Minutes – Executive Policy Committee – December 9, 2025

Report – Standing Policy Committee on Property and Development – December 4, 2025

Item No. 20 Subdivision and Rezoning – Bridge Lake Drive (Waverley West Ward) File DASZ 39/2025 [c/r DAV 207713/2025D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

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 45/2025 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 November 6, 2025 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following:

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated October 30, 2025 and attached as Appendix "B" to this report, with the following amendments:

        i. In Section II – Engineering Studies, add the following new Condition:

            "2. The Developer shall provide an addendum to their submitted Transportation Study to the satisfaction of the Director, Public Works which includes measures under a Transportation Demand Management (TDM) program, a revised section on Transit with Route 671 and updating the relevant details."

        ii. In Section III – Servicing Conditions, add the following new Condition:

            "9. <u>Required Infrastructure Completion Prior to Occupancy</u>

            That the Developer shall complete installation of obligations 2, 3, and 4 above prior to occupancy."

    B. That the City enter into, execute and deliver with the developer a Servicing Agreement in accordance with Recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"); and

Report – Standing Policy Committee on Property and Development – December 4, 2025

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L" Residential Multi-Family (Large) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated November 6, 2025, and attached as Schedule "B" to this report, subject to the following conditions:

A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

i. That the height of any building erected on proposed Lot 1 and Lot 2 shall be no greater than 75 feet (22.9 metres).

ii. That the Owner shall, at no cost to the City, prior to occupancy of any proposed buildings on the Owner's Land, establish and maintain a Transportation Demand Management (TDM) program, to the satisfaction of the Director of Public Works, which shall include the following measures:

a. Ensure that transportation options are available to address and respond to the needs of residents.

b. Educate residents on the options available to them that they may be unfamiliar with (e.g. on-demand Transit services, new Transit routes, education on the use of Winnipeg Transit, Transit Plus, or car co-op).

c. Make any necessary modifications over the life of the TDM program (e.g. adjust to seasonal demand).

d. Provide quarterly updates to the Manager of Transportation at the City of Winnipeg, regarding the TDM program.

Report – Standing Policy Committee on Property and Development – December 4, 2025

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

e. Fund the provision, operation, and ongoing maintenance of necessary transportation solutions that meet the needs of residents on the Owner's Land, such as minivans, minibuses, coaches, Transit charter service, additional loading zones for taxis or carshare vehicles, car co-op cars, etc.

iii. That the Transportation Demand Management program shall operate for a minimum of three (3) years, and at the end of the three-year period will be reviewed to determine the future of the program, to the satisfaction of the Director of Public Works.

iv. That a minimum of one (1) car share vehicle shall be provided. The location of the car share vehicle(s) and how the car share service will be managed and maintained are all to be submitted to the City's Director of Planning Property and Development ("Director") and the Assiniboia Community Committee for approval prior to the issuance of any building or development permit, and thereafter maintained to the satisfaction of the Director.

v. That a decorative metal fence with a minimum height of 4.0 feet shall be erected in the front yard, adjacent to any accessory parking area, and thereafter maintained to the satisfaction of the Director of Planning, Property and Development.

3. That the City enter into, execute and deliver with the Developer

A. a Servicing Agreement in accordance with Recommendation 1; and

B. a Zoning Agreement in accordance with Recommendation 2,

and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

4. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

Report – Standing Policy Committee on Property and Development – December 4, 2025

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

5. 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 45/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

6. 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.

7. 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 of communication for second and third reading.

8. That Development Application No. DASZ 39/2025 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.

9. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

10. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the land described therein.

11. 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 8 and 9 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

Report – Standing Policy Committee on Property and Development – December 4, 2025

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

12. That Development Application No. DASZ 39/2025 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.

13. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 39/2025.

14. 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 – December 4, 2025

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Carried

Moved by Councillor Duncan,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

Councillor Eadie was absent from the vote on the above motion.

STANDING COMMITTEE RECOMMENDATION:

On December 4, 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 November 20, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 1.A., delete the semicolon after the words “Appendix “B” to this report” and replace with the following:

  “, with the following amendments:

  i. In Section II – Engineering Studies, add the following new Condition:

Report – Standing Policy Committee on Property and Development – December 4, 2025

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

"2. The Developer shall provide an addendum to their submitted Transportation Study to the satisfaction of the Director, Public Works which includes measures under a Transportation Demand Management (TDM) program, a revised section on Transit with Route 671 and updating the relevant details."

ii. In Section III – Servicing Conditions, add the following new Condition:

"9. Required Infrastructure Completion Prior to Occupancy

That the Developer shall complete installation of obligations 2, 3, and 4 above prior to occupancy."

- In Recommendation 2.A., add the following new conditions:

"ii. That the Owner shall, at no cost to the City, prior to occupancy of any proposed buildings on the Owner's Land, establish and maintain a Transportation Demand Management (TDM) program, to the satisfaction of the Director of Public Works, which shall include the following measures:

a. Ensure that transportation options are available to address and respond to the needs of residents.

b. Educate residents on the options available to them that they may be unfamiliar with (e.g. on-demand Transit services, new Transit routes, education on the use of Winnipeg Transit, Transit Plus, or car co-op).

c. Make any necessary modifications over the life of the TDM program (e.g. adjust to seasonal demand).

d. Provide quarterly updates to the Manager of Transportation at the City of Winnipeg, regarding the TDM program.

e. Fund the provision, operation, and ongoing maintenance of necessary transportation solutions that meet the needs of residents on the Owner's Land, such as minivans, minibuses, coaches, Transit charter service, additional loading zones for taxis or carshare vehicles, car co-op cars, etc.

Report – Standing Policy Committee on Property and Development – December 4, 2025

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

iii. That the Transportation Demand Management program shall operate for a minimum of three (3) years, and at the end of the three-year period will be reviewed to determine the future of the program, to the satisfaction of the Director of Public Works.

iv. That a minimum of one (1) car share vehicle shall be provided. The location of the car share vehicle(s) and how the car share service will be managed and maintained are all to be submitted to the City's Director of Planning Property and Development ("Director") and the Assiniboia Community Committee for approval prior to the issuance of any building or development permit, and thereafter maintained to the satisfaction of the Director.

v. That a decorative metal fence with a minimum height of 4.0 feet shall be erected in the front yard, adjacent to any accessory parking area, and thereafter maintained to the satisfaction of the Director of Planning, Property and Development."

and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

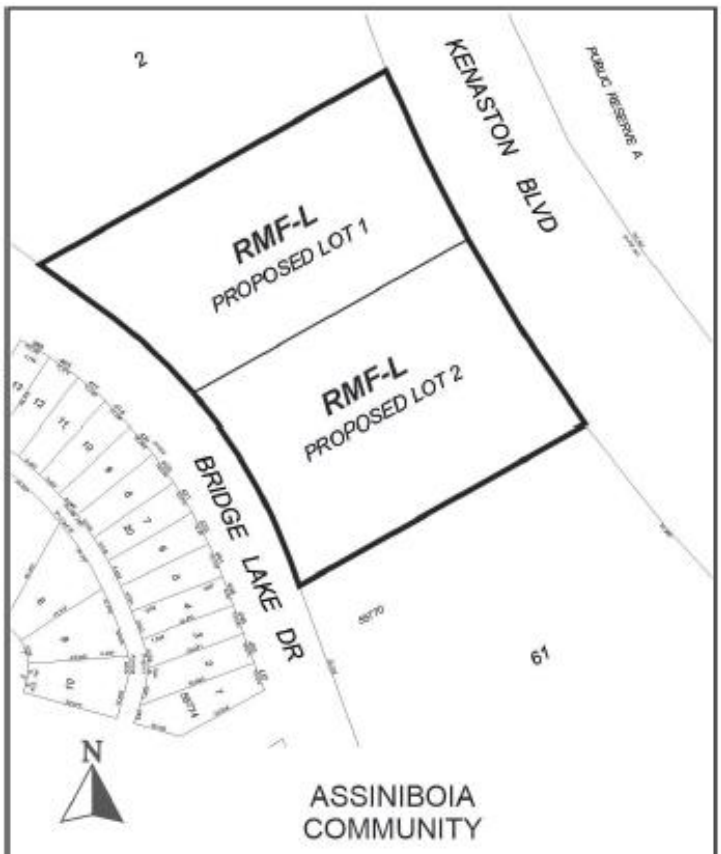
File: DASZ 39/2025

Before: Assiniboia Community Committee
Councillor Duncan, Chairperson
Councillor Dobson
Councillor Lukes

