

ADMINISTRATIVE REPORT

Title: DCU 25-238519/C – Markham Road

Issue: For consideration of a Conditional Use for the construction of a Neighbourhood Rehabilitation Home

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Galston, MCP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division **approves** the application for a Conditional Use under Winnipeg Zoning By-Law No. 200/2006 to permit the construction of a Neighbourhood Rehabilitation Home use.

Subject to the following condition(s):

1. That if any development granted by the Order is not established within two (2) years of the date thereof, the Order, in respect of that Conditional Use shall terminate.

REASON FOR THE REPORT

- The applicant is proposing to build a neighbourhood rehabilitation home and requires a Conditional Use, per the principal use table 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: DCU 25-238519/C
RELATED FILES: DAV 25-239113/B
COMMUNITY: Assiniboia Committee
NEIGHBOURHOOD #: 2.640 (Montcalm)

SUBJECT: For a Conditional Use under Winnipeg Zoning By-Law No. 200/2006 to permit the construction of a Neighbourhood Rehabilitation Home use.

LOCATION: Markham Road

LEGAL DESCRIPTION: LOT 3 BLOCK 6 PLAN 73983

APPLICANT: George Vincent (MMP Architects)
123 Bannatyne Avenue, Unit 200
Winnipeg, MB R3B 0R3

OWNER: The University of Manitoba
66 Chancellors Circle (Unit 202, Administration Building)
Winnipeg, MB R3T 2N2

HISTORY

N/A

DISCUSSION

CRITERIA FOR APPROVAL

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

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

SITE DESCRIPTION

- The subject property is located on Snow Street, south of Markham Road. It is in the Montcalm Neighbourhood of the Waverley West Ward.
- The subject property does not have frontage on Markham Road. However, because the title was only recently registered, the subject property still has a Markham Road address.
- The subject site is approximately 2.9 acres (127,615 square feet) in size. It is currently vacant.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Areas of Transformation – Major Redevelopment Site policy area. It is also located with the Mixed Use Village policy area of the *North Campus Lands Secondary Plan*.
- The property is zoned “RMU” Residential Mixed Use District.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Vacant land zoned “RMU” Residential Mixed Use.

South: Multi-family residential uses zoned “RMF-M” Residential Multi-Family (Medium).

East: Bohemier Trail (a dedicated transitway), then vacant land zoned “RMU” Residential Mixed Use.

West: Snow Street, then institutional uses zoned “EI” Educational and Institutional.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to construct a three (3)-storey building which will contain a neighbourhood rehabilitation home.
- The applicant notes that the proposed neighbourhood rehabilitation home, to be known as the Anne Oake Recovery Centre, will offer long-term residential treatment for women recovering from substance abuse and addiction.
- This proposed centre will have 75 beds and will accommodate a maximum of 75 residents at any given time. Approximately 50 staff will be employed at the centre, working day, evening, and night shifts.
- The applicant notes that the proposed centre will not be a detox facility. It will be voluntary and only available to participating residents who choose the treatment.
- Plans submitted show the proposed building will have a maximum height of 40.5 feet to the top of the third floor parapet.
- A total of 68 accessory parking stalls are proposed. This exceeds the number of parking stalls required under the Winnipeg Zoning By-law, which is 14 parking stalls.
- Vehicular access is to be taken from a bi-directional private approach from Snow Street, on the west side of the site.

Associated Variance Application

- The proposed development is the subject of an associated Variance application under file no. DAV 25-239113/B. This Variance concerns the setback of a proposed accessory structure, as well as for the maximum front yard setback and the maximum number of parking stalls.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

- The applicant made contact with the Urban Planning and Design Division in August, 2025 with respect to this application. Subsequent meetings occurred to discuss the proposal and its design.

