Agenda – Council – April 30, 2025

Report – Standing Policy Committee on Property and Development – April 16, 2025

Item No. 6 Subdivision and Rezoning – Prairie Pointe Stage 10 (South of Waverley Street, Access by Yaleton Street, Ken Oblik Drive, and Burkhart Bay)
(Waverley West Ward)
File DASZ 4/2025 [c/r DAC 4/2024]

STANDING COMMITTEE RECOMMENDATION:

On April 22, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the subdivision proposed under Development Application No. DASZ 4/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated March 27, 2025 and attached as Schedule "B" to this report, with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R1-S" Residential Single-Family (Small) District, "R1-M" Residential Single-Family (Medium) District, and "PR1" Parks and Recreation 1 (Neighbourhood) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated March 27, 2025 and attached as Schedule "B" to this report.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 4/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

Report – Standing Policy Committee on Property and Development – April 16, 2025

STANDING COMMITTEE RECOMMENDATION (continued):

5. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way communication for second and third reading.

6. That Development Application No. DASZ 4/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2-year period and Council approves the extension.

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 7 and 8 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

10. That Development Application No. DASZ 4/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

11. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Standing Policy Committee on Property and Development – April 16, 2025

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 22, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On April 16, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 7, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

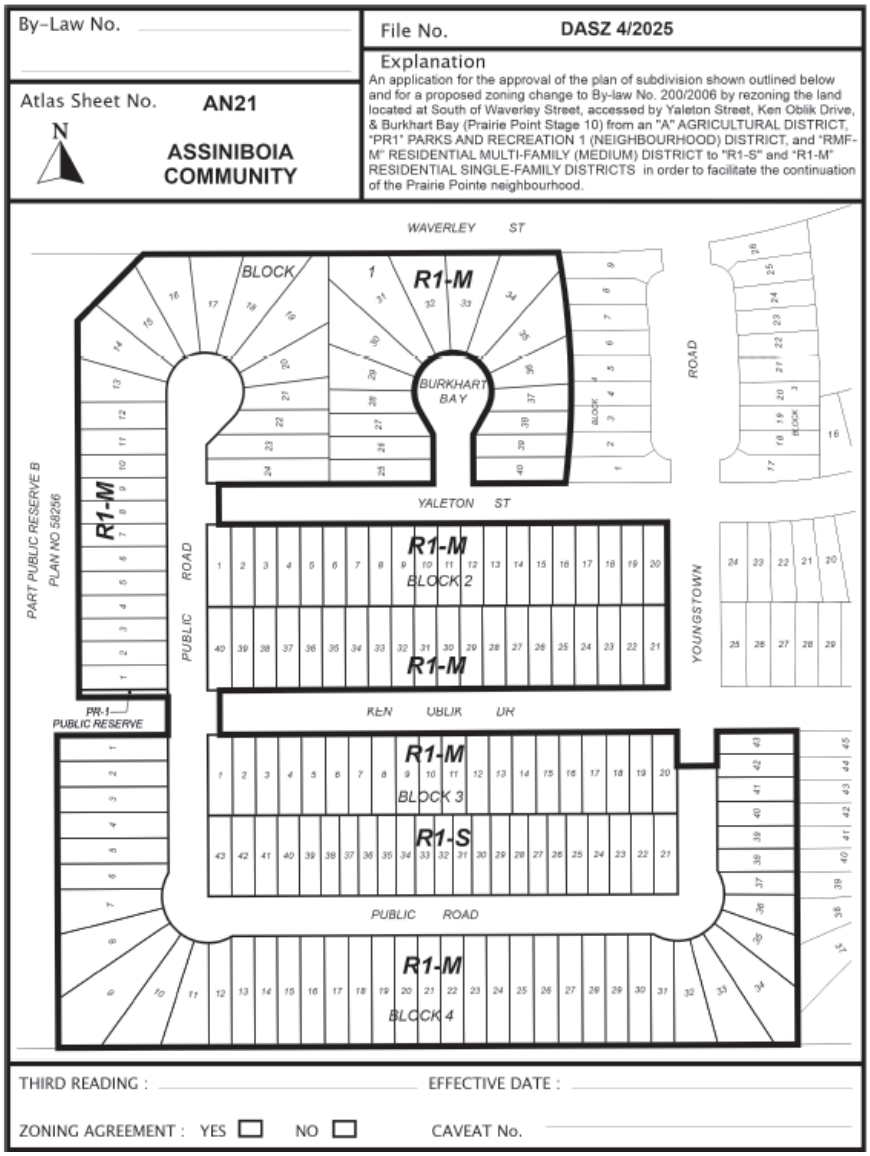
File: DASZ 4/2025

Before: Assiniboia Community Committee
Councillor Dobson, Chairperson
Councillor Lukes

Public Hearing: April 7, 2025
Council Building, 510 Main Street

Applicant: Ladco Company Limited (Sean Gallagher)

Subject:



Premises Affected:	Prairie Point Stage 10 Project (South of Waverley Street, Access by Yaleton Street, Ken Oblik Drive, and Burkhart Bay)
For submission to:	The Standing Policy Committee on Property and Development
Prepared by:	L. Cowan, Senior Committee Clerk Assiniboia Community Committee
Report date:	April 7, 2025

Community Committee Recommendation:

On April 7, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 4/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated March 27, 2025 and attached as Schedule "B" to this report, with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R1-S" Residential Single-Family (Small) District, "R1-M" Residential Single-Family (Medium) District, and "PR1" Parks and Recreation 1 (Neighbourhood) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated March 27, 2025 and attached as Schedule "B" to this report.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 4/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

5. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way communication for second and third reading

6. That Development Application No. DASZ 4/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2-year period and Council approves the extension.

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

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9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 7 and 8 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

10. That Development Application No. DASZ 4/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

11. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

The Assiniboia Community Committee provided the following supporting reason for its recommendation:

1. This is the next logical step in the Prairie Pointe development.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated January 7, 2025 2. Notification of Public Hearing dated February 18, 2025 3. Manitoba Status of Titles 3276324/1, 3327529/1, 2811387/1, 3327526/1, 3325962/1, 3325959/1 4. Caveats 4665166/1, 4665167/1, 4665181/1, 4665180/1, 5692504/1, 4665165/1 5. Plans (9 pages) 6. Report from the Urban Planning Division dated March 25, 2025 7. Inspection Report 8. Presentation dated April 7, 2025 from Sean Gallagher in support of the application 9. Recording of Representations

REPRESENTATIONS:

In Support:

Michael Carruthers
Sean Gallagher
Garret Ireland
Tyler Smith

In Opposition:

Nil

For Information:

Nil

For the City:

R. Galston, Urban Planner, Planning, Property and Development Department
Y. Haj Ahmad, Urban Planner, Planning, Property and Development Department

Exhibit "6" referred to in File DASZ 4/2025

ADMINISTRATIVE REPORT

Title: DASZ 4/2025 – Prairie Pointe Stage 10 (south of Waverley Street, access by Yaleton Street, Ken Oblik Drive, and Burkhart Bay)

Issue: For consideration at the public hearing for a Subdivision and Rezoning to create new residential lots and rezone the land to a mix of single-family residential zoning districts.

Critical Path: Assiniboia Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 4/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated March 27, 2025 and attached as Schedule "B" to this report, with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R1-S" Residential Single-Family (Small) District, "R1-M" Residential Single-Family (Medium) District, and "PR1" Parks and Recreation 1 (Neighbourhood) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated March 27, 2025 and attached as Schedule "B" to this report.

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11. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- Subdivision and Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.
- The report is being submitted for the Committee’s consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Urban Planning Division are concurred in, the subject property may be subdivided and rezoned consistent with the map provided in Schedule “B” of this report.

OURWINNIPEG POLICY ALIGNMENT

The proposed development aligns with the *OurWinnipeg 2045* policy for Established Neighbourhoods: "*Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in* Complete Communities."

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposed development aligns 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 as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

HISTORY

DASZ 33/2012

In 2013, Council approved a Subdivision and Rezoning application for the Prairie Pointe Neighbourhood under file no. DASZ 33/2012.