Public Hearing: November 20, 2025
Council Building, 510 Main Street

Applicant: WSP Canada Inc. (David Paton)

Subject:



APPLICANT: WSP Canada Inc. (David Paton)
FILE: DASZ 39/2025
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to allow for the construction of two residential multi-family buildings **For information, phone R. Galston, Planner at 204-986-8645.**

Premises Affected: Bridge Lake Drive (Lot 3 & 4, Block 18, Plan 55769)

For submission to: The Standing Policy Committee on Property and Development

Prepared by: L. Cowan, Senior Committee Clerk
Assiniboia Community Committee

Report date: November 21, 2025

Community Committee Recommendation:

On November 20, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 45/2025 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 November 6, 2025 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following:

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated October 30, 2025 and attached as Appendix "B" to this report~~;~~***, with the following amendments:***

        i. In Section II – Engineering Studies, add the following new Condition:

            "2. The Developer shall provide an addendum to their submitted Transportation Study to the satisfaction of the Director, Public Works which includes measures under a Transportation Demand Management (TDM) program, a revised section on Transit with Route 671 and updating the relevant details."

        ii. In Section III – Servicing Conditions, add the following new Condition:

            "9. <u>Required Infrastructure Completion Prior to Occupancy</u>

            That the Developer shall complete installation of obligations 2, 3, and 4 above prior to occupancy."

    B. That the City enter into, execute and deliver with the developer a Servicing Agreement in accordance with Recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"); and

C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L" Residential Multi-Family (Large) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated November 6, 2025, and attached as Schedule "B" to this report, subject to the following conditions:

A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

i. That the height of any building erected on proposed Lot 1 and Lot 2 shall be no greater than 75 feet (22.9 metres).

ii. That the Owner shall, at no cost to the City, prior to occupancy of any proposed buildings on the Owner's Land, establish and maintain a Transportation Demand Management (TDM) program, to the satisfaction of the Director of Public Works, which shall include the following measures:

a. Ensure that transportation options are available to address and respond to the needs of residents.

b. Educate residents on the options available to them that they may be unfamiliar with (e.g. on-demand Transit services, new Transit routes, education on the use of Winnipeg Transit, Transit Plus, or car co-op).

c. Make any necessary modifications over the life of the TDM program (e.g. adjust to seasonal demand).

d. Provide quarterly updates to the Manager of Transportation at the City of Winnipeg, regarding the TDM program.

e. Fund the provision, operation, and ongoing maintenance of necessary transportation solutions that meet the needs of residents on the Owner's Land, such as minivans, minibuses, coaches, Transit charter service, additional loading zones for taxis or carshare vehicles, car co-op cars, etc.

iii. That the Transportation Demand Management program shall operate for a minimum of three (3) years, and at the end of the three-year period will be reviewed to determine the future of the program, to the satisfaction of the Director of Public Works.

iv. That a minimum of one (1) car share vehicle shall be provided. The location of the car share vehicle(s) and how the car share service will be managed and maintained are all to be submitted to the City's Director of Planning Property and Development ("Director") and the Assiniboia Community Committee for approval prior to the issuance of any building or development permit, and thereafter maintained to the satisfaction of the Director.

v. That a decorative metal fence with a minimum height of 4.0 feet shall be erected in the front yard, adjacent to any accessory parking area, and thereafter maintained to the satisfaction of the Director of Planning, Property and Development.

3. That the City enter into, execute and deliver with the Developer

   A. a Servicing Agreement in accordance with Recommendation 1; and

   B. a Zoning Agreement in accordance with Recommendation 2,

   and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

4. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

5. 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 45/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

6. 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.

7. 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 of communication for second and third reading.

8. That Development Application No. DASZ 39/2025 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.

9. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

10. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the land described therein.

11. 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 8 and 9 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

12. That Development Application No. DASZ 39/2025 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.

13. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 39/2025.

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

Note: The wording in bold and italics denotes amendments made by the Community Committee.

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

1. Manitoba Housing has created an incredible development, the Neighbourhoods of Bridgewater. I'd say one of the most desirable areas in the City of Winnipeg, and that's reflected in the uptake we've seen in homes purchased and the build-out, faster than anticipated.

2. Manitoba Housing has always had the intent to add affordable units to this development. And with the housing crisis, both the Provincial and Federal governments have come to the table to enable more housing, and very affordable housing.

3. I'm very proud to be supporting First Nation housing. One of the most significant barriers to economic development for Indigenous communities is the lack of infrastructure.

4. Today, with this rezoning, we are closing the gap which is essential for fostering economic growth and self-sufficiency. This is the process of addressing historical injustices faced by Indigenous peoples and ensuring their meaningful participation in the economy, promoting self-determination and sustainable development.

5. These homes will provide a stable space, in a beautiful neighbourhood, with pathways, greenspace, and parks. We are a neighbourhood welcoming residents from all across Canada, and all over the world, and this will be an incredible addition to our community.

6. I want to address the concerns about parking and transportation. Transportation Demand Management programs are used all over the world to address transportation needs. Winnipeg, in my opinion is behind in this idea. And as Winnipeg grows, we need to implement strategies other than building more roads.

7. Paragon is one of the most innovative developers in Winnipeg. They have deep partnerships with the City, the Province, the Federal government, and especially First Nations communities. I know TDM, Transportation Demand Management, may feel like a bit of an unknown, but it's time Winnipeg gets with the times.

8. This development, the design of the development, the layout, will be a very welcome addition to the neighbourhood, and for those reasons I'm supportive. And as the area Councillor who's worked since 2014 on the development of the neighbourhoods of Bridgwater, this is the second, probably the last because there's no other land left, rezoning that I've done. And I think over a twenty-year period our times have changed, the world has changed from what was originally set out in the area structure plan and we are accommodating the needs of our society today.

Objections under the Charter:

Total number of valid 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 September 16, 2025
2. Notification of Public Hearing dated October 15, 2025
3. Manitoba Status of Titles 2722175/1, 2722176/1
4. Letter of authorization dated November 28, 2024 from Manitoba Housing and Renewal Corporation (Jaime Patrick) to WSP Canada Inc. (David Paton)
5. Caveats 4482747, 4482748
6. Combined Wastewater Sewer Assessment dated May 20, 2025
7. Draft Transportation Impact Study dated July 25, 2025
8. Engagement Materials dated July 9, 2024
9. GST/HST Relief Certification
10. Letter on the Commitment to Affordability Obligations and Monitoring Agreement between Manitoba Housing and Renewal Corporation and 10226067 Manitoba Ltd. dated June 25, 2025
11. Plans (26 pages)
12. Report from the Urban Planning Division dated November 10, 2025
13. Inspection Report
14. Revised Report from the Urban Planning Division dated November 18, 2025
15. Communication dated November 18, 2025, from David Paton in support of the application
16. Communication dated November 19, 2025, from Christopher Gibson in support of the application
17. Documentation in support of the application submitted by the Applicant at the public hearing
18. Recording of Representations

REPRESENTATIONS:

In Support:

Christopher Gibson
Jaime Patnick
David Paton

In Opposition:

Nil

For Information:

Nil

For the City:

R. Galston, Urban Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department
D. Patman, Manager of Transportation, Public Works Department

Exhibit “14” referred to in File DASZ 39/2025

REVISED ADMINISTRATIVE REPORT

Title: DASZ 39/2025 – Bridge Lake Drive

Issue: For consideration at the public hearing for a subdivision and rezoning to create two (2) lots and rezone the lots to the “RMF-L” Residential Multi-Family (Large) District to allow a multi-family family residential development with 450 dwelling units.

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 45/2025 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 November 6, 2025 and attached as Schedule “B” to this report, with such minor changes as may be required, subject to the following:

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated October 30, 2025 and attached as Appendix “B” to this report;

    B. That the City enter into, execute and deliver with the developer a Servicing Agreement in accordance with recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"); and

    C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “RMF-L” Residential Multi-Family (Large) District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated November 6, 2025, and attached as Schedule “B” to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. That the height of any building erected on proposed Lot 1 and Lot 2 shall be no greater than 75 feet (22.9 metres).