With the Public

- The applicant notes they held four (4) in-person meetings. This includes:
 - Two (2) stakeholder meetings with the residents of the Fairway Woods Condo development (80 Snow Street) on September 2, 2025, and a follow up meeting (as per their request) on September 18, 2025. Approximately 41 persons attended the September 2 meeting, and 30 persons attended the September 18 meeting.
 - One stakeholder meeting with the residents of the Southwood Green Condos on September 3, 2025. Approximately seven (7) persons attended.
 - One (1) open house at the South Winnipeg Community Centre – Richmond (666 Silverstone Ave.) on September 25, 2025. Approximately 17 persons attended.
- The stakeholder meetings were advertised by delivering paper invitations to all residents through each of the condo boards either in person or via the residents' email. The open

house meetings were advertised by delivering paper invitations to all residents through Canada Post.

- Large format boards were displayed providing project information for the public to review at all the events. Members from the ownership team, architecture team and planning team were present to answer questions and collect comments. A survey or comment page was provided at every event for residents to complete and submit to the team.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 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.

B.1. General Growth

- Policies in the "General Growth" section of the *Complete Communities Direction Strategy 2.0* direct growth to strategic locations within the City of Winnipeg.

C5. Major Redevelopment Sites

- Under the *Complete Communities Direction Strategy 2.0*, the proposed development site is designated as a Major Redevelopment Site. With regard to this proposal, key goals and policies guiding development of Major Redevelopment Sites include:

Goal 1

- 1.0 *Require development in Major Redevelopment Sites to be guided by a secondary plan.*

Policies

- 1.1 *Require that the development in Major Redevelopment Sites be guided by a front end inclusive planning process, culminating in a secondary plan.*

Goal 3

- 3.0 *Design Major Redevelopment Sites as Complete Communities that embody principles of sustainability within a well-designed, walkable, and active transportation friendly environment.*

Policies

Mixed use

- 3.1 *Provide a mix of employment, high-density housing, retail and service uses within Major Redevelopment Sites in a way that complements the needs of adjacent communities.*

Minimum density

- 3.3 *Promote the use of minimum density standards for new development*

Compatibility

- 3.4 *Encourage the transition of development towards the outer edges of Major Redevelopment Sites so that it is sensitive to the scale, massing, height, form and character of the surrounding area.*

- 3.5 *Implement mitigation measures to minimize any negative impacts new development may have on neighbouring streets, parks, and properties.*

Conservation

- 3.6 *Require that development be sensitive to conserving historically significant features and resources.*

Housing

- 3.7 *Support a range of different types, tenures and unit sizes in housing opportunities.*

Complete streets

- 3.8 *Promote complete streets, enabling safe and convenient spaces for pedestrians, cyclists, public transit ridership and motorists to promote physical activity, health, and active transportation.*

NORTH CAMPUS LANDS SECONDARY PLAN

Mixed-Use Village

1.2.2 Policies

- (1) *Land in the Mixed-Use Village Policy Area shall be rezoned to an appropriate zoning district that supports a range of uses in accordance with Objectives 3.2.1, including:*
 - *a diverse mix of multi-family residential developments of all types, tenures, integrating accessible and age-friendly housing, and providing housing options for a range of household income levels;*
 - *live-work units that integrate small-scale commercial and retail uses at-grade; and,*
 - *other limited commercial and institutional uses at-grade for the purposes of meeting local neighbourhood needs.*
- (2) *Buildings in this Land Use Policy Area should generally follow the ranges shown in Policy Map 2. Specifically, buildings should transition from taller heights on sites adjacent to higher density areas down to lower buildings adjacent to lower density areas.*
- (3) *Lower density typologies including low-rise apartments and townhouses may be considered as a transition to existing residential areas and the Neighbourhood Policy Area.*
- (4) *Residential at-grade units should have direct access to the sidewalk with appropriate privacy measures such as porches, setbacks and landscaping.*
- (5) *Non-residential uses in this designation should primarily be limited to the first storey.*
- (6) *Commercial uses at grade in this designation should contain active uses only that are limited in size and designed with transparent frontages that are built to the lot line.*
- (7) *Institutional, community, and recreational uses including schools and similar uses may be supported within the Mixed-Use Village Policy Area where it is determined to be compatible with adjacent uses.*
- (8) *Building storeys above a three-storey podium should be stepped back from the lot line to provide a “human scale” relationship to the public realm.*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- Per the Principal Use Table of the Winnipeg Zoning By-law, the neighbourhood rehabilitation home use is conditional in the “RMU” Residential Mixed Use zoning districts. As such, the applicant requires a Conditional Use application in order to build a neighbourhood rehabilitation home at this location.
- The Winnipeg Zoning By-law categorizes a neighbourhood rehabilitation home as a residential-related use. It defines this use as:

A building or portion of a building used for the boarding or other residential accommodation plus mandatory supervision or treatment of persons who are from or discharged from any penal institution or who are receiving supervision or treatment for alcohol or other drug addictions, in which supervision or treatment is not provided to any persons not resident in the rehabilitation home and which does not affect the residential character of the neighbourhood.

ANALYSIS OF CONDITIONAL USE

- The Winnipeg Zoning By-law categorizes certain land uses as conditional due to their potential to create adverse impacts on adjacent uses. The Conditional Use process enables the Public Service to undertake additional analysis and determine the suitability of a proposal.
- Conditional Use applications can be supported when they have demonstrated they are consistent with applicable secondary plans, are compatible with the surrounding context, and will not have substantial adverse effects on the surrounding area.
- The proposal is consistent with *Complete Communities 2.0* policies for major redevelopment sites, in that it adds to the mix of uses in the area in a manner that meets the needs of the surrounding area, and also acts as a transitional use between the major redevelopment site and the surrounding established neighbourhood to the south and west of the subject site.
- The proposal is also consistent with policies for the Mixed Use Village area under the *North Campus Lands Secondary Plan*, which accommodates a wide mix of residential types and limited institutional uses when compatible with the area.
- With respect to compatibility and building form, the subject site is located on an outer edge of the North Campus area, adjacent to existing residential and institutional uses. The proposal is designed to be sensitive to these established uses, in that the building has a maximum height of 40.5 feet, and is situated in a manner that allows for substantial landscaped setbacks, and provides a higher level of accessory parking than what is required, in order to meet anticipated demand.
- With respect to building setbacks, the building is set back approximately 42.5 feet from the residential property to the south. This southern portion of the building has a height of approximately 26.5 feet.
- The proposed drive aisle is no less than 29 feet from the south property line.
- Concerning privacy, the nearest building elevation with openings (i.e., windows and doors) is approximately 95 feet from the southern property line.
- Given this, the proposed development’s design mitigates potential impacts on adjacent properties.

- Moreover, plans submitted show a high degree of landscaping in all setback areas, including on the south side, adjacent to existing residential uses. As noted below, final plans must be reviewed and approved by the Director of Planning, Property and Development before construction can begin.
- For these reasons, the Urban Planning and Design Division approves the Conditional Use.

PLAN APPROVAL

- Per the Zoning Agreement for the North Campus Lands area, as amended under file no. ZAA 2/2025, final plans are to be reviewed by the Director of Planning, Property and Development prior to the issuance of development permits. Final plans will be reviewed against the design guidelines for the North Campus Lands, which were approved by the Assiniboia Community on June 23, 2025.
- This includes design guidelines for all proposed:
 - Surface parking and loading areas;
 - Landscaping, yards, and outdoor amenities;
 - Building massing and heights;
 - Façade design and materials;

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, policies in the North Campus Lands Secondary Plan supports a variety of residential uses at this location.
- (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 building is designed to provide larger setbacks from adjacent residential properties, and designed to avoid privacy concerns.
- (d) is compatible with the area in which the property to be affected is situated.
In that, the surrounding area is characterized by a mix of uses, and the building is designed to avoid adverse effects on adjacent residential uses.