CONSULTATION

In preparing this Report there was consultation with: N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Robert Galston, MCP
Date:	March 27, 2025
File No.	DASZ 4/2025

List of Schedules and Attachments

Schedule A	Planning Discussion
Schedule B	File No. DASZ 4/2025, Assiniboia Community Committee, Dated March 27, 2025
Appendix A	Proposed By-law

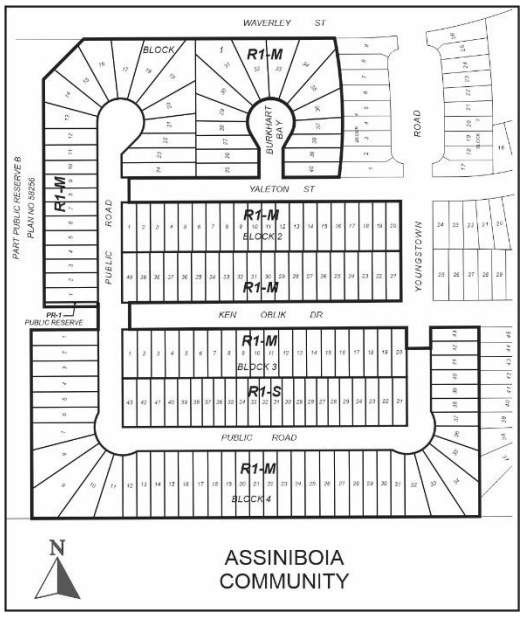
SCHEDULE 'A'

DATE: March 27, 2025
FILE: **DASZ 4/2025**
RELATED FILES: na
COMMUNITY: Assiniboia Community
NEIGHBOURHOOD #: 2.683 (Prairie Pointe)

SUBJECT: For consideration at the public hearing for a Subdivision and Rezoning to create new residential lots and rezone the land to a mix of single-family residential zoning districts.

LOCATION: Prairie Pointe Stage 10 (south of Waverley Street, access by Yaleton Street, Ken Oblik Drive, and Burkhart Bay)

LEGAL DESCRIPTION: BLOCK 8 PLAN 58256 WLTO PARISH OF ST NORBERT
BLOCK 5 PLAN 74088 WLTO PARISH OF ST NORBERT
LOT 47 BLOCK 1 PLAN 74088 WLTO PARISH OF ST NORBERT
LOT 46 BLOCK 1 PLAN 74088 WLTO PARISH OF ST NORBERT
PUBLIC RESERVES A, B, C, D AND E PLAN 58256 WLTO IN OTM LOTS 102 TO 108 AND 115 TO 118 PARISH OF ST. NORBERT
LOT 1 BLOCK 11 PLAN 58256 WLTO IN OTM LOTS 102 TO 108 AND 115 TO 118 PARISH OF ST. NORBERT



APPLICANT: Ladco Company, Limited (Sean Gallagher)
40 Lakewood Boulevard, Unit 200
Winnipeg, Manitoba R2J 2M7

OWNERS: Ladco Company, Limited (Sean Gallagher)
40 Lakewood Boulevard, Unit 200
Winnipeg, Manitoba R2J 2M7

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject site encompasses an area of land south of Waverley Street and generally west of Youngstown Road. It is in the Prairie Pointe Neighbourhood of the Waverley West Ward.
- The subject site has a total land area of approximately 22.1 acres, which includes lands owned by the Ladco Company, Ltd., as well as portions of unimproved right-of-ways (Ken Oblik Drive, Yaleton Street, and Burkhart Bay).
- The subject site is currently made of up of two (2) blocks and three (3) lots, which are zoned a mix of “RMF-M” Residential Multi-Family (Medium), “A” Agricultural, and “PR1” Parks and Recreation (Neighbourhood).
- The subject site is located within the Areas of Stability – Recent Communities policy area of the *Complete Communities Direction Strategy* Urban Structure Map. The site also falls within the *Waverley West Southwest Neighbourhood Area Structure Plan.*

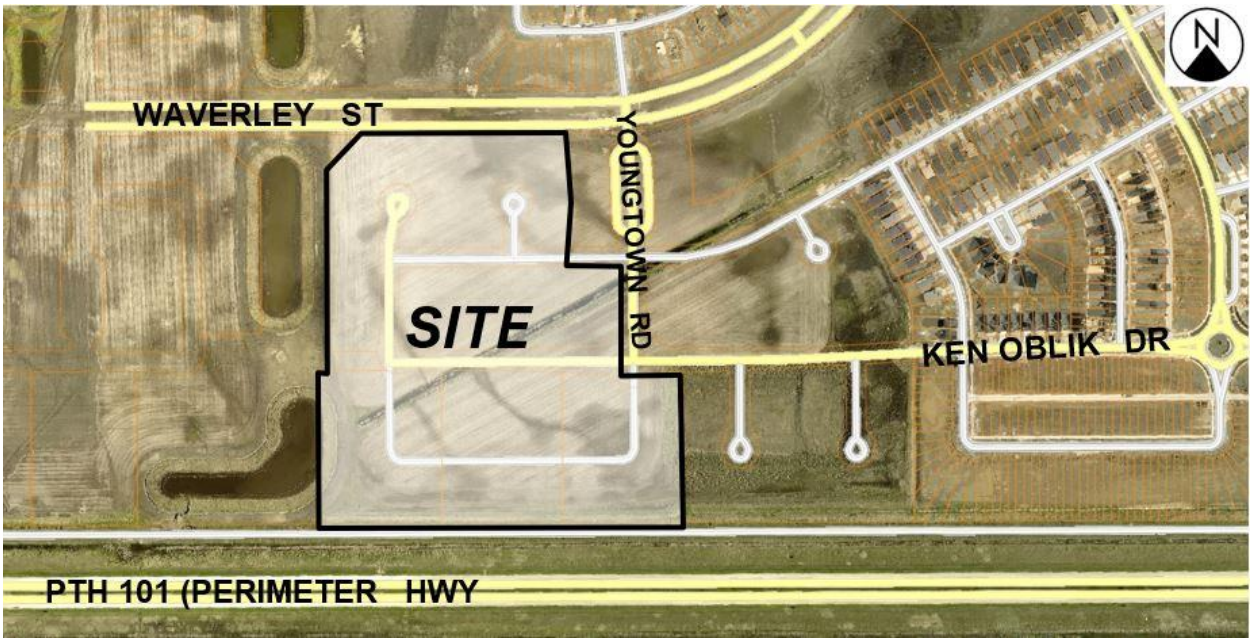


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

- To the north of the subject site is Waverley Street, a collector street. To the north of Waverley Street is an earlier phase of residential land in the Prairie Pointe Neighbourhood zoned “R1-M” Residential Single-Family (Medium), as well as public reserve zoned “PR1” Parks and Recreation 1 (Neighbourhood).

- To the west of the subject site is underdeveloped public reserve zoned “PR1” Parks and Recreation 1 (Neighbourhood), then undeveloped land that will accommodate future phases of the Prairie Pointe Neighbourhood.
- To the east of the subject site is a portion of the Prairie Pointe Neighbourhood, with which contain residential development currently under construction, zoned a mix of “RMF-S” Residential Multi-Family (Small), “R2” Residential Two-Family, and “R1-M” Residential Single-Family (Medium).
- To the south of the subject site is Provincial Trunk Highway 101 (Perimeter Highway), then the Brady Road Resource Management Facility.