3. That the City enter into, execute and deliver with the Developer

    A. a Servicing Agreement in accordance with recommendation 1; and

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    and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

4. That authority be delegated to the Director of Planning, Property and Development (the “Director”) to negotiate and approve the terms and conditions of the Servicing Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

5. 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 45/2025 (the “Dedication Fee”), as determined by the Director of Planning, Property and Development.

6. 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.

7. 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 of communication for second and third reading.

8. That Development Application No. DASZ 39/2025 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.

9. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

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11. 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 8 and 9 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.
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13. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 39/2025.
14. 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.

CONSULTATION

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

OURWINNIPEG POLICY ALIGNMENT

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."

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- **Key Direction 4.1:** *Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service*

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given 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

NA

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Robert Galston, MCP
Date:	November 18, 2025
File No.	DASZ 39/2025

List of Schedules and Attachments

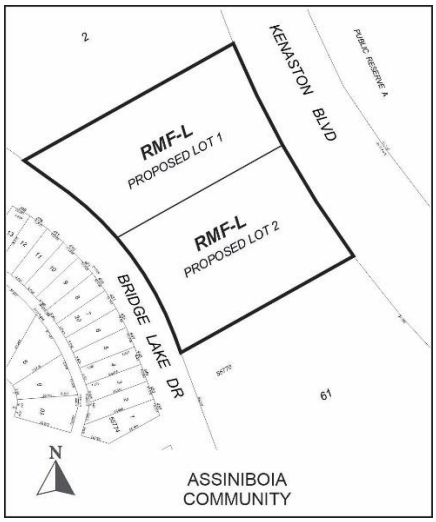
Schedule A	Planning Discussion
Schedule B	File No. DASZ 39/2025, Assiniboia Community Committee, dated November 6, 2025
Appendix A	Proposed By-law
Appendix B	Report of the Administrative Coordinating Group Re: Proposed Subdivision and Rezoning of Land Located east of Bridge Lake Drive, west of Kenaston Boulevard, south of Bankfield Crescent, and north of Willowcreek Road, October 30, 2025

SCHEDULE 'A'

DATE: November 18, 2025
FILE: **DASZ 39/2025**
RELATED FILES: DAV 25-207713/D
COMMUNITY: Assiniboia Community
NEIGHBOURHOOD #: 2.684 (Bridgwater Trails)

SUBJECT: For consideration at the public hearing for a subdivision and rezoning to create two (2) lots and rezone the lots to the "RMF-L" Residential Multi-Family (Large) District to allow a multi-family family residential development with 450 dwelling units.

LOCATION: Bridge Lake Drive
LEGAL DESCRIPTION: LOT 3 & 4 BLOCK 18 PLAN 55769 3/7 ST VITAL OUTER TWO MILES



APPLICANT: David Paton (WSP Canada, Inc.)
1600 Buffalo Place
Winnipeg, MB R3T 6B8

OWNERS: Manitoba Housing and Renewal Corporation
352 Donald Street (Unit 200)
Winnipeg, Manitoba R3B 3H8

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject property is located on the east side of Bridge Lake Drive, between Bison Drive and South Town Road. It is in the Bridgwater Trails Neighbourhood of the Waverley West Ward.
- The subject site is currently made up of two separate lots, Lot 3 and Lot 4. Information on each lot is as follows:

- Lot 3 is 85,102 square feet (1.9 acres) in area. It is currently vacant
- Lot 4 is 88,493 square feet (2.0 acres) in area. It is currently vacant.

- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhoods – Recent Communities policy area. It is also within the Multi-Family Residential policy area under the *Waverley West West Neighbourhood Structure Plan*.
- The property is zoned “RMF-M” Residential Multi-Family (Medium) District.

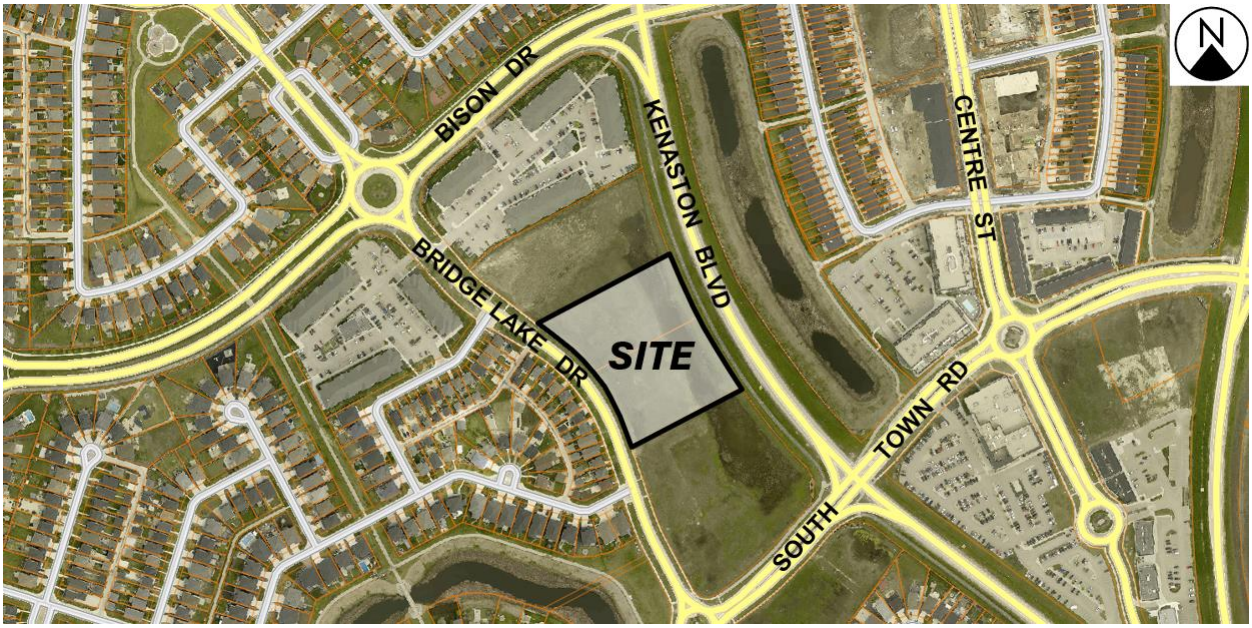


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Vacant land zoned “RMF-L” Residential Multi-Family (Large).

South: Vacant land zoned “RMF-M” Residential Multi-Family (Medium).

East: Kenaston Boulevard (southbound).

West: Bridge Lake Drive, then single-family residential uses zoned “R1-M” Residential Single-Family (Medium).



Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to reconfigure the lot lines of Lot 3 and Lot 4, to create two (2) new separate lots, Lot 1 and Lot 2, and to rezone the entire site to the "RMF-L" Residential Multi-Family (Large) district. Each of these lots will contain a new seven-storey multi-family residential building. Greater information on the proposal for each lot is as follows:

Proposed Lot 1

- Proposed Lot 1 is to be approximately 91,496 square feet (2.1 acres) in size.
- The proposed multi-family building will be seven (7) storeys tall, with a height of 72 feet to the top of the roof parapet.
- 246 dwelling units are proposed. This includes 101 affordable units and 145 market rate units.
- A total of 216 accessory parking stalls are to be provided. The Winnipeg Zoning By-law requires a total of 233 parking stalls. Please refer to associated file no. DAV 25-207713/D for further information on the parking variance.
- The proposed parking includes 15 visitor parking stalls.
- A total of 137 bicycle parking spaces are provided, including 125 indoor spaces. This exceeds the Zoning By-law requirements for bicycle parking, which is 71 spaces.
- Access to proposed Lot 1 is to be taken from a bi-directional private approach from Bridge Lake Drive.

Proposed Lot 2

- Proposed Lot 2 is to be approximately 82,215 square feet (1.9 acres) in size.
- The proposed multi-family building will be seven (7) storeys tall, with a height of 72 feet to the top of the roof parapet.

- 204 dwelling units are proposed. This includes 84 affordable units and 120 market rate units.
- A total of 197 accessory parking stalls are to be provided. The Winnipeg Zoning By-law requires a total of 193 parking stalls.
- The proposed parking includes 18 visitor parking stalls.
- A total of 163 bicycle parking spaces are provided, including 151 indoor spaces. This exceeds the Zoning By-law requirements for bicycle parking, which is 60 spaces.
- Access to proposed Lot 2 is to be taken from a bi-directional private approach from Bridge Lake Drive. No private approaches from South Town Road or Kenaston Boulevard are proposed.