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

6.26 Major Redevelopment Sites

- *Designate Major Redevelopment Sites within the Urban Structure for land uses that provide a transformative, sustainable, well-designed and pedestrian-oriented urban environment, through a comprehensive and collaborative secondary planning process.*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4 *Facilitate Compact, Complete Development and Increase Density*

4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service

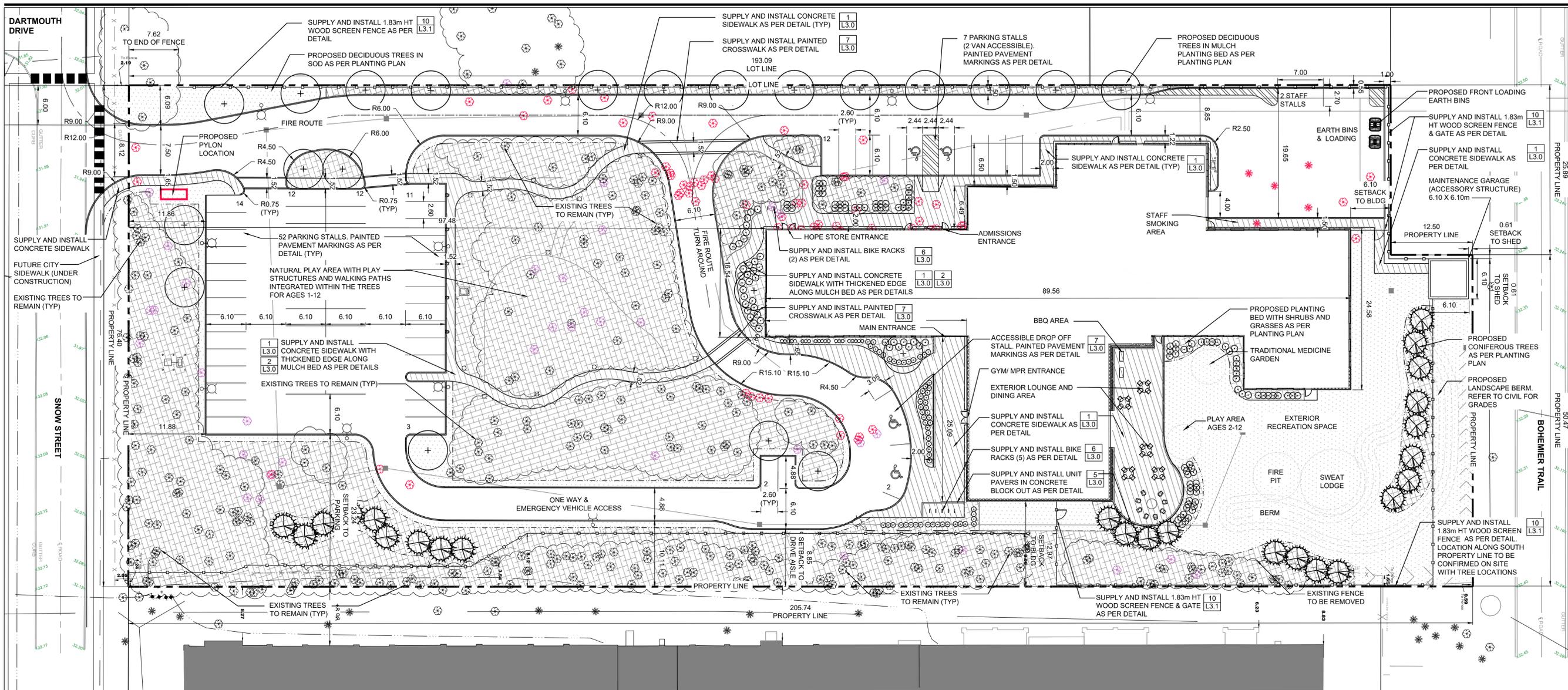
4.3 Pursue Transit-Oriented Development

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: Robert Galston, MCP
Date: Friday, November 28, 2025
File No. DCU 25-238519/C