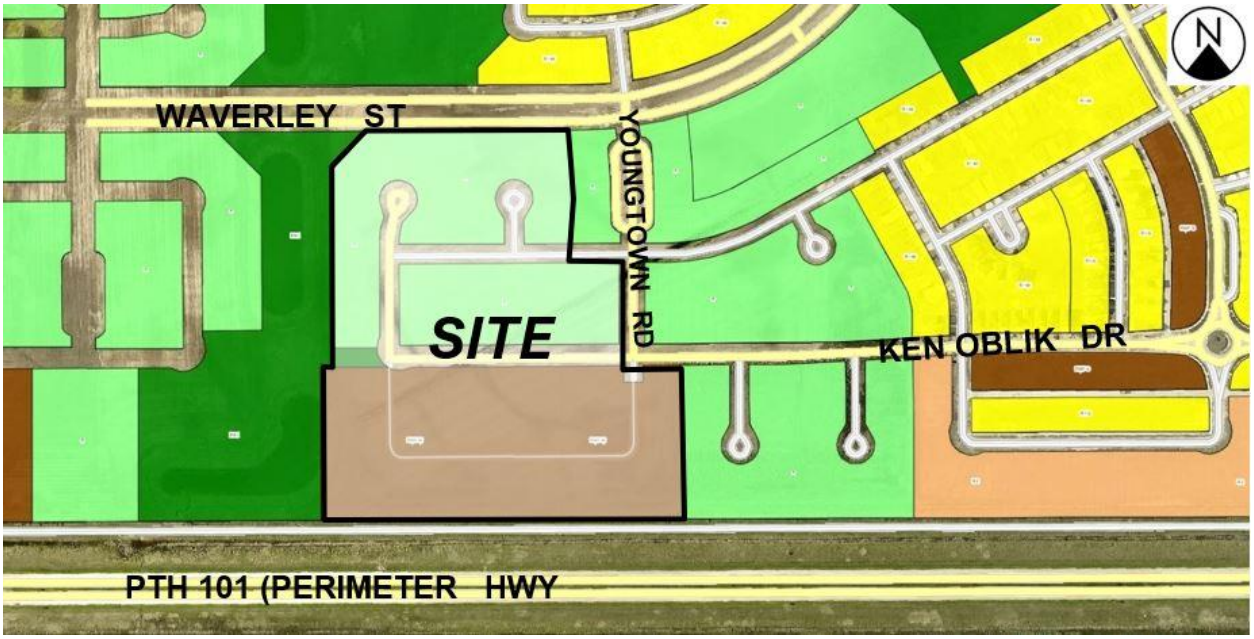


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide the existing lots on the subject site and create a total of 166 single-family residential lots, and a new local public street.
- This development area represents the applicant’s tenth phase of development in the Prairie Pointe Neighbourhood.
- Of the proposed 166 residential lots, there will be:
    - 143 lots zoned “R1-M” Residential Single-Family (Medium).
    - 23 lots zoned “R1-S” Residential Single-Family (Small).
- No building plans have been submitted with this application.

Public Streets

- The proposal includes closing the north-south portion of Ken Oblik Drive, and opening a new local public street approximately 16.4 feet (five metres) further west of the current north-south alignment of Ken Oblik Drive. This street will be named Nanaimo Crescent.

- Additionally, Nanaimo Crescent will extend south from the east-west portion of Ken Oblik Drive, providing access to proposed residential lots.
- Please refer to Figure 3, below, which shows the proposed lots, zoning districts, and public streets and lanes.

Public Reserve

- In order to accommodate the extension of Nanaimo Crescent south of Ken Oblik Drive, a portion of public reserve at the west end of Ken Oblik Drive is being reconfigured to widen the public reserve area between Block 1 and Block 4. This additional public reserve area has a width of 2.24 metres (7.35 feet).

Associated Street Closing (DAC)

- The proposed development includes the closing of a portion of Ken Oblik Drive. This closing requires a Closing (DAC) application to the City of Winnipeg under file no. DAC 4/2024.

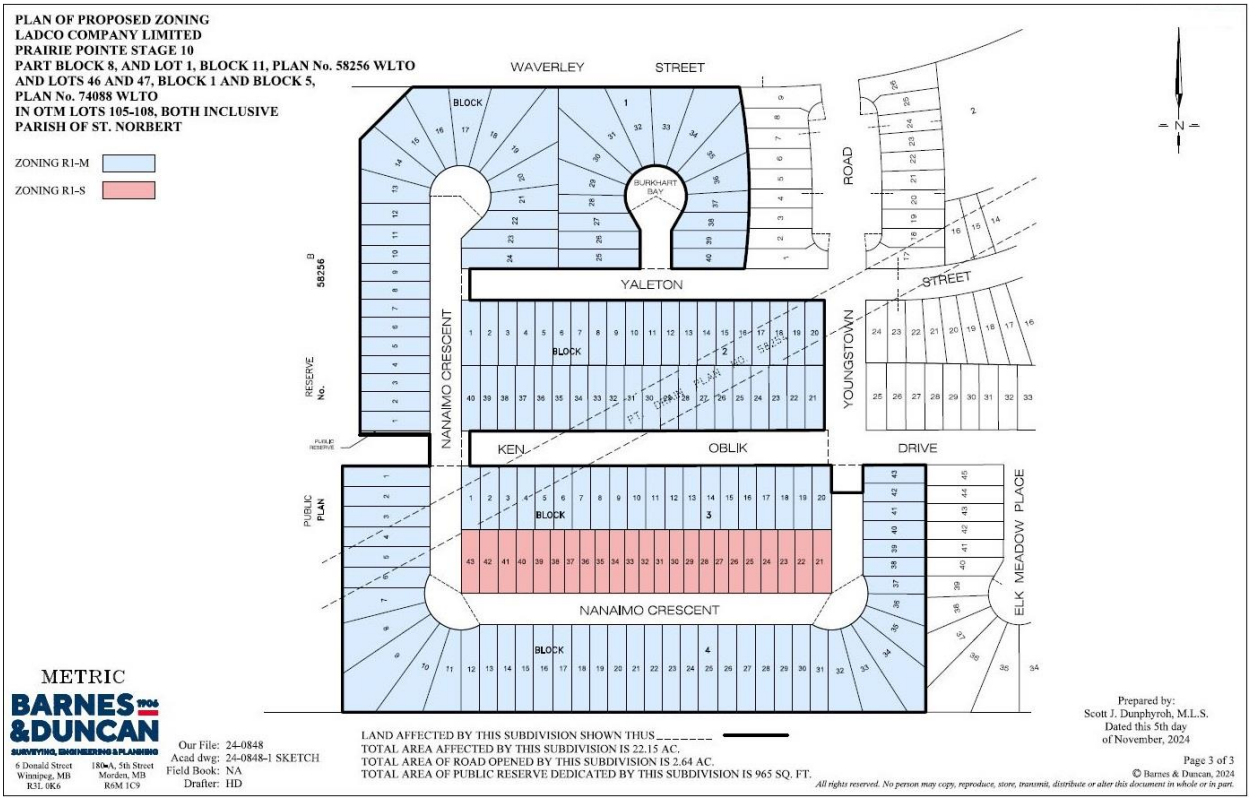


Figure 3: Surveyor's Plan showing proposed lots and public roads on the subject site.

ANALYSIS AND ISSUES

OURWINNIPEG 2045

- *OurWinnipeg 2045* is the City's long-range development plan. Per *OurWinnipeg 2045*, the subject site is identified as an Established Neighbourhood – Recent Community. The policy for this area states:

  6.16 Established Neighbourhoods

- *Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in* Complete Communities.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* supports *OurWinnipeg 2045*, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- As noted above, the subject property is classified as an Established Neighbourhoods – Recent Communities policy area under *Complete Communities 2.0*. Key policies include:

  D1. Established Neighbourhoods

  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.

  1.3 The subdivision of land or the consolidation of land may occur when it is done in a context-sensitive manner, and only when in compliance with policy section 9.1 of the Strategic Infrastructure and Resources section.

  1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.

  1.14 Mid-rise residential uses will generally be accommodated on arterial 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.

  1.15 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.

  1.16 Small-scale residential uses, not including single-family, may be accommodated on collector roads and local streets with a public lane, where compatible with adjacent land uses, and in consideration of the factors listed in Policy section 1.6.

  1.17 Single-family residential uses will generally be directed to locate on collector streets and local streets.

  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.

  2.12 New development should respect and complement the existing character of the built form of surrounding properties.

2.21Site 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.

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.

WAVERLERY WEST SOUTHWEST NEIGHBOURHOOD AREA STRUCTURE PLAN (By-Law 4/2013)

- Under the *Waverley West Southwest Neighbourhood Area Structure Plan*, the subject lands are located in the Residential policy area.
- Residential areas provide opportunities for a range of housing that meets and responds to the market based demand. Single-family housing will be the predominant land use, however compatible and complementary multi-family housing and other uses may be developed in key areas.

Residential Policies

5.1.1. Composition

1. *Single-family Residential shall be the predominant land use.*
2. *Multi-family Residential, including higher density Multiple-family Residential, Community Scale Commercial, Local Commercial, Non-Retail Commercial, Institutional, Recreational and other compatible uses shall be permitted in the vicinity of Neighbourhood Noses and the primary commercial area*
3. *Multiple-family Residential (including Higher Density Multiple-family Residential), Local Commercial, Non-Retail Commercial, Institutional, Recreational and other compatible uses shall be permitted adjacent to Waverley Street. Multiple-family Residential, including higher density Multiple-family Residential, shall be permitted adjacent to the Perimeter Highway.*
4. *Where Residential is located adjacent to the Perimeter Highway, other buffering tools such as berming, landscaping and fencing shall be implemented.*
5. *The general categories of uses identified under section 5.1.1 may be refined through the Development Application process.*

5.1.2 Transit

Most homes and businesses shall be within a five-minute walk (approximately 400 metres) of a collector or higher classification street and related transit route (see also section 6.5).