Associated Variance (DAV) Application

- The proposed development is the subject of an associated Variance (DAV) application concerning the proposed density (lot area per dwelling unit), number of parking stalls, and side yard setbacks. Please refer to the Administrative Report under file no. DAV 25-207713/D for more information on the variances.

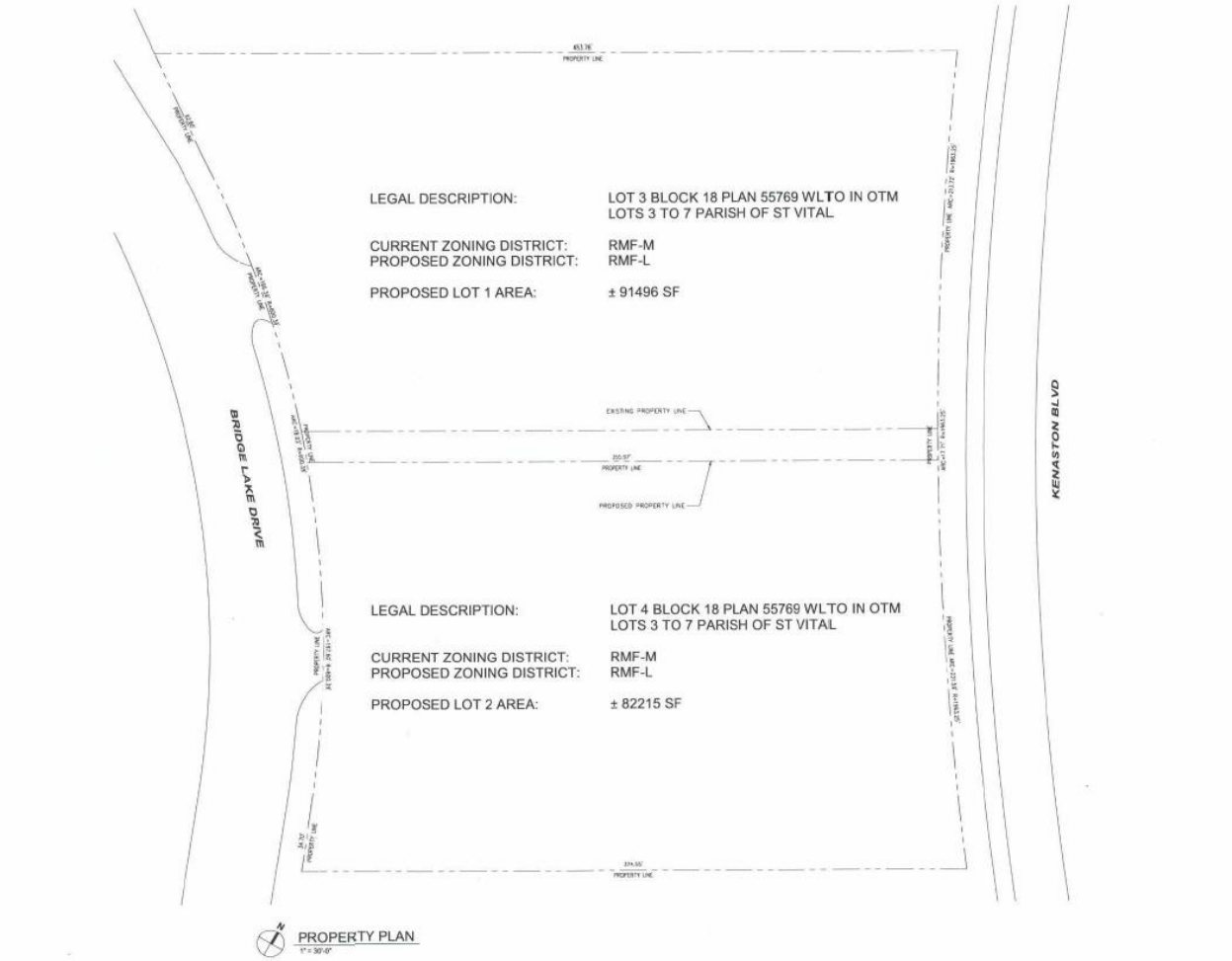


Figure 3: Plan of Subdivision showing proposed reconfiguration of the lots as Lots 1 and 2 (submitted by applicant).

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 Neighbourhood – Recent Community under *Complete Communities 2.0*. Key policies for Established Neighbourhoods include:

  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.

  1.4 Support opportunities for further residential intensification within approximately 400 metres of a rapid transit station, where appropriate and in accordance with the TOD Handbook.

  1.5 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;*

f. *Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;*

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.*

Goal 2

2.0 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.

Policies

Building setbacks

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.

Building design

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 visual aesthetics of the street and neighbourhood.

Pedestrian orientation

2.7 Single-family buildings should relate to the street on which they are located through the use of design elements, which may include, but are not limited to, the following:

a *Front doors facing the public street;*

b. *Thoughtful window placement;*

c. *Architectural features such as porches, awnings and dormers; and*

d. *A variety of exterior building façade materials.*

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.

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

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

Massing and scale

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

2.13 Where appropriate, taller buildings should use step backs and roof design to mitigate negative impacts on adjacent properties and provide a more comfortable pedestrian environment.

2.14 Avoid buildings that create long blank walls facing public streets.

2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.

Parking and loading

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

2.18 Strongly discourage locating surface parking lots between streets and building fronts.

2.19 Where motor vehicle parking must be accessed from a front street, it should be effectively screened or incorporated into the building in a manner that positively contributes to the attractiveness of the streetscape.

Site design

2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.

2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.

Goal 3

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

General policies

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.

3.3 Increase the supply of affordable housing within Established Neighbourhoods in proximity to commercial amenities, recreational opportunities and frequent transit service.

3.4 Encourage development that incorporates affordable housing to locate close to the Primary Transit Network, rapid transit stations, and Urban Mixed Use Corridors.

3.5 Encourage multi-family residential development to incorporate affordable housing in accordance with Goal 1 and its associated policies outlined in the Housing section of this By-law.

3.6 Encourage new development that incorporates housing types that enable "aging in place" in Established Neighbourhoods.

G.5. Housing

Goal 1

1.0 Support diverse housing options in each neighbourhood or neighbourhood cluster throughout the city.

Policies

Support housing diversity

1.1 Pursue the development of new tools and regulatory approaches that support the establishment of a range of sizes, forms, affordability levels, and tenures of housing. Standards should be flexible enough to reflect the unique identity and character of each neighbourhood.

WAVERLEY WEST WEST NEIGHBOURHOOD AREA STRUCTURE PLAN

5.2.1 Composition of Multi-Family Residential Area Policy

(1) Multi-family uses shall be the predominant land use.

(2) Residential uses will include townhouses and residential apartment-style buildings.

(3) Residential uses will be medium to high density, with an average target of 30 units per gross developable acre.

(4) Single-family residential uses will not be permitted directly abutting to high density multi-family residential uses. However, single-family residential uses will be permitted abutting to medium density multi-family residential uses.

6.1.1 Density Target Policy

The density target to be achieved within the West Neighbourhood is 4-6 units per gross developable acre (excluding the former land fill site) for single-family residential and 30 units per gross developable acre for multi-family residential. The density target for the entire area is 6-8 units per gross developable area which is based on a total developable land area of approximately 269 acres, excluding all retention ponds and fringe areas, and park space, walkways and pathways. Using these density targets, approximately 900-1000 multi-family residential units and approximately 1,000-1,200 single-family homes are anticipated.

SUBDIVISION

- As noted above, subdivision is required in order to reconfigure the lot line between existing Lots 3 and 4, to create the proposed Lot 1 and Lot 2 on the subject site.

REZONING

- As noted above, the subject site is currently zoned “RMF-M” Residential Multi-Family (Medium). The applicant is proposing to rezone the proposed Lot and Lot 2 to the “RMF-L” Residential Multi-Family (Large) district. The “RMF” districts are intended to accommodate the development of multi-family units in areas with medium to high residential densities.