LEGEND

- PROPERTY LINE
- LIMIT OF 3m BUILDING EXCAVATION
- (S) EXISTING TREES (SURVEY)
- (T) EXISTING TREES TO BE REMOVED DUE TO CONSTRUCTION (TBC)
- (X) EXISTING TREES TO BE REMOVED DUE TO HEALTH (TBC)
- (D) PROPOSED DECIDUOUS TREES
- (C) PROPOSED CONIFEROUS TREES
- (G) PROPOSED SHRUBS/ GRASSES
- [Hatched Box] SIDEWALK
- [Cross-hatched Box] MULCH PLANTING BED
- [Dotted Box] SOD

DETAIL KEY

- [Box 1] DETAIL NUMBER
- [Box 5] SHEET NUMBER

ANNE OAKE RECOVERY CENTRE



LAYOUT NOTES

1. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
2. ALL UTILITIES ARE SHOWN AS INFORMATION ONLY. CONTRACTOR IS TO CONFIRM LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO STAKE OUT LOCATION OF ALL WORKS FOR APPROVAL PRIOR TO ANY CONSTRUCTION OR REMOVALS.
4. CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. DURING CONSTRUCTION, CONTRACTOR TO PROTECT TO CITY OF WINNIPEG STANDARDS ALL EXISTING TREES, SIDEWALKS, CURBS, SOD, UTILITIES AND PAVING TO REMAIN. AREAS DAMAGED DURING CONSTRUCTION TO BE REPAIRED TO CITY OF WINNIPEG STANDARDS AT CONTRACTOR'S COST.
6. CONSTRUCTION ACCESS TO BE LIMITED TO THE ROUTES SPECIFIED ON SITE BY CONTRACT ADMINISTRATOR.
7. CONTRACTOR IS RESPONSIBLE FOR ALL REMOVALS AS REQUIRED TO CONSTRUCT ALL WORKS AS SHOWN ON PLANS AND DETAILS. ALL ITEMS TO BE REMOVED MUST BE DISPOSED OF LEGALLY OFF SITE.
8. CONTRACTOR TO REPAIR ALL ON AND OFF SITE SODDED AREAS, SHRUB BEDS, TREES, CONCRETE, ROAD PAVING AND CURBS ETC., DAMAGED DURING CONSTRUCTION TO THE CITY OF WINNIPEG STANDARDS AT THEIR OWN COST.
9. ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF WINNIPEG STANDARD CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE NOTED.
10. TREES TO BE REMOVED SHALL INCLUDE ROOT MASS. FILL ALL HOLES AND LOW AREAS TO DESIGN SUBGRADE WITH COMPACTED FILL SUITABLE TO SURFACE FINISH. FOR SODDED / PLANTED AREAS USE COMPACTED CLEAN EARTH FILL SUITABLE FOR PLANT GROWTH. FOR PAVED AREAS USE COMPACTED GRANULAR BASE.
11. REFER ALSO TO WRITTEN SPECIFICATIONS.

PARKING STATISTICS

PARKING SPACES	REQUIRED	PROVIDED
1 STALL/ 10 BEDS (75 BEDS)	8	
1 STALL/ 3 EMPLOYEES	5	
HOPE STORE	1	
TOTAL PARKING	14	68 (+2 DROP OFF)
ACCESSIBLE PARKING	1	2 (+2 DROP OFF)
VAN ACCESSIBLE	N/A	2
BIKE RACKS (1/10 PARKING STALLS)	1	14

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: 25-238519/C

SHEET # 1 OF 3

DATE: 12/01/2025

No.	Revisions	Date	By
3	UPDATED DIMENSIONS	10.20.2025	MN
2	ISSUED FOR DCU & VARIANCE APPLICATIONS	10.09.2025	MN
1	ISSUED FOR DESIGN DEVELOPMENT	08.29.2025	MN

