
In that, the application is consistent with the Complete Communities Direction Strategy 2.0's policies for Established Neighbourhoods – Recent Communities.
- (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 development has been designed in such a way to mitigate the impact to 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 proposed Variances are relatively minor in nature.
- (d) is compatible with the area in which the property to be affected is situated.
In that, the proposed development is located within an existing multi-family development and replaces existing multi-family dwellings.

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

City Building 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.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposed development would align with the following Key Direction in the Winnipeg Climate Action Plan: “Ensure New Areas of Growth are Designed According to the Principles of Complete Communities.”

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: Steve Nuttall, MCP
Date: Wednesday, October 15, 2025
File No. DAV 25-222706\C

AFFORDABILITY UNIT TYPES LEGEND

82 Units in total
 28 Affordable Housing Units (34% of the total)
 54 Non-affordable Housing Units (66% of the total)

PARKING LEGEND

Parking Category 3A
 4 Parking spaces required (28 Affordable housing units)
 4 Parking spaces provided
 0 Visitor parking required

Parking Category 3
 81 Parking spaces required (54 Non-affordable housing units)
 72 Parking spaces provided (5 existing and 62 new)
 8 Visitor parking required
 8 Visitor parking provided (5 existing and 3 new)
 Total spaces required: 85
 Total spaces provided: 76

Accessible Parking Spaces
 3 Standard accessible parking spaces required
 3 Standard accessible parking spaces provided
 2 Van accessible parking spaces required
 2 Van accessible parking spaces provided
 Total accessible parking spaces required: 5
 Total accessible parking spaces provided: 5

Bicycle Parking Category 3A
 14 Bicycle parking spaces required
 Bicycle Parking Category 3
 8 Lockable bicycle parking spaces required
 Total lockable bicycle parking spaces required: 22
 Total lockable bicycle parking spaces provided: 48
 12 Outdoor bicycle parking spaces
 36 Indoor bicycle parking spaces

ZONING AND PERMIT BRANCH

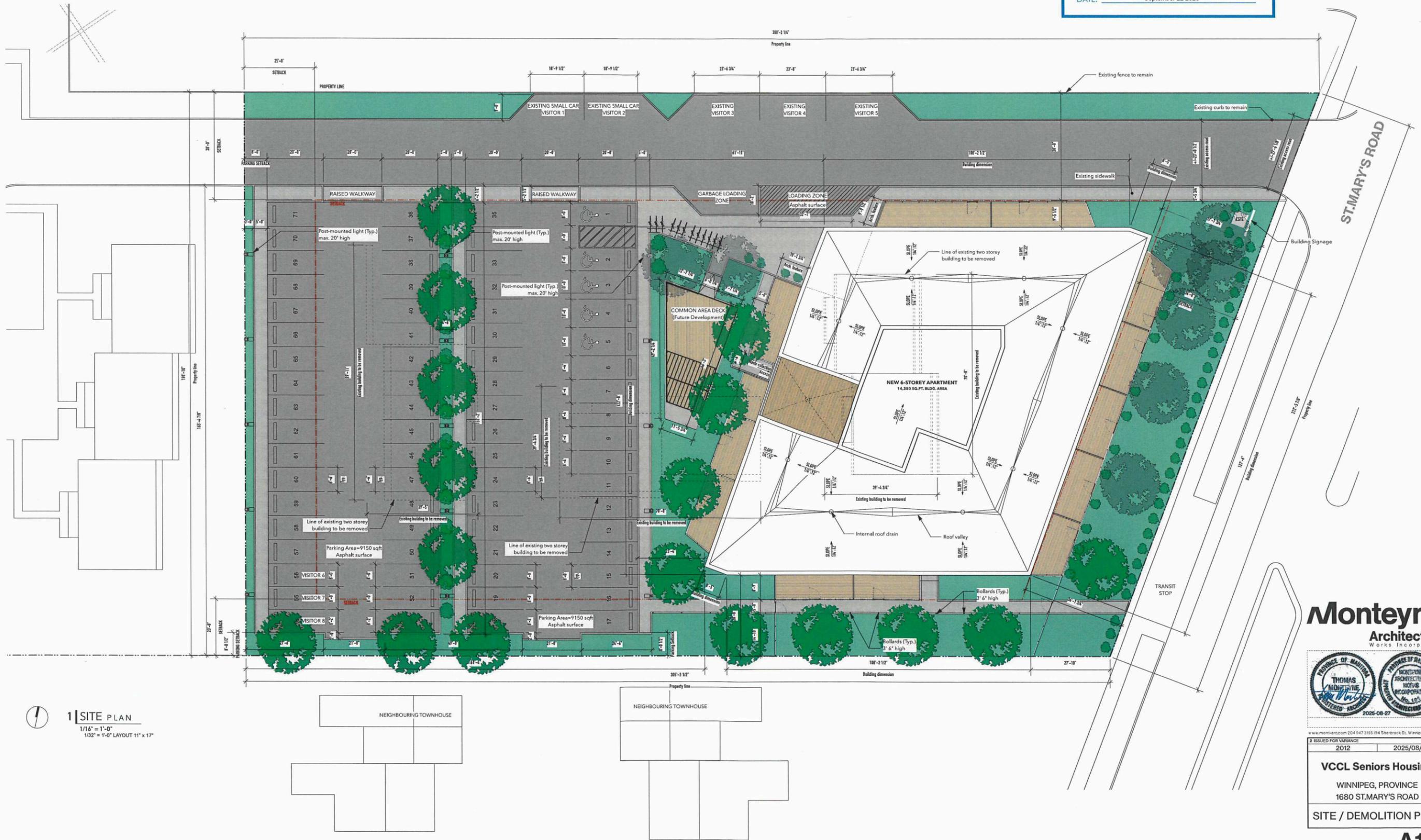
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 222706/2025 C