- The dimensional standards for multi-family structures in the “RMF-M” and “RMF-L” districts are shown in Table 1, below.

Table 1: Dimensional standards for RFM-M and RMF-L zoning districts

	RMF-M (Existing)	**RMF-L (Proposed)**
Min. lot size	9,000 square feet	20,000 square feet
Min. lot area per dwelling	800 square feet	400 square feet
Min. front yard	25 feet	25 feet
Min. rear yard	25 feet	25 feet
Min. interior side yard	8 feet, plus an additional 2 feet for each storey above the ground floor	8 feet, plus an additional 2 feet for each storey above the ground floor
Min. exterior (corner side yard	20 feet	20 feet
Max. building height	70 feet	150 feet

- It should be noted that the proposed multi-family development on Lot 1 and Lot 2 requires Variances to the dimensional standards of the “RMF-L” district. These Variances are for the interior side yard setbacks between Lots 1 and 2, and the proposed density (lot area per dwelling of Lot 1.

- Please refer to the associated file no. DAV 25-207713/D for further discussion of these Variances.

CONSISTENCY WITH SECONDARY PLANS AND COMPATIBILITY WITH THE SURROUNDING AREA

Consistency with Complete Communities 2.0

- As noted above, the subject property is located in the Established Neighbourhood – Recent Communities policy area under the *Complete Communities Direction Strategy 2.0.* This policy area supports increasing residential densities in a manner compatible with the surrounding context. The recommended rezoning aligns with several of the policies previously identified in this report. Specifically:
    - In accordance with policies 1.1, 1.2, and 3.1, the development promotes greater density within an established neighbourhood and contributes to its physical renewal, offering a different form of housing beyond single family dwellings that accommodates people with a variety of needs or in different life stages.

- In accordance with policies 3.3 and 1.1 of the Housing section of *Complete Communities 2.0*, the subject property includes the provision of 185 affordable dwelling units on a location close to regular public transit service. (Please refer to further discussion on transit service, below.)
- In accordance with policies under Goal 2, the proposed site design is suitable for the context of this portion of Bridge Lake Drive and the Bridgwater Trails Neighbourhood, in that:
    - Sidewalks provides direct access to the principal building entrances from the public street;
    - The proposed buildings are set back a minimum of 25 feet from front street when existing single-family dwellings are located directly across the street;
    - Plans submitted show that the surface parking areas and drive aisles can be screened by landscaped setbacks.

Consistency with the Waverley West West Neighbourhood Area Structure Plan

- The area secondary plan calls for a target density of 30 dwelling units an acre in the Multi-Family Residential policy area.
- This is a minimum target, rather than a stated maximum density. The intent of this target density policy is to ensure there is an efficient use of land and to support transit service in the neighbourhood. In this way, an overall density that is higher than the target would ensure a more efficient use of land and higher transit ridership in the area.
- At present, the Multi-Family Residential policy area has a density of 19.9 units per acre. Should the proposed development be approved with 450 dwelling units, the Multi-Family Residential policy area will have a density of approximately 33.1 dwelling units per acre.
- Given this policy direction, the proposal is consistent with the *Waverley West West Neighbourhood Area Structure Plan.*

Density, Height, and Setbacks

- The multi-family development proposed for Lots 1 and 2 has a combined 450 dwelling units on a site. With a total site area of 173,711 square feet, this equates to a lot area per dwelling unit of 386 square feet per dwelling unit.
- It should be noted that the proposed front yard building setbacks for proposed Lot 1 is 25 feet, and the setback on proposed Lot 2 is 27.5 feet. Each of these setbacks comply with the front yard building setbacks of the Winnipeg Zoning By-law.
- A recommended condition of approval is to limit the building height to a maximum of 75 feet. This is to ensure that the building heights do not substantially exceed the approximately 72 foot building heights currently proposed. Moreover, this height limit will keep the proposed building height close to the maximum building height permitted in the existing “RMF-M” zoning district.
- Please refer to the Administrative Report for associated file no. DAV 25-207713/D for more information on height, density, and setback Variances.
- Given this, the proposed building setbacks and height are considered suitable for this location.

Transit Service

- The subject site is located within 97 metres (318 feet) of northbound and southbound transit stops on Bridge Lake Drive. These stops are serviced by transit routes 676 and 678, which have regular daily service and feeds into the Southwest Rapid Transit Corridor and to the University of Manitoba's Fort Garry campus.
- The site is also currently served by transit service in off-peak hours under on-request area 111 – Waverley West. Within this on-request area, daily transit service is provided when a trip is booked through Winnipeg Transit. Typically, an on-request bus will arrive between 10 and 20 minutes from the time a trip is booked. This on-request service provides rides to other points within the Waverley West, Waverley Heights, and St. Norbert neighbourhoods, including the Victoria Hospital, Pembina Highway and the Markham and Chancellor stations of the Southwest Rapid Transit Corridor.
- Further information on these transit routes is shown in the following table:

Table 2: Transit Service within 97 metres of subject site:

ROUTE	DAYS	TIMES	FREQUENCY
676	7 days/week	5:18 AM – 7:16 PM (M-F) 6:33 AM – 7:13 PM (Sat) 7:29 AM – 7:13 PM (Sun	30 mins (M-F) 60 mins (Sat & Sun)
678	Mon – Fri	5:14 AM – 7:09 PM	30 mins
111 (On-Request)	7 day/week	7:05 PM – 10:15 PM (M-F) 6:45 AM – 9:45 PM (Sat) 7:00 AM – 9:30 PM (Sun)	10-20 mins from time of request (7 days/week)

- Under the *Winnipeg Transit Master Plan,* transit service is expected to remain at this location.
- This level of transit service helps support the rezoning to the "RMF-L" district, given that 41 percent of the dwelling units proposed are affordable. This is given that the proposal has a shortfall of three (3) percent of the parking requirement at this location. (Please refer to the Administrative Report for associated file no. DAV 25-207713/D for more information on proposed parking.)



Figure 4: Nearby Transit stops on Bridge Lake Drive, circled, in relation to subject site.

Traffic Study

- The applicant submitted a technical review conducted by a professional transportation engineer with the application. This review was intended to look at existing and forecasted traffic levels at eight (8) intersections within the study area.
- Based on this study, the following was noted:
    - Several intersections in the study area were expected to be near capacity if the proposal is fully built out and occupied.
    - Daily traffic volumes on Bridge Lake Drive are forecasted to exceed typical volumes for residential collector streets. Mitigation strategies for Bridge Lake Drive traffic were suggested. (Please refer to the Report of the Administrative Coordination Group, appended as Appendix B to this report, which discusses traffic calming on Bridge Lake Drive.

PUBLIC CONSULTATION

- In the letter of intent provided, the applicant notes that they undertook a public information session online on July 9, 2024. This was publicized through letters mailed to the 20 nearest single-family dwellings, and an email to the Bridgwater Trails Neighbourhood Association.
- The applicant notes that four (4) residents attended this session. Following this engagement, the applicant modified the design plans to include a total of two (2) private approaches (one on each lot), and separated the proposed building into two (2) separate buildings in order to reduce the overall massing.

PLAN APPROVAL

- Plan Approval by the Director of Planning, Property and Development and by the Assiniboia Community Committee is required for any new development under the Zoning

Agreement for file no. DASZ 8/2012. As such, final design plans must be approved before permits can be issued.

CONDITIONS OF APPROVAL

Servicing Agreement

- The Winnipeg Public Service recommends that the developer enter into a Servicing Agreement with the City of Winnipeg. The items addressed in the recommended Servicing Agreement are discussed in the Report of the Administrative Coordinating Group (ACG), which is attached to this report as Appendix “B.

Zoning Agreement

- The Winnipeg Public Service recommends that the developer enter into a Zoning Agreement with the City of Winnipeg requiring that no building on the subject site be greater than 75 feet in height. This is to ensure that the building heights do not substantially exceed the approximately 72 feet building heights currently proposed, in the event the applicant modifies their site design.
- Moreover, this height limit will keep the proposed building height close to the maximum building height permitted in the existing “RMF-M” zoning district.

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 application, the Public Service is recommending the developer provide ‘cash in lieu’ as determined by the Planning, Property and Development Department.