Date	Scale
08-29-2025	1:300

Designed By	Drawn By	Checked By
SR/MN	MN	SR

Seals



Project Title

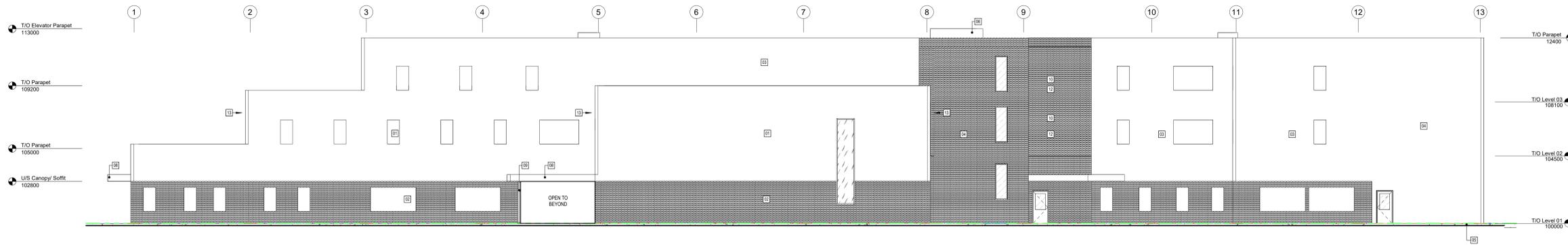
ANNE OAKE RECOVERY CENTRE

Site Plan

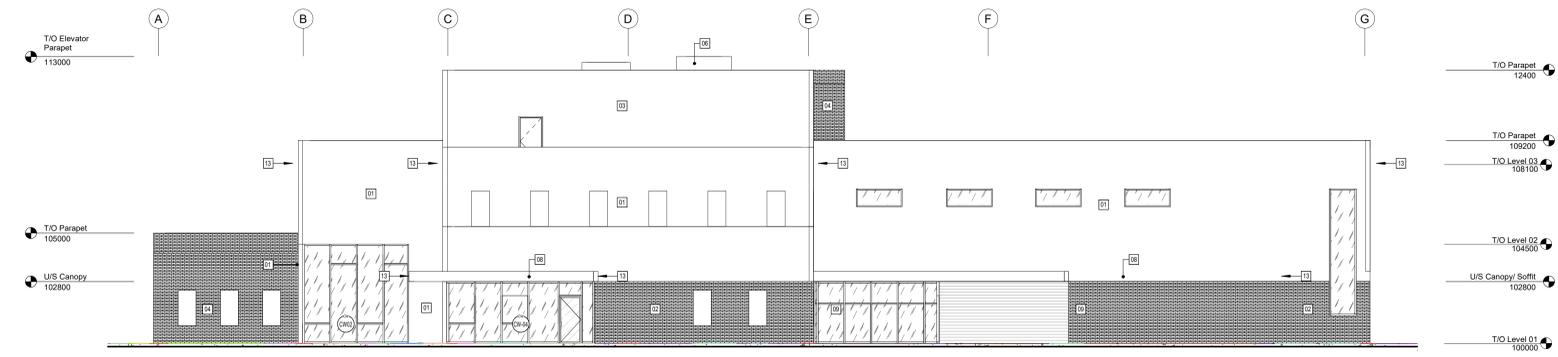
Sheet Title

SITE PLAN

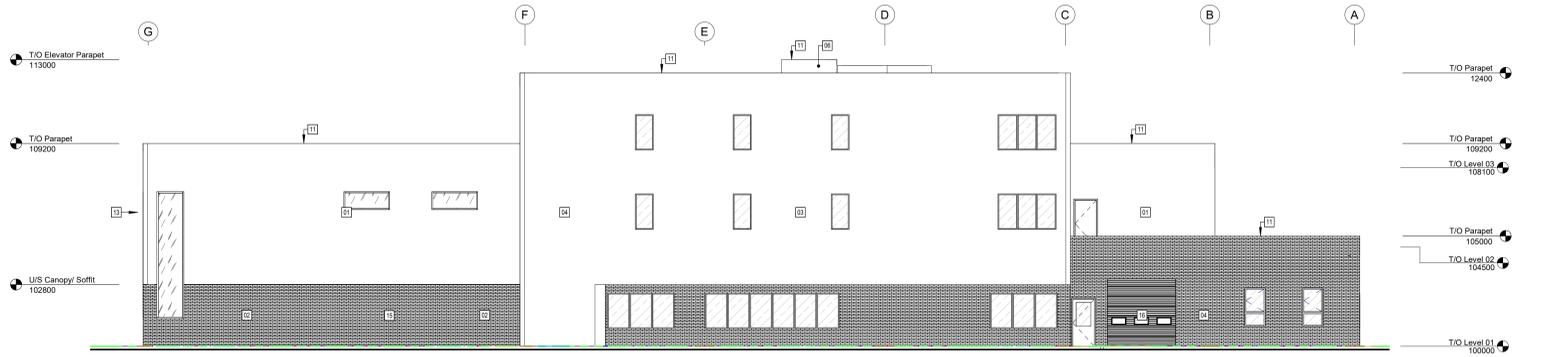
Project No. **24-035** Drawing No. **L1.0**



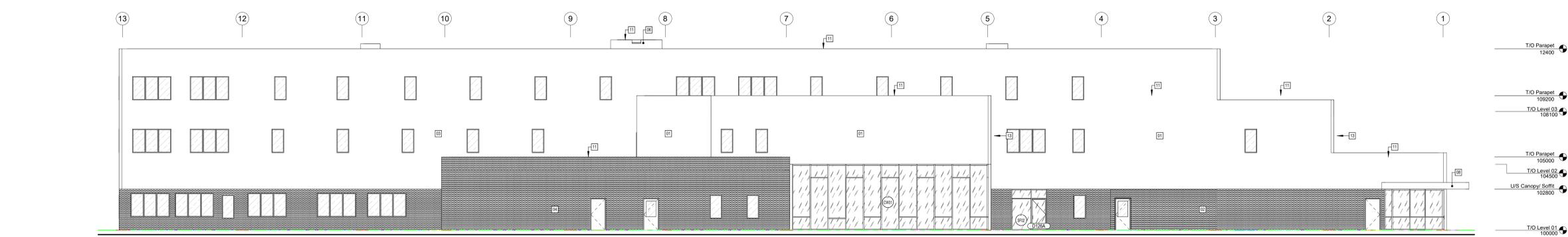
1 Exterior Elevation - South
A103/A201 1:125



2 Exterior Elevation - West
A103/A201 1:125



3 Exterior Elevation - East
A103/A201 1:125



4 Exterior Elevation - North
A103/A201 1:125

ZONING AND PERMIT BRANCH
 THIS PLAN IS SUBMITTED FOR APPROVAL IN
 CONNECTION WITH: 25-238519/C
 SHEET # 2 OF 3
 DATE: 12/01/2025

No.	Date	Description of Revision
The contractor shall check all dimensions and other data from the job and report any discrepancies to the architect before proceeding. This drawing and the information on it is proprietary and confidential. Reproduction of any part is prohibited without written approval from MMP Architects Inc.		