SHEET # 1 OF 6

APPLICANT (SGN): _____

ZONING OFFICER: A D'Ottavio

DATE: September 22 2025



1 | SITE PLAN
 1/16" = 1'-0"
 1/32" = 1'-0" LAYOUT 11" x 17"

Monteyne Architecture
 Works Incorporated



www.monteyne.com 204 947 3155 194 Sherbrook St. Winnipeg, R3C 2B6

ISSUED FOR VARIANCE: 2012 | 2025/08/07

VCCL Seniors Housing
 WINNIPEG, PROVINCE
 1680 ST. MARY'S ROAD
 SITE / DEMOLITION PLAN

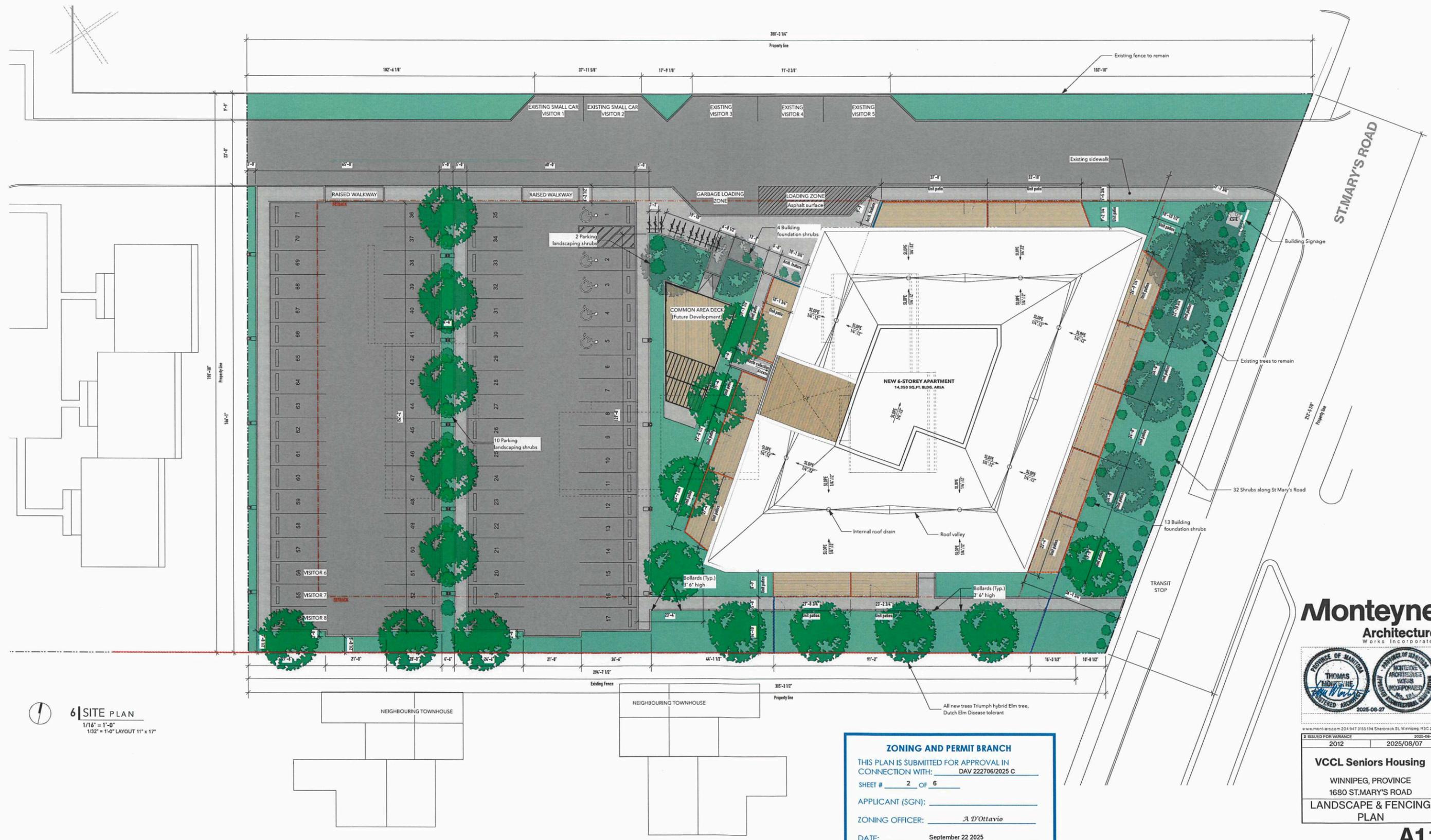
GRAPHIC LEGEND

- 4'-0" High New Fencing - Pressure treated
- 6'-0" High New Fencing - Pressure treated
- 6'-0" High Existing Fencing
- Architectural feature (variable high: 6'-6" to 8'-11") - To match cladding material

*All fencing and architectural feature heights are measured to grade

LANDSCAPE

Maintaining of 8 the existing trees indicated in the drawings
 Removal of the rest of existing trees and shrubs on site
 12 New trees - Triumph hybrid Elm Tree & Dutch Elm Disease tolerant



6 | SITE PLAN
 1/16" = 1'-0"
 1/32" = 1'-0" LAYOUT 11" x 17"

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 222706/2025 C

SHEET # 2 OF 6

APPLICANT (SGN): _____

ZONING OFFICER: A D'Ottavio

DATE: September 22 2025

Monteyne Architecture
 Works Incorporated



ISSUED FOR VARIANCE: 2012 | 2025/08/07

VCCL Seniors Housing

WINNIPEG, PROVINCE
 1680 ST.MARY'S ROAD
 LANDSCAPE & FENCING PLAN

A1.1



1 | SOUTH ELEVATION
 1/8" = 1'-0"
 1/16" = 1'-0" LAYOUT 11" x 17"

ZONING AND PERMIT BRANCH
 THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 222706/2025 C