RECOMMENDATION

The Urban Planning Division recommends **approval** of the subdivision and rezoning to the “RMF-L” district for the following reasons:

- The proposal is consistent with *OurWinnipeg 2045,* in that it is new growth designed to be compatible with the surrounding area, promoting efficient use of land and municipal services, and provides enhanced housing choices in the neigbourhood.
- The proposal is consistent with *Complete Communities Direction Strategy 2.0,* in that it adds to the mix of housing types at a scale appropriate for the subject site.
- The proposal is consistent with the *Waverley West West Neighbourhood Area Structure Plan,* in that it is a higher-density multi-family residential land use that helps meet the density target of 30 dwelling units per acre.
- The proposal is designed in a manner that is sensitive to the surrounding context, in terms of building setbacks and massing.
- The existing Zoning Agreement pertaining to the land will ensure final design details can be reviewed by the Assiniboia Community Committee and the Director of Planning, Property and Development, including final cladding materials, landscape details, setbacks, drive aisles, etc.

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

Report Prepared by: Robert Galston, MCP
PPD File #: DASZ 39/2025

Schedule "B" for File DASZ 39/2025, Assiniboia Community Committee, dated November 6, 2025

By-Law No. _____

File No. **DASZ 39/2025**

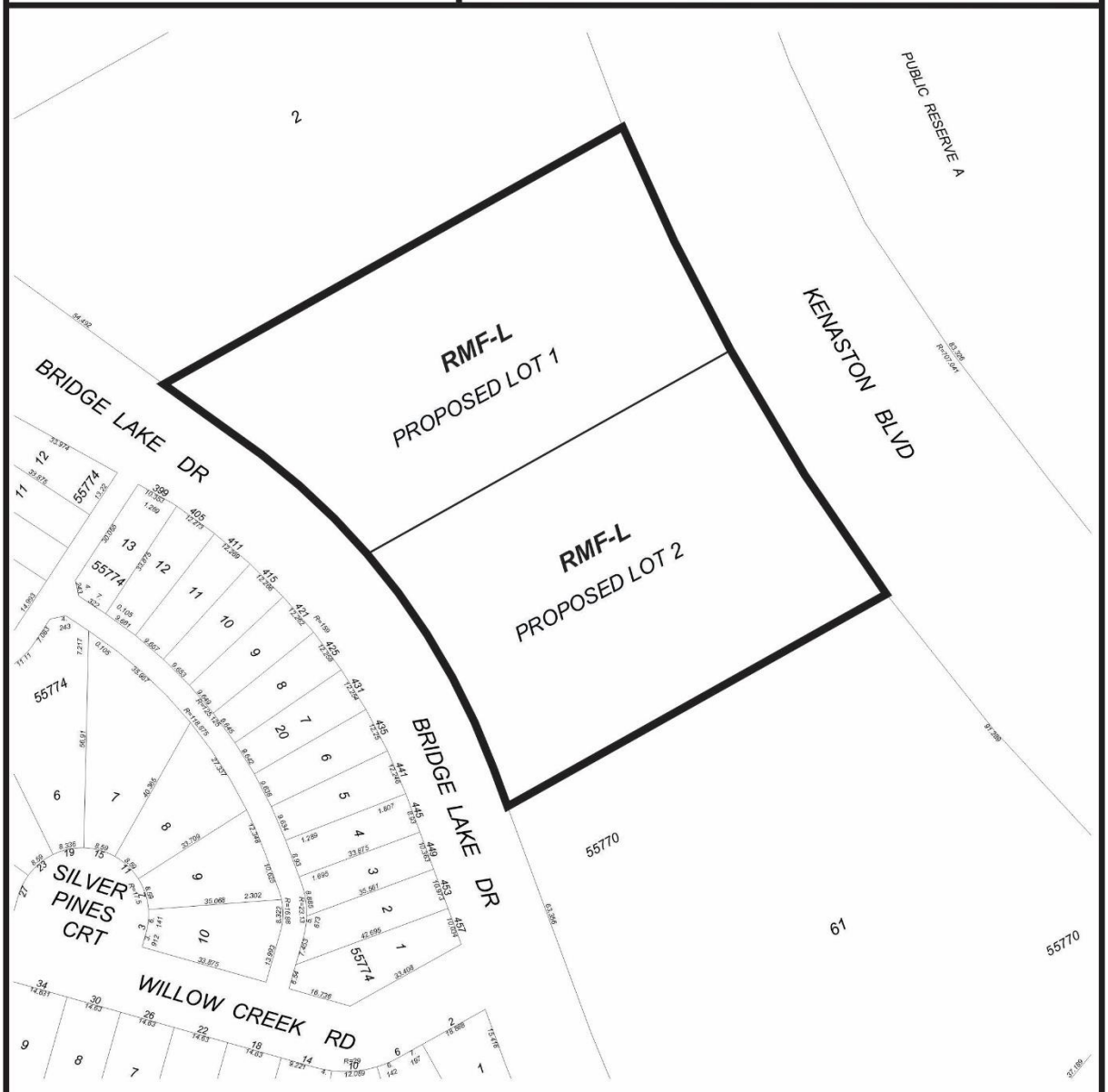
Atlas Sheet No. **AM20**

N

ASSINIBOIA COMMUNITY

Explanation

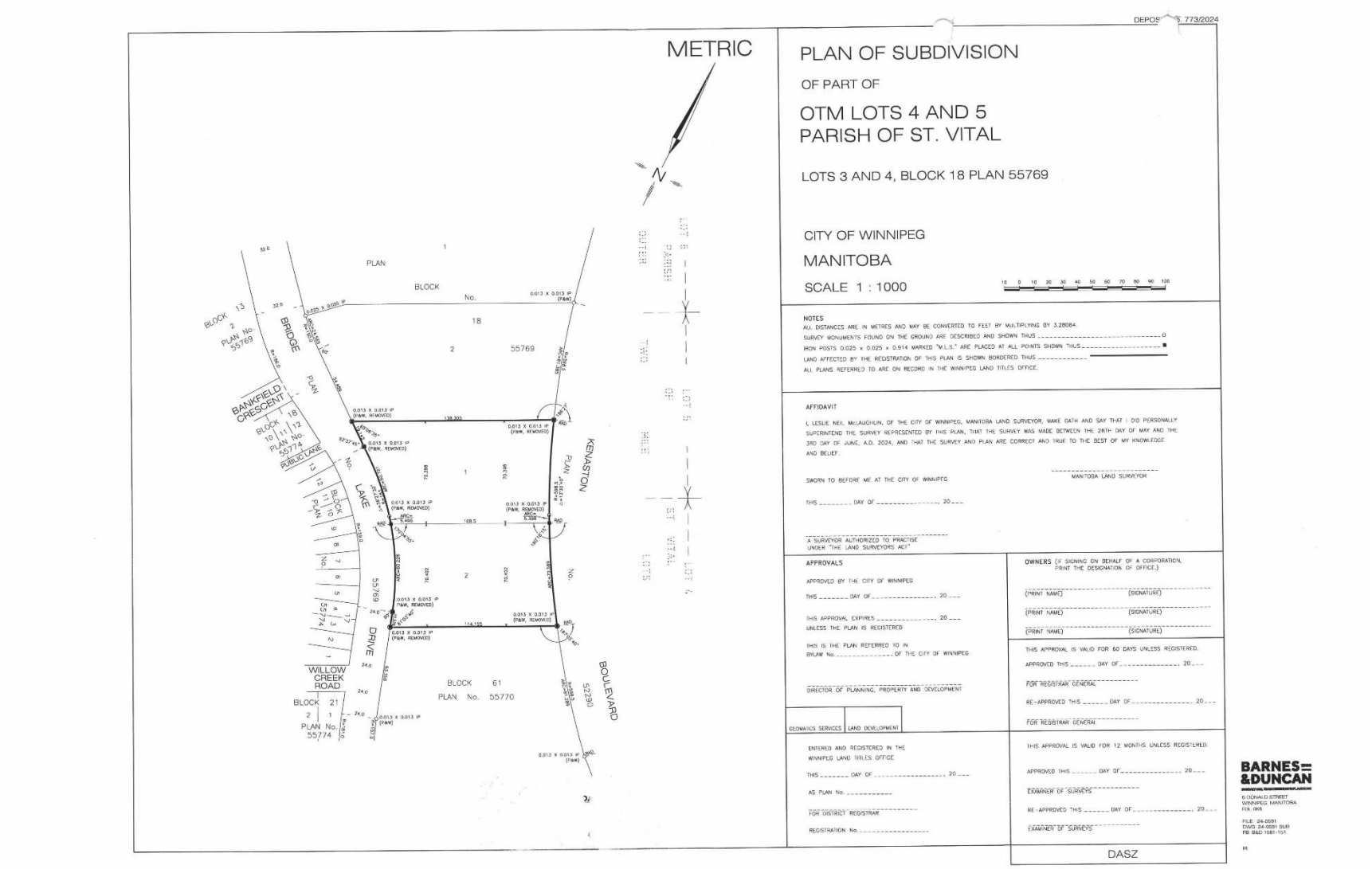
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located east of Bridge Lake Drive, west of Kenaston Boulevard, south of Bankfield Crescent, and north of Willow Creek Road from an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to allow for the construction of two residential multi-family buildings.