5.1.3 Design

The design shall:

i) Permit a range of housing that fulfills market demands and needs;

ii) Provide residents with linkages to access adjacent neighbourhoods through roadway and pedestrian connections;

iii) Provide a transition between different land uses; and

iv) Be determined through the Development Application process.

Parks

5.6.1 General

(1) The park system shall provide residents of the Southwest Neighbourhood and beyond with:

a. active recreation opportunities – sports fields; and

b. passive recreation and leisure opportunities – small park spaces (e.g. playgrounds, picnic/sitting/nature areas etc) and linear corridors (e.g. walking, cycling etc).

(2) The park system shall enable a variety of experiences and year-round activities.

(3) Parks should be located such that a majority of dwellings are within a 400 metre radius of a park.

(4) Size, orientation, configuration and location of parks shall be appropriate for the intended use, and determined in consideration of establishing an equitable distribution of parks throughout the neighbourhood.

(5) Parks should be planned to incorporate passive surveillance through site configuration, placement of access points, amount of frontage, and site lines.

(6) Parks shall incorporate principles of sustainable landscapes, which may include but are not limited to naturalized plantings and low maintenance vegetation.

5.6.2 Greenway System

(1) The Southwest Neighbourhood shall include a Greenway System: a park delivery concept whereby parks (both active and passive), Residential areas and other neighbourhood activity areas (such as schools, commercial areas etc) are connected by a series of linear parks, often associated with the land drainage system. The Greenway System is characterized by the connected parks and defined by a contiguous pathway system.

(2) Where feasible, the Greenway System should be designed to minimize the number of street crossings and create or form part of a looped pedestrian network through the neighbourhood.

(3) The Greenway System shall serve as a connection to adjacent neighbourhoods and the active transportation network.

5.6.3 Linear Parks and Pathways

(1) Where feasible, pathways should connect land uses throughout the Southwest Neighbourhood and provide passive recreation, walking and cycling opportunities for residents, employees and other visitors to the neighbourhood.

(2) Where feasible and appropriate, pathways should include an alignment along one side of the land drainage system where space for a path and land drainage can be accommodated.

(3) Pathway surfacing shall be appropriate to the context and determined, in consideration of City guidelines and standards, at the Development Application stage.

(4) Pathways locations are conceptually illustrated on Map 2.

SUBDIVISION

- As noted above, the subject site is currently made up of two (2) blocks and three (3) lots. Subdivision is required in order to create a total of 166 zoning lots, and one (1) new public street, as well as reconfigure a portion of public reserve at the west end of Ken Oblik Drive.

REZONING

- As noted above, the subject site is currently zoned “RMF-M” Residential Multi-Family (Medium) and “A” Agricultural.
- The applicant is proposing to rezone the land to the following districts:
    - “R1-M” Residential Single-Family (Medium)
    - “R1-S” Residential Single-Family (Small)
- The “R1” districts are intended to accommodate primarily single-family residential development in lower-density areas.

CONSISTENCY WITH AREA SECONDARY PLAN

Residential Uses

- The proposed subdivision and rezoning accommodate a mix of single-family residential housing types and lot sizes in the Prairie Pointe Neighbourhood, by proposing “R1-M” and “R1-S” lots.
- Additionally, the proposed “R1-M”, and “R1-S” zoning districts are compatible with the Residential policy area of the Secondary Plan, in that single-family dwellings are to be the predominant use within this policy area.

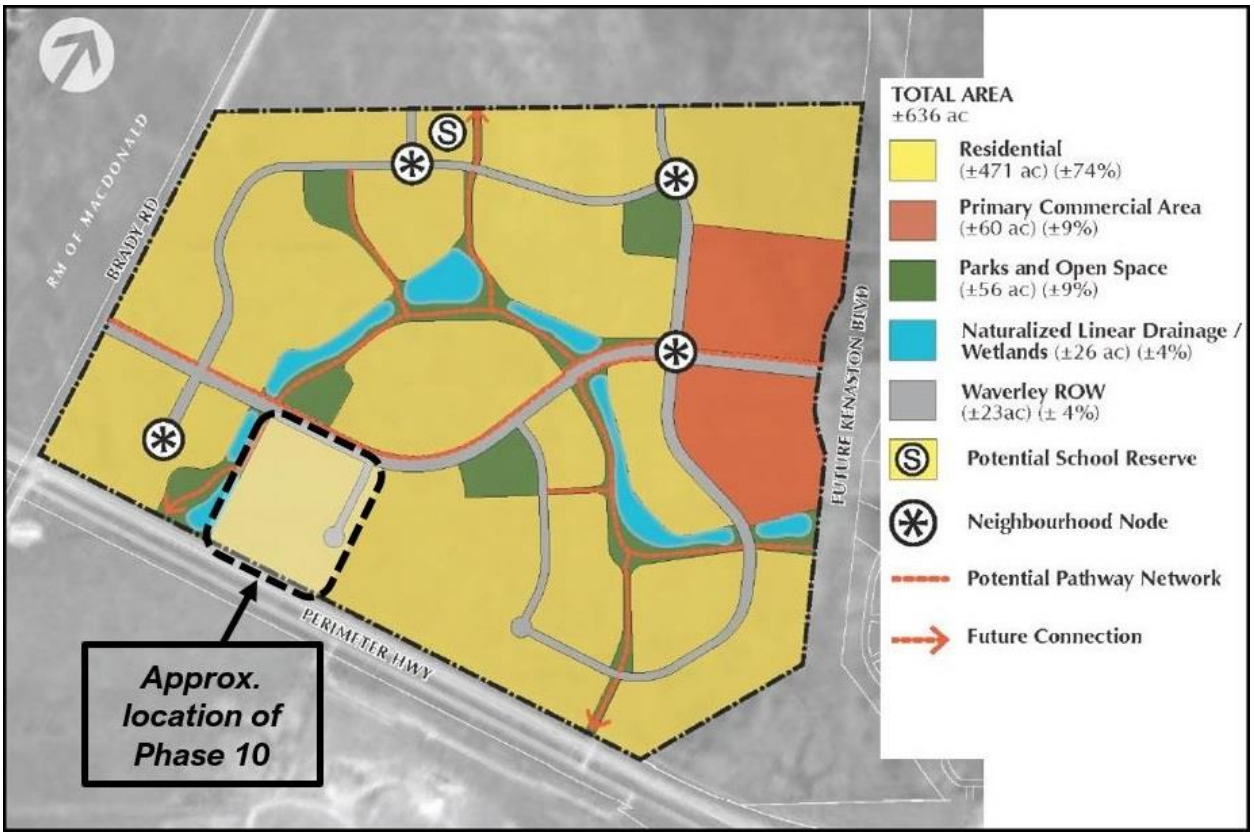


Figure 4: Land Use Concept Plan as per the *Waverley West Southwest Neighbourhood Area Structure Plan.* The approximate location of the subject area is highlighted.

Proximity to Transit

- The subject site is adjacent to a located within 690 metres (2,264 feet) to the west of an existing transit stop near the intersection of Ken Oblik Drive and Firestone Drive. Under Winnipeg Transit's updated transit operations, scheduled to begin in 2025, community feeder service (Route 678) will be extended to the east side of the subject site, along Youngstown Road. This route will have connections to the University of Manitoba Fort Garry Campus, Pembina Highway and the Southwest Rapid Transit Corridor.
- Given this extension of transit service expected in 2025, the proposal meets policy in the Secondary Plan that directs residential development to be within 400 metres of transit service.
- As noted above, the proposed rezoning is, partly, from the "RMF-M" district to "R1" zoning districts. Given the level of transit service in the future, which includes only a feeder route rather than higher-frequency routes, a mix of single-family residential uses is a suitable density for this site, rather than densities permitted under "RMF-M."
- The proposed development of single-family residential uses at this location adds to the transition away from moderate densities approximately 260 metres (853 feet) to the east and higher-density and commercial uses approximately 700 metres (2,297 feet) to the northeast.

Parks and Open Space

- The proposed residential uses are adjacent to a north-south extension of the planned greenway system, which includes active transportation (AT) pathways. This is per the Parks policies under the Secondary Plan, which direct a greenway system that links the neighbourhood together and connects to the regional AT network.
- Residents of the proposed "R1" lots will have direct access to this greenway system by a public access point at the intersection of Ken Oblik Drive and Nanaimo Crescent, on the western side of the subject site.