 SHEET # 3 OF 6
 APPLICANT (SGN): _____
 ZONING OFFICER: A D'Ottavio
 DATE: September 22 2025

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ISSUED FOR VARIANCE 2025-08-07
 2012 2025/08/07
VCCL Seniors Housing
 WINNIPEG, PROVINCE
 1680 ST.MARY'S ROAD
 BLDG ELEVATIONS - SOUTH

A3.0

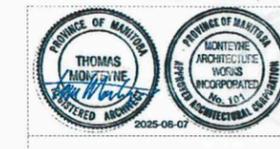
All building, fencing and architectural feature heights are measured to grade



1 | WEST ELEVATION
 1/8" = 1'-0"
 1/16" = 1'-0" LAYOUT 11" x 17"

All building, fencing and architectural feature heights are measured to grade

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ZONING AND PERMIT BRANCH
 THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 222706/2025 C
 SHEET # 4 OF 6
 APPLICANT (SGN): _____
 ZONING OFFICER: A D'Ottavio
 DATE: September 22 2025

ISSUED FOR VARIANCE 2025-08-07
 2012 2025/08/07
VCCL Seniors Housing
 WINNIPEG, PROVINCE
 1680 ST.MARY'S ROAD
 BLDG ELEVATIONS - WEST

A3.1



1 | EAST ELEVATION
 1/8" = 1'-0"
 1/16" = 1'-0" LAYOUT 11" x 17"

All building, fencing and architectural feature heights are measured to grade

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ISSUED FOR VARIANCE		2025-08-07
2012	2025/08/07	
VCCL Seniors Housing		
WINNIPEG, PROVINCE 1680 ST.MARY'S ROAD		
BLDG ELEVATIONS - EAST		

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 222706/2025 C

SHEET # 6 OF 6

APPLICANT (SGN): _____

ZONING OFFICER: A D'Ottavio

DATE: September 22 2025

A3.3