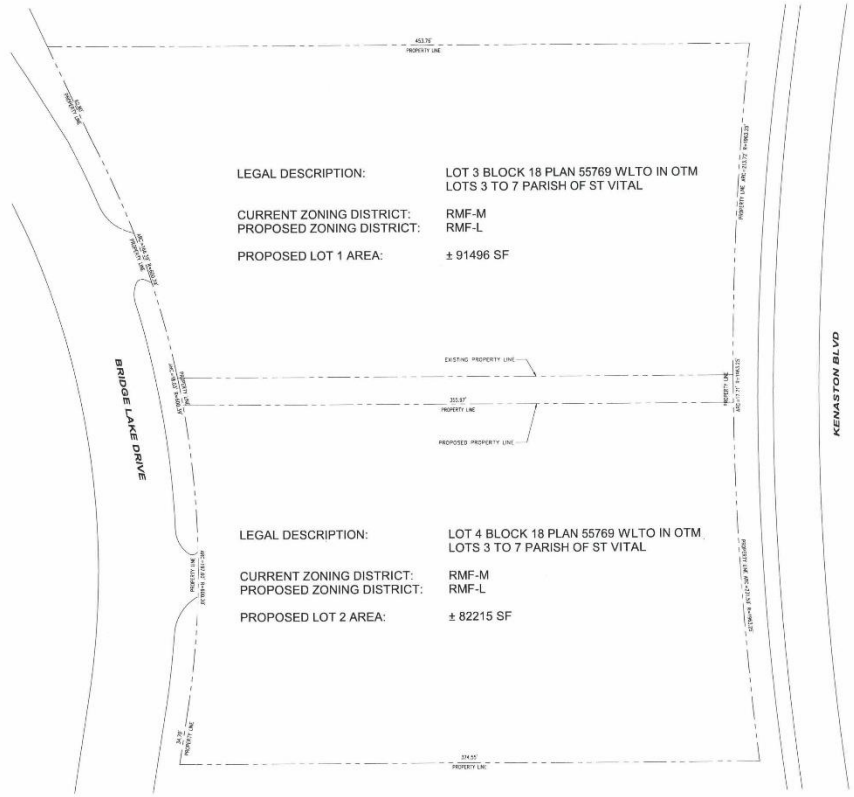


THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “11” referred to in File DASZ 39/2025





LEGAL DESCRIPTION: LOT 3 BLOCK 18 PLAN 55769 WLTO IN OTM LOTS 3 TO 7 PARISH OF ST VITAL

CURRENT ZONING DISTRICT: RMF-M
PROPOSED ZONING DISTRICT: RMF-L

PROPOSED LOT 1 AREA: ± 91496 SF

LEGAL DESCRIPTION: LOT 4 BLOCK 18 PLAN 55769 WLTO IN OTM LOTS 3 TO 7 PARISH OF ST VITAL

CURRENT ZONING DISTRICT: RMF-M
PROPOSED ZONING DISTRICT: RMF-L

PROPOSED LOT 2 AREA: ± 82215 SF

PROPERTY PLAN
1" = 30'-0"

THIS IS EXHIBIT " " REFERRED TO
IN FILE NO. DASZ 39/2025
DATED THIS 20 DAY OF NOVEMBER 2025

SENIOR COMMITTEE CLERK

No.	Revision	Date	By
5	RE-ISSUED FOR REZONING R5	25-07-24	DS
4	RE-ISSUED FOR REZONING R4	25-07-17	DS
3	RE-ISSUED FOR REZONING R3	25-06-25	DS
2	RE-ISSUED FOR REZONING R2	25-06-09	DS
1	ISSUED FOR REZONING R1	25-05-30	DS

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultant

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2S
Phone 204-982-6840 • Fax 204-453-4556 • info@affinityarch.com

Drawings and project manual, as instruments of service, are the property of the architect, the copyright in the same being reserved to him. No reproduction may be made without the permission of the architect, and when made must bear his name. All prints to be returned to the architect.
The contractor shall verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancies to the architect for adjustment, prior to proceeding.

MANITOBA HOUSING

MHRC BRIDGWATER PROPERTIES

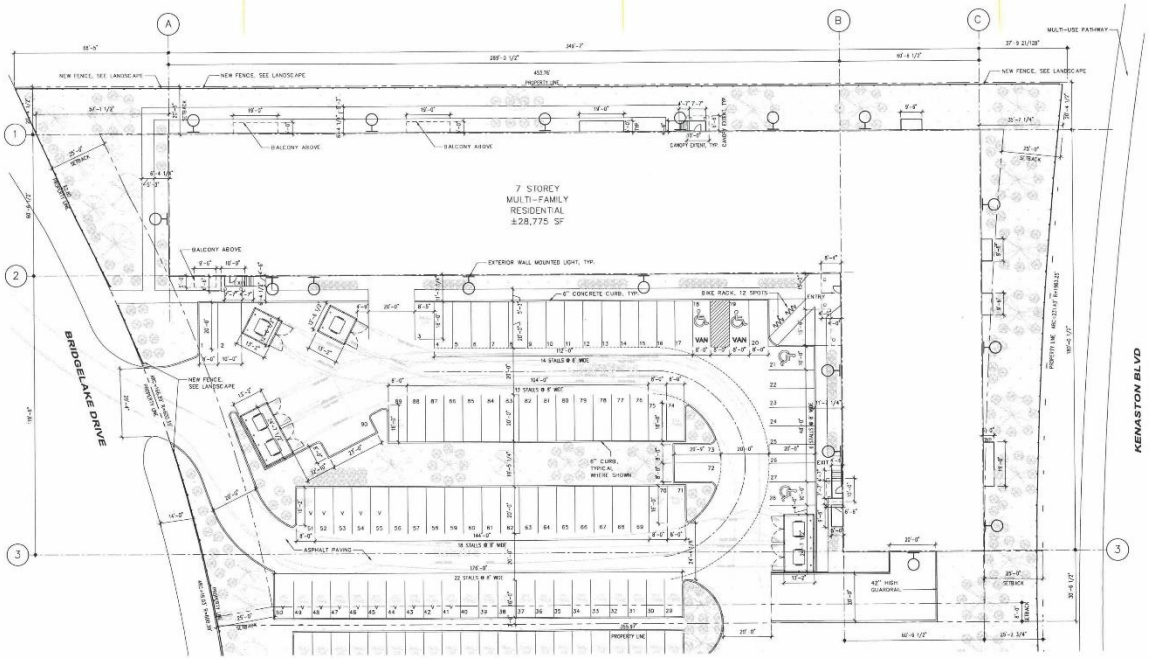
BRIDGE LAKE DRIVE AND KENASTON BLVD.