COMPATIBILITY WITH SURROUNDING AREA

- In addition to being consistent with the overall vision for the broader Prairie Pointe Neighbourhood, as discussed in the *Waverley West Southwest Neighbourhood Area Structure Plan,* the property is compatible with and is not likely to have an adverse impact on existing and future development within the broader Prairie Pointe Neighbourhood.
- Additionally, the proposed layout of streets and public reserve lands does not limit the planned connections to active transportation routes within the neighbourhood.

PUBLIC CONSULTATION

- The Urban Planning and Design Division is not aware of any public consultation efforts undertaken with area landowners and the public with respect to this proposal. Given the surrounding context, land ownership, and the fact the proposal involves "downzoning" existing "RMF-M" lots to "R1" lots, public consultation is not considered necessary.

FENCING ABUTTING PERIMETER HIGHWAY

- The applicant will be required to meet the requirements of the Zoning Agreement under file no. DASZ 33/2012 as it relates to fencing. Specifically, that a uniform fence 2.0 metres in height is to be constructed in the rear yards of all lots abutting the Perimeter Highway, and all future owners of these lots are responsible for maintaining this fencing.

LOT GRADING

- It is recommended the applicant submit a lot grading plan to the Winnipeg Public Service as soon as possible in order to determine if easements are required.

PUBLIC RESERVE

- It should also be noted that 2/3 approval from Council is required for the development application as a result of the transfer of public reserve.

PROXIMITY TO BRADY ROAD RESOURCE MANAGEMENT FACILITY

- The proposed residential development is adjacent to the Brady Road Resource Management Facility (BRRMF), which includes ongoing, active waste disposal operations. The BRRMF will operate as a waste disposal and waste diversion facility for the foreseeable future. Waste disposal cells are currently being planned in the area identified as 'Area B' in Figure 5, below. This new disposal area is anticipated to be in operation for more than 30 years.

- Berms and vegetation are in place along the north boundary of the BRRMF to minimize visual impacts of landfill operations. However, additional screening measures put in place by the developer along the south side of the residential subdivision would reduce impacts further.
- It does not appear that any portion of this proposed development will be within the 90 metres control zone of the BRRMF (outlined in red in Figure 5, below). As such the City's standards for construction on or adjacent to landfills is not applicable.
- The applicant should be aware of provincial *Waste Management Facilities Regulation 37/2016* and other regulations that may apply to the proposed development, due to proximity to a waste management facility.



Figure 5: Outline (in red) of the control zone of the Brady Road Resource Management Facility, and outline (in black) of Area 2. The subject site is located to the north.

LAND DEDICATION

- As a condition of rezoning or subdivision of a parcel of land, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes. The amount of land is not less than 10 percent.
- With respect to this subdivision and rezoning application, it is understood that land dedication was addressed under an earlier Subdivision and Rezoning under file no. DASZ 33/2012, and no additional land dedication, or cash-in-lieu of land dedication, will be required under this application.

RECOMMENDATION

The Urban Planning Division recommends **approval** for the following reasons:

- The proposed subdivision and rezoning complies with policies for Recent Communities under the *Complete Communities Direction Strategy 2.0*, and with policies in the *Waverley West Southwest Neighbourhood Area Structure Plan*.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Robert Galston, MCP
PPD File #: DASZ 4/2025

Schedule 'B' for File DASZ 4/2025, Assiniboia Community Committee, dated March 27, 2025

By-Law No. _____

File No. **DASZ 4/2025**

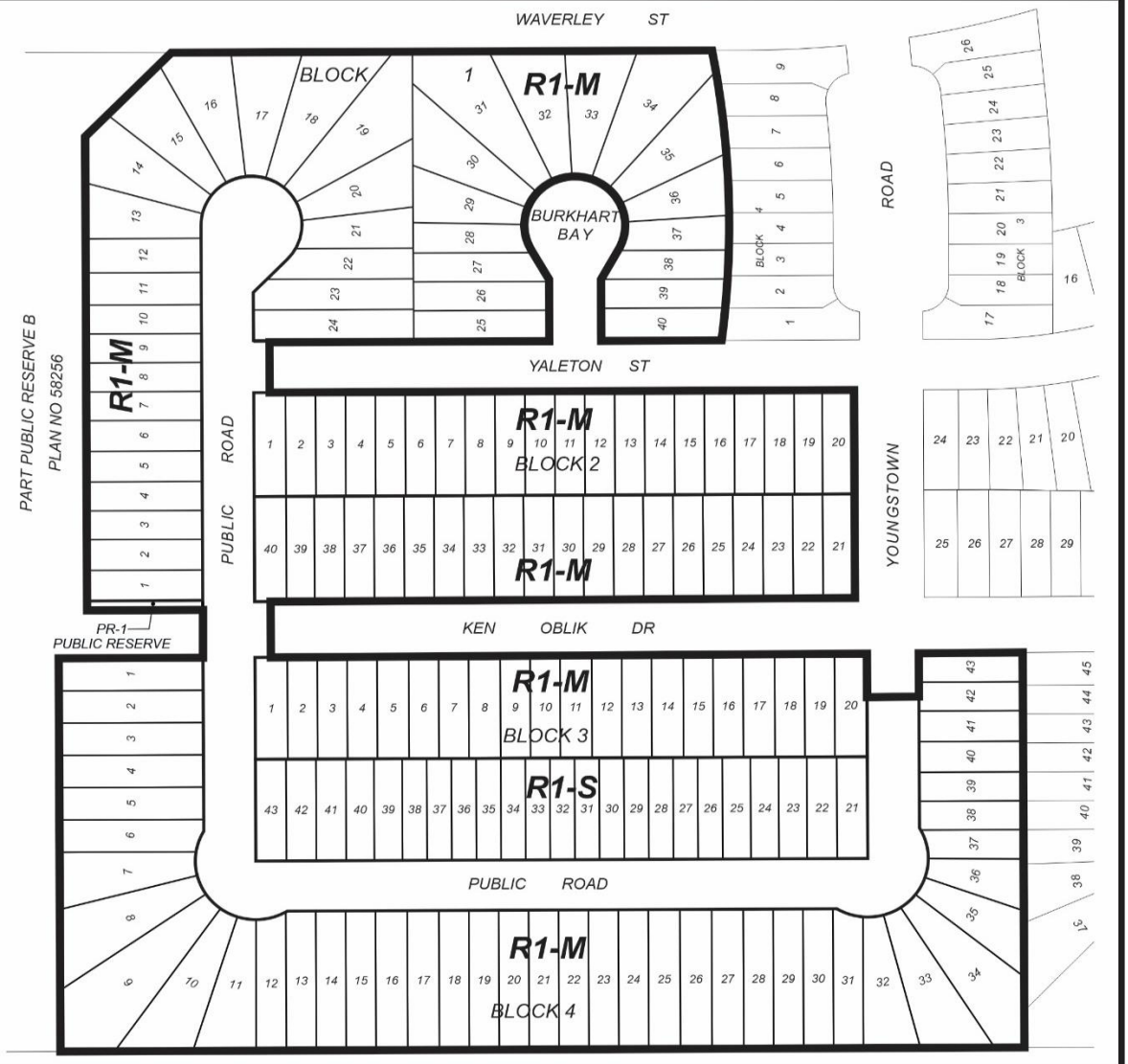
Atlas Sheet No. **AN21**

N

ASSINIBOIA COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at South of Waverley Street, accessed by Yaleton Street, Ken Oblik Drive, & Burkhart Bay (Prairie Point Stage 10) from an "A" AGRICULTURAL DISTRICT, "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT, and "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to an "R1-S" RESIDENTIAL SINGLE-FAMILY (SMALL) DISTRICT, an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT, and a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT in order to facilitate the continuation of the Prairie Pointe neighbourhood.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