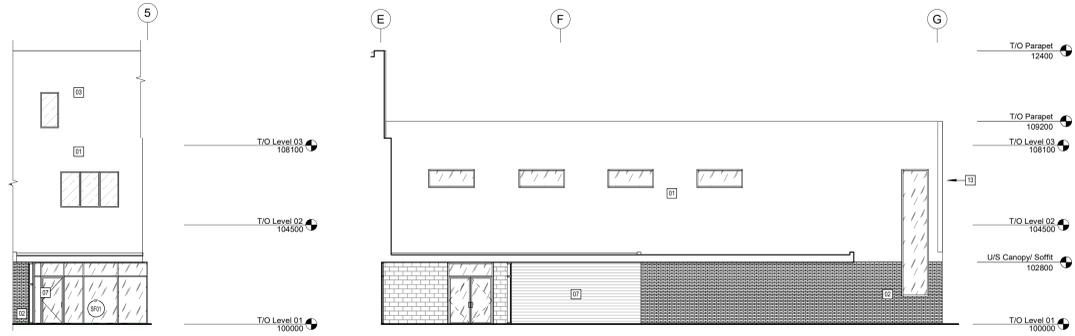
**FOR INFORMATION ONLY
NOT FOR CONSTRUCTION**



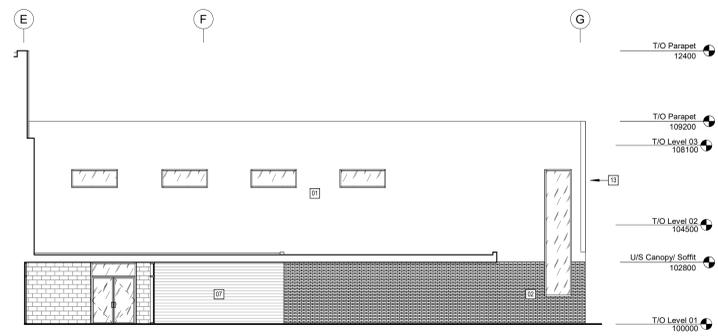
MMP ARCHITECTS INC.
 PH: 204-950-0530
 info@mmparchitects.com
 200-123 Bannatyne Avenue
 Winnipeg, Manitoba R3B 0R3
 mmparchitects.com

PROJECT TITLE
Anne Oake Recovery Centre
 DRAWING TITLE
Exterior Elevations

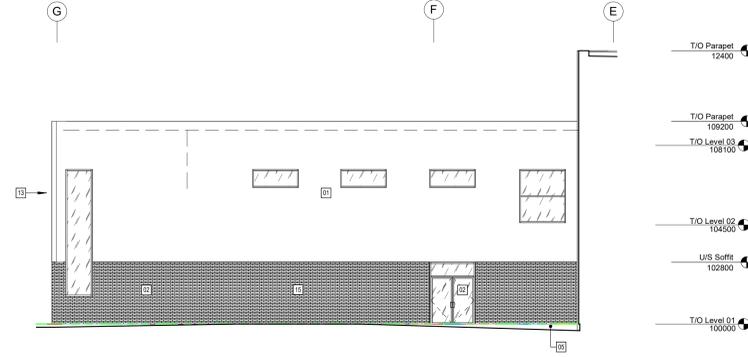
DATE (YYYY-MM-DD)	2025.XX.XX
REVIEWED BY	GV
DRAWN BY	MP
PROJECT NUMBER	2024-49
DRAWING NUMBER	A201



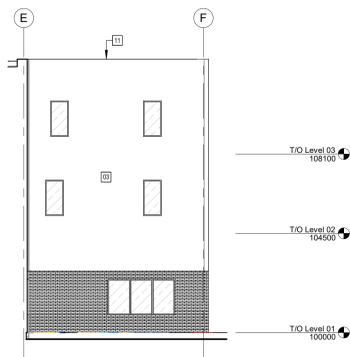
1 Partial Exterior Elevation - South Vestibule Entry
A103/A202 1:125



2 Partial Exterior Elevation - West Gym Wall Behind Brise Soleil
A103/A202 1:125



3 Partial Exterior Elevation - East Gym Wall
A103/A202 1:125



4 Partial Exterior Elevation - West
A103/A202 1:125

ZONING AND PERMIT BRANCH
 THIS PLAN IS SUBMITTED FOR APPROVAL IN
 CONNECTION WITH: 25-238519/C
 SHEET # 3 OF 3
 DATE: 12/01/2025

No.	Date	Description of Revision
0	2025.10.23	Issued for 33% CD

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PROJECT TITLE
Anne Oake Recovery Centre

DRAWING TITLE
Exterior Elevations

DATE (YYYY-MM-DD) 2025.XX.XX
 REVIEWED BY GV
 DRAWN BY MP
 PROJECT NUMBER 2024-49 DRAWING NUMBER A202 - rev.0