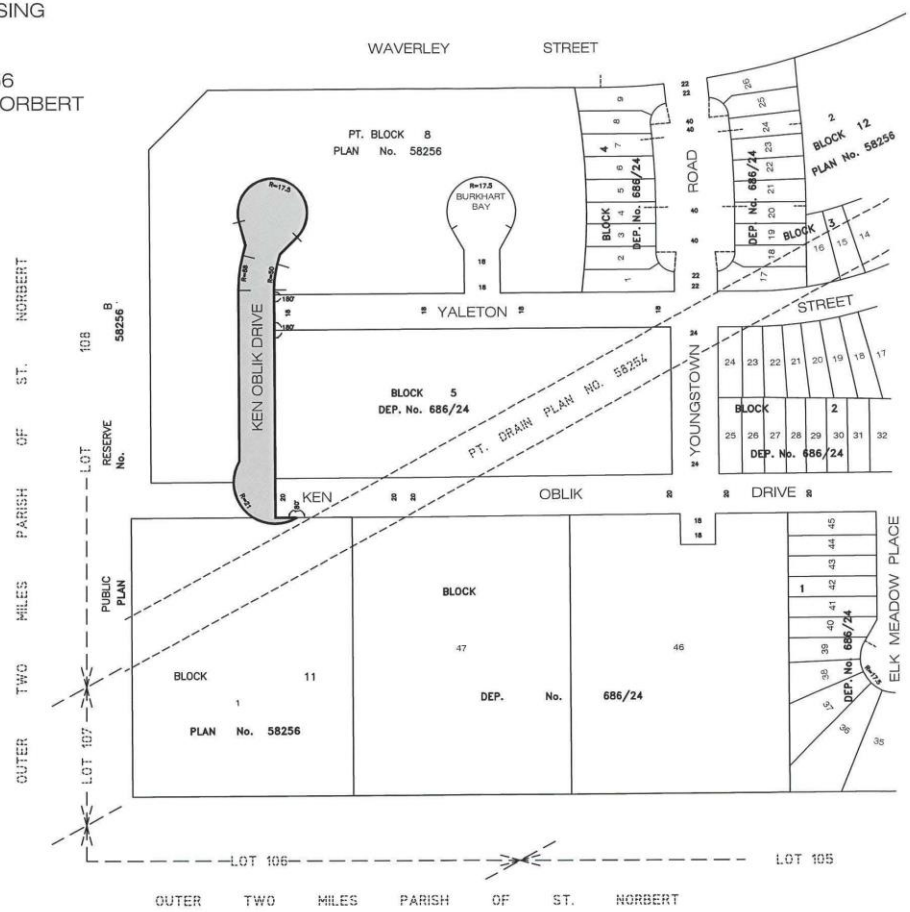
Exhibit “5” referred to in File DASZ 4/2025



PLAN OF PROPOSED ROAD CLOSING
PRAIRIE POINTE STAGE 10
OF PART OF
KEN OBLIK DRIVE PLAN No. 58256
O.T.M. LOT 108 PARISH OF ST. NORBERT
LADCO COMPANY LIMITED

SCHEDULE 3

METRIC



Prepared by:
Scott J. Dunphyroh, M.L.S.
10th day of October, 2024

BARNES 1906 &DUNCAN
SURVEYING, ENGINEERING & PLANNING

6 Donald Street
Winnipeg, MB
R3L 0K6

180-A, 5th Street
Morden, MB
R6M 1C9

Our File: 24-0848
Acad dwg: 24-0848 PRAIRIE POINTE STAGE 10 SJD CALCS
Field Book: NA
Drafter: HD

PROPOSED ROAD CLOSING SHOWN THUS _____

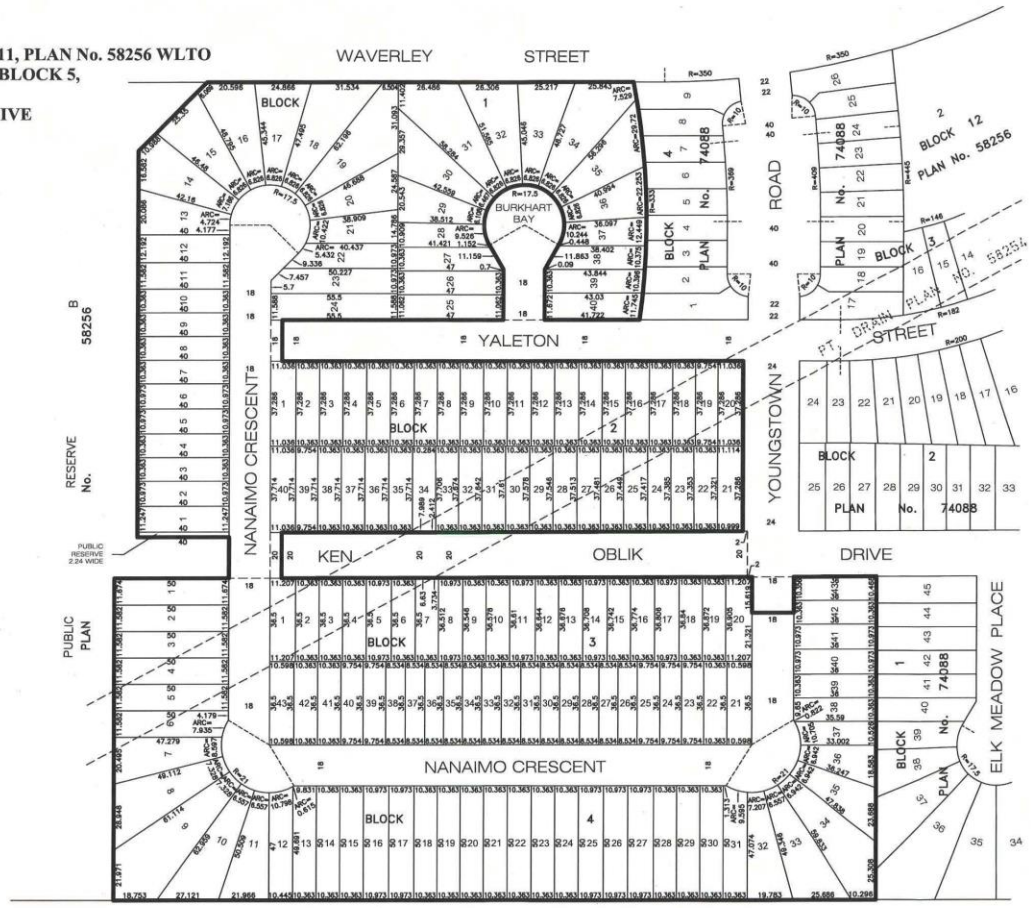
TOTAL AREA AFFECTED BY THIS ROAD CLOSING = 38199 SQ. FT.

DEPOSIT No. 668/24 IS PART OF DASSF 512/2024

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SCHEDULE 4

PLAN OF PROPOSED SUBDIVISION
LADCO COMPANY LIMITED
PRAIRIE POINTE STAGE 10
PART BLOCK 8, AND LOT 1, BLOCK 11, PLAN No. 58256 WLTO
AND LOTS 46 AND 47, BLOCK 1 AND BLOCK 5,
PLAN No. 74088 WLTO
IN OTM LOTS 105-108, BOTH INCLUSIVE
PARISH OF ST. NORBERT



METRIC

BARNES 1906 &DUNCAN
SURVEYING, ENGINEERING & PLANNING
6 Donald Street, Winnipeg, MB R3L 0K6
180-A, 5th Street, Morden, MB R6M 1C9

Our File: 24-0848
Acad dwg: 24-0848-1 SKETCH
Field Book: NA
Drafter: HD

LAND AFFECTED BY THIS SUBDIVISION SHOWN THUS _____
TOTAL AREA AFFECTED BY THIS SUBDIVISION IS 22.15 AC.
TOTAL AREA OF ROAD OPENED BY THIS SUBDIVISION IS 2.64 AC.
TOTAL AREA OF PUBLIC RESERVE DEDICATED BY THIS SUBDIVISION IS 965 SQ. FT.

Prepared by:
Scott J. Dunphyroh, M.L.S.
Dated this 2nd day
of December, 2024

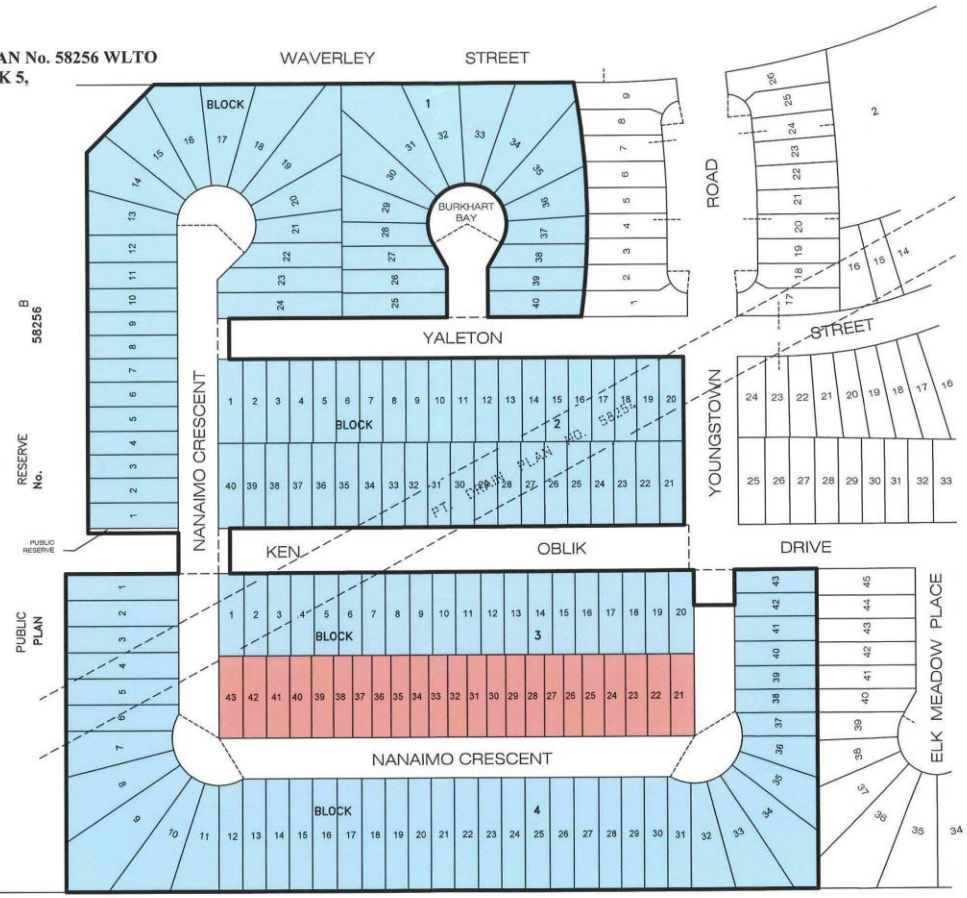
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SCHEDULE 5

PLAN OF PROPOSED ZONING
LADCO COMPANY LIMITED
PRAIRIE POINTE STAGE 10
PART BLOCK 8, AND LOT 1, BLOCK 11, PLAN No. 58256 WLTO
AND LOTS 46 AND 47, BLOCK 1 AND BLOCK 5,
PLAN No. 74088 WLTO
IN OTM LOTS 105-108, BOTH INCLUSIVE
PARISH OF ST. NORBERT

ZONING R1-M

ZONING R1-S



METRIC

BARNES 1906 &DUNCAN
SURVEYING, ENGINEERING & PLANNING
6 Donald Street, Winnipeg, MB R3L 0K6
180-A, 5th Street, Morden, MB R6M 1C9

Our File: 24-0848
Acad dwg: 24-0848-1 SKETCH
Field Book: NA
Drafter: HD

LAND AFFECTED BY THIS SUBDIVISION SHOWN THUS _____
TOTAL AREA AFFECTED BY THIS SUBDIVISION IS 22.15 AC.
TOTAL AREA OF ROAD OPENED BY THIS SUBDIVISION IS 2.64 AC.
TOTAL AREA OF PUBLIC RESERVE DEDICATED BY THIS SUBDIVISION IS 965 SQ. FT.

Prepared by:
Scott J. Dunphyroh, M.L.S.
Dated this 5th day
of November, 2024

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SCHEDULE 6

Schedule of Zoning Site Width and Area Calculations
Ladco Prairie Pointe Stage 10
December 2, 2024

Block 1

	Imperial		Metric	
Lot Number	Site Width	Area (ft^2)	Site Width	Area (m^2)
1	36.9'	4843	11.25m	449.9
2	36.0'	4724	10.97m	438.9
3	34.0'	4462	10.36m	414.5
4	34.0'	4462	10.36m	414.5
5	36.0'	4724	10.97m	438.9
6	36.0'	4724	10.97m	438.9
7	34.0'	4462	10.36m	414.5
8	34.0'	4462	10.36m	414.5
9	34.0'	4462	10.36m	414.5
10	34.0'	4462	10.36m	414.5
11	38.0'	4987	11.58m	463.3
12	40.0'	5249	12.19m	487.7
13	42.9'	6277	13.07m	583.1
14	44.7'	8217	13.64m	763.4
15	42.4'	8038	12.94m	746.7
16	42.4'	8359	12.94m	776.6
17	42.4'	7716	12.94m	716.9
18	42.5'	9958	12.94m	925.1
19	42.5'	10915	12.95m	1014.0
20	42.5'	6767	12.94m	628.7
21	39.1'	5217	11.91m	484.6
22	36.0'	5304	10.97m	492.8
23	36.0'	6405	10.97m	595.1
24	38.0'	6922	11.59m	643.1
25	36.3'	5596	11.06m	519.9
26	34.0'	5243	10.36m	487.1
27	34.0'	4953	10.36m	460.1
28	34.2'	4455	10.41m	413.9
29	37.9'	5616	11.55m	521.8
30	40.2'	8239	12.25m	765.4
31	42.5'	11697	12.94m	1086.7
32	42.4'	8200	12.94m	761.8
33	42.4'	7834	12.94m	727.8
34	42.5'	10392	12.94m	965.4
35	42.5'	8262	12.94m	767.6
36	42.4'	5803	12.94m	539.1
37	36.5'	4468	11.13m	415.1
38	34.0'	4593	10.36m	426.7
39	34.0'	4848	10.36m	450.4
40	38.3'	5328	11.67m	495.0

Block 2

	Imperial		Metric	
Lot Number	Site Width	Area (ft^2)	Site Width	Area (m^2)
1	36.2'	4429	11.04m	411.5
2	34.0'	4159	10.36m	386.4
3	34.0'	4159	10.36m	386.4
4	34.0'	4159	10.36m	386.4
5	34.0'	4159	10.36m	386.4
6	34.0'	4159	10.36m	386.4
7	34.0'	4159	10.36m	386.4
8	34.0'	4159	10.36m	386.4
9	34.0'	4159	10.36m	386.4
10	34.0'	4159	10.36m	386.4
11	34.0'	4159	10.36m	386.4
12	34.0'	4159	10.36m	386.4
13	34.0'	4159	10.36m	386.4
14	34.0'	4159	10.36m	386.4
15	34.0'	4159	10.36m	386.4
16	34.0'	4159	10.36m	386.4
17	34.0'	4159	10.36m	386.4
18	34.0'	4159	10.36m	386.4
19	32.0'	3915	9.75m	363.7
20	36.2'	4429	11.04m	411.5
21	36.2'	4439	11.05m	412.4
22	34.0'	4165	10.36m	386.9
23	34.0'	4168	10.36m	387.3
24	34.0'	4172	10.36m	387.6
25	34.0'	4176	10.36m	387.9
26	34.0'	4179	10.36m	388.3
27	34.0'	4183	10.36m	388.6
28	34.0'	4186	10.36m	388.9
29	34.0'	4190	10.36m	389.3
30	34.0'	4194	10.36m	389.6
31	34.0'	4197	10.36m	389.9
32	34.0'	4201	10.36m	390.3
33	34.0'	4204	10.36m	390.6
34	33.9'	4198	10.34m	390.0
35	34.0'	4207	10.36m	390.8
36	34.0'	4207	10.36m	390.8
37	34.0'	4207	10.36m	390.8
38	34.0'	4207	10.36m	390.8
39	32.0'	3959	9.75m	367.8
40	36.2'	4480	11.04m	416.2

Block 3

	Imperial		Metric	
Lot Number	Site Width	Area (ft^2)	Site Width	Area (m^2)
1	36.8'	4403	11.21m	409.1
2	34.0'	4072	10.36m	378.3
3	34.0'	4072	10.36m	378.3
4	34.0'	4072	10.36m	378.3
5	36.0'	4311	10.97m	400.5
6	34.0'	4072	10.36m	378.3
7	34.0'	4072	10.36m	378.3
8	36.0'	4314	10.97m	400.8
9	34.0'	4078	10.36m	378.9
10	34.0'	4082	10.36m	379.2
11	36.0'	4326	10.97m	401.9
12	34.0'	4089	10.36m	379.9
13	34.0'	4093	10.36m	380.2
14	36.0'	4338	10.97m	403.0
15	34.0'	4100	10.36m	380.9
16	34.0'	4104	10.36m	381.3
17	36.0'	4349	10.97m	404.1
18	34.0'	4111	10.36m	382.0
19	34.0'	4115	10.36m	382.3
20	36.8'	4454	11.21m	413.8
21	34.8'	4164	10.60m	386.8
22	34.0'	4072	10.36m	378.3
23	32.0'	3832	9.75m	356.0
24	32.0'	3832	9.75m	356.0
25	32.0'	3832	9.75m	356.0
26	28.0'	3353	8.53m	311.5
27	28.0'	3353	8.53m	311.5
28	28.0'	3353	8.53m	311.5
29	28.0'	3353	8.53m	311.5
30	28.0'	3353	8.53m	311.5
31	28.0'	3353	8.53m	311.5
32	28.0'	3353	8.53m	311.5
33	28.0'	3353	8.53m	311.5
34	28.0'	3353	8.53m	311.5
35	28.0'	3353	8.53m	311.5
36	28.0'	3353	8.53m	311.5
37	28.0'	3353	8.53m	311.5
38	28.0'	3353	8.53m	311.5
39	32.0'	3832	9.75m	356.0
40	32.0'	3832	9.75m	356.0
41	34.0'	4072	10.36m	378.3
42	34.0'	4072	10.36m	378.3
43	34.8'	4164	10.60m	386.8

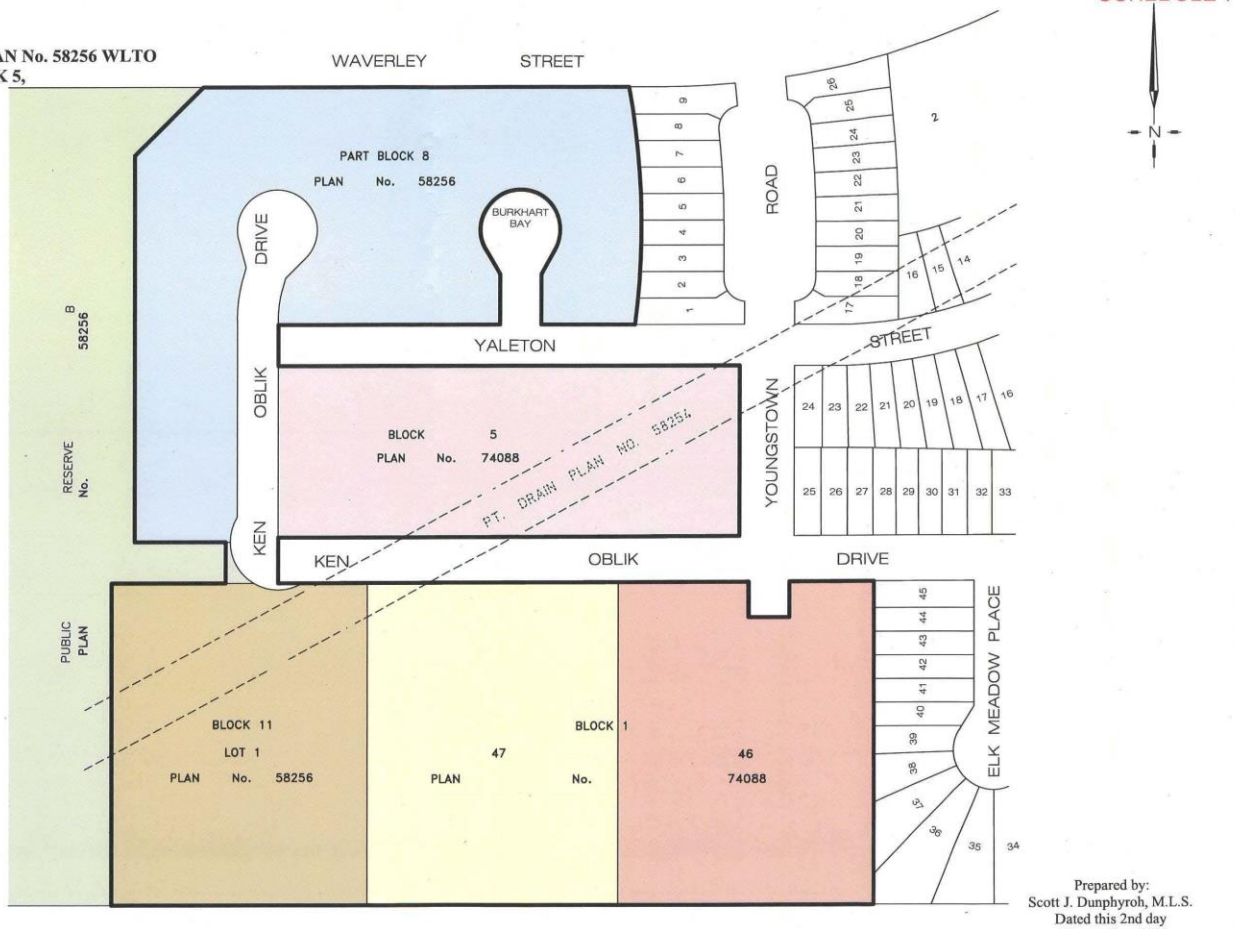
Block 4

	Imperial		Metric	
Lot Number	Site Width	Area (ft^2)	Site Width	Area (m^2)
1	38.3'	6283	11.67m	583.7
2	38.0'	6234	11.58m	579.1
3	38.0'	6234	11.58m	579.1
4	38.0'	6234	11.58m	579.1
5	38.0'	6234	11.58m	579.1
6	38.0'	6104	11.58m	567.1
7	40.6'	7398	12.39m	687.3
8	41.9'	9766	12.78m	907.3
9	41.9'	14076	12.78m	1307.7
10	37.4'	9184	11.41m	853.3
11	37.4'	7298	11.41m	678.0
12	34.0'	5353	10.37m	497.3
13	34.0'	5577	10.36m	518.1
14	34.0'	5577	10.36m	518.2
15	34.0'	5577	10.36m	518.2
16	36.0'	5906	10.97m	548.6
17	36.0'	5906	10.97m	548.6
18	34.0'	5577	10.36m	518.2
19	34.0'	5577	10.36m	518.2
20	34.0'	5577	10.36m	518.2
21	34.0'	5577	10.36m	518.2
22	34.0'	5577	10.36m	518.2
23	34.0'	5577	10.36m	518.2
24	34.0'	5577	10.36m	518.2
25	36.0'	5906	10.97m	548.6
26	36.0'	5906	10.97m	548.6
27	36.0'	5906	10.97m	548.6
28	34.0'	5577	10.36m	518.2
29	34.0'	5577	10.36m	518.2
30	34.0'	5577	10.36m	518.2
31	34.0'	5398	10.36m	501.5
32	36.8'	6873	11.22m	638.5
33	37.4'	8660	11.41m	804.5
34	39.7'	10339	12.09m	960.5
35	39.7'	6100	12.10m	566.7
36	39.7'	4616	12.09m	428.8
37	34.1'	3785	10.38m	351.6
38	34.0'	4014	10.36m	372.9
39	34.0'	4016	10.36m	373.1
40	36.0'	4252	10.97m	395.0
41	36.0'	4252	10.97m	395.0
42	34.0'	4016	10.36m	373.1
43	34.1'	4035	10.40m	374.8

SCHEDULE 7

TITLE PLOT
LADCO COMPANY LIMITED
PRAIRIE POINTE STAGE 10
PART BLOCK 8, AND LOT 1, BLOCK 11, PLAN No. 58256 WLTO
AND LOTS 46 AND 47, BLOCK 1 AND BLOCK 5,
PLAN No. 74088 WLTO
IN OTM LOTS 105-108, BOTH INCLUSIVE
PARISH OF ST. NORBERT

CT: 3276324/1
CT: 3327529/1
CT: 2811387/1
CT: 3327526/1
CT: 3325962/1
CT: 3325959/1



METRIC

BARNES 1906 &DUNCAN
SURVEYING, ENGINEERING & PLANNING

6 Donald Street
Winnipeg, MB
R3L 0K6

180-A, 5th Street
Morden, MB
R6M 1C9

Our File: 24-0848
Acad dwg: 24-0848-1 SKETCH
Field Book: NA
Drafter: HD

LAND AFFECTED BY THIS SUBDIVISION SHOWN THUS _____

Prepared by:
Scott J. Dunphyroh, M.L.S.
Dated this 2nd day
of December, 2024

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