PROPERTY SITE PLAN

Drawn by: CF Checked by: DS

A1.0

Project No.: 25002 Date: JULY 2025



1 / A1.1 SITE PLAN
1" = 20'-0"

LEGAL DESCRIPTION:

LOT 3 BLOCK 18 PLAN 55789 WITO
IN OTM LOTS 3 TO 7 PARISH OF ST VITAL

ZONING SUMMARY:

CURRENT ZONING	RMF-M
PROPOSED	RMF-L
LAND AREA	691,496 S.F.
BUILDING HEIGHT	7 STOREY
BUILDING AREA	±28,775 SF
GROSS AREA (PARKADE + 7 LEVELS)	±230,200 S.F.
INDOOR PARKING	B01/L01 (PARTIAL)
DWELLING UNITS	246 UNITS
AFFORDABLE @ 41% =	101 UNITS
MARKET VALUE	145 UNITS
DENSITY (LOT AREA/UNIT)	371.9 S.F./UNIT (DENSITY VARIANCE REQUIRED)
PARKING STALLS REQUIRED	
AFFORDABLE 1:0.15	101 X 0.15 = 15
MARKET VALUE 1:1.5	145 X 1.5 = 218
TOTAL	233 TOTAL STALLS REQUIRED
PARKING STALLS PROVIDED	216 (INT. 126 EXT 90)
AFFORDABLE 1:0.15	101 X 0.15 = 15
MARKET VALUE 1:1.388	145 X 1.388 = 201
TOTAL	216 TOTAL STALLS PROVIDED
ACCESSIBLE STALLS REQUIRED	REQUIRED / PROVIDED
VISITOR STALLS (V)	5+2 VAN / 5+2 VAN
AFFORDABLE	NONE / NONE
MARKET 145 X 10%	15 / 15
BICYCLE PARKING	
AFFORDABLE 101 X .5	51 / 51
MARKET 189 X 10%	20 / 86
TOTAL	71 / 137
OUTDOOR BIKE RACK	12
B01	91 PER STALL
L01	34 PER STALL

GENERAL NOTES - SITE PLAN:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PATCH AND REPAIR EXISTING PAVING TO BE IN WITH NEW WORKS (SEE CIVIL).

KEYNOTES - SITE PLAN RENOVATION:

☐

No.	Revisions	Date	By
4	RE-ISSUED FOR REZONING R4	25-07-17	DS
3	RE-ISSUED FOR REZONING R3	25-06-23	DS
2	RE-ISSUED FOR REZONING R2	25-06-09	DS
1	RE-ISSUED FOR REZONING R1	25-05-20	DS

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MANITOBA HOUSING

MHRC BRIDGWATER PROPERTIES
430 BRIDGE LAKE DRIVE (LOT 3)

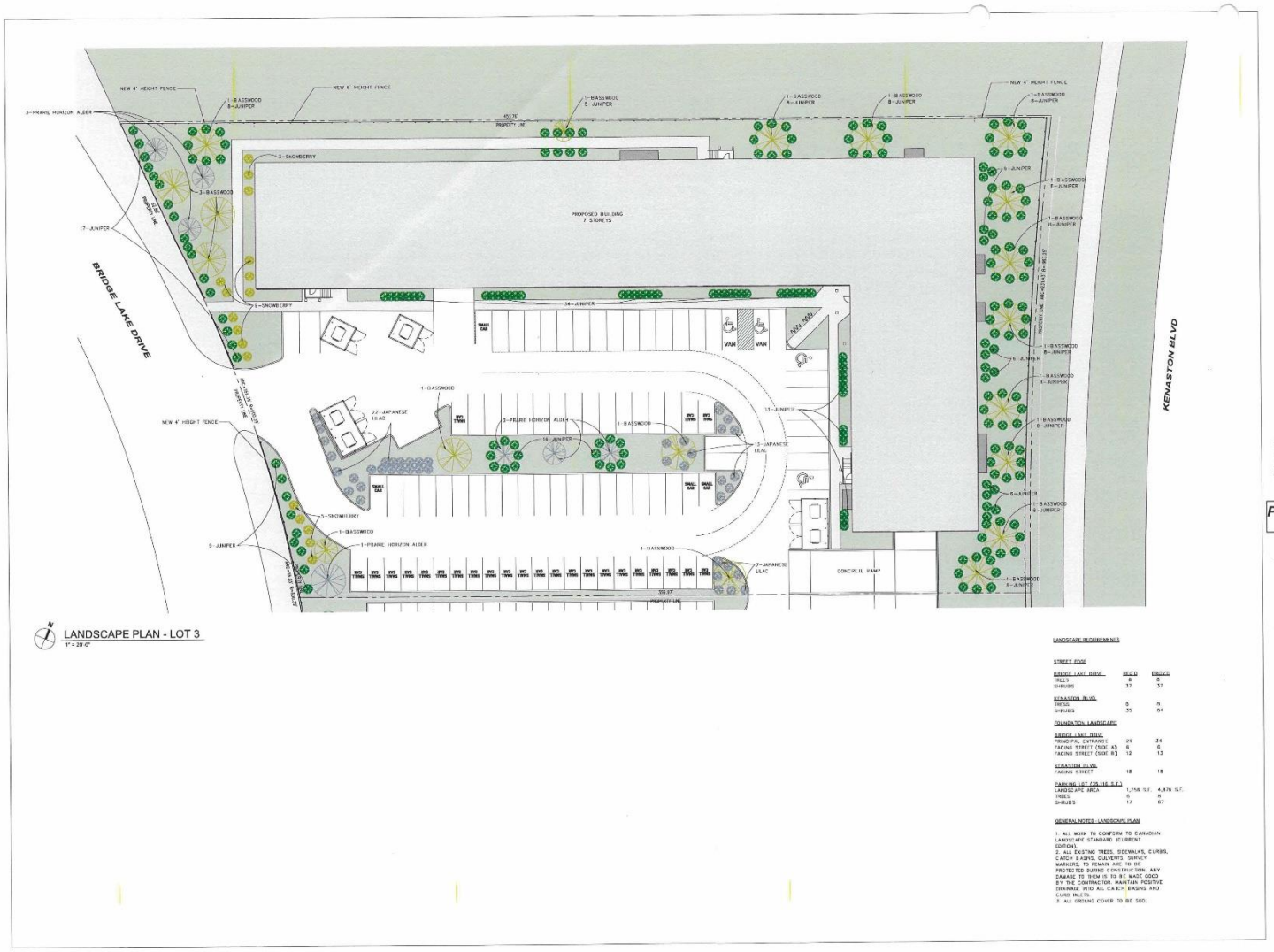
WINNIPEG, MB

SITE PLAN

Drawn by: JS/CF Checked by: DS

A1.1

Project No: 25802 Date: JULY 2025



LANDSCAPE REQUIREMENTS

STREET EDGE

BRIDGE LAKE DRIVE	REQ'D	PROV'D
TREES	8	8
SHRUBS	37	37

KENASTON BLVD.

TREES	8	8
SHRUBS	35	64

FOUNDATION LANDSCAPE

BRIDGE LAKE DRIVE		
PRINCIPAL ENTRANCE	29	34
FACING STREET (SIDE A)	6	6
FACING STREET (SIDE B)	12	13

KENASTON BLVD.

FACING STREET	18	18

PARKING LOT (20,116 S.F.)

LANDSCAPE AREA	1,758 S.F.	4,878 S.F.
TREES	6	6
SHRUBS	17	67

GENERAL NOTES - LANDSCAPE PLAN

1. ALL WORK TO CONFORM TO CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. ALL EXISTING TREES, SIDEWALKS, CURBS, CATCH BASINS, CULVERTS, SURVEY MARKERS, TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THEM IS TO BE MADE GOOD BY THE CONTRACTOR. MAINTAIN POSITIVE DRAINAGE INTO ALL CATCH BASINS AND CURB INLETS.
3. ALL GRELING COVER TO BE SOD.

No.	Revision	Date	By
4	RE ISSUED FOR REZONING R4	25-07-17	DS
3	RE ISSUED FOR REZONING R3	25-06-05	DS
2	RE ISSUED FOR REZONING R2	25-06-09	DS
1	ISSUED FOR REZONING R1	25-05-20	DS

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MANITOBA HOUSING

MHRC BRIDGWATER PROPERTIES

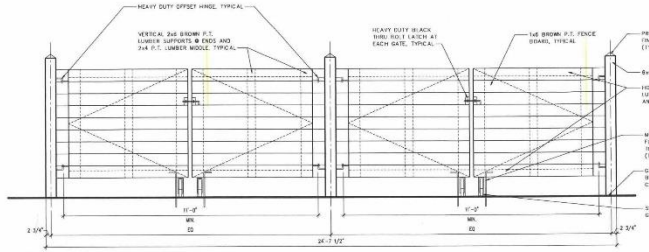
BRIDGE LAKE DRIVE AND KENASTON BLVD.

LANDSCAPE PLAN - LOT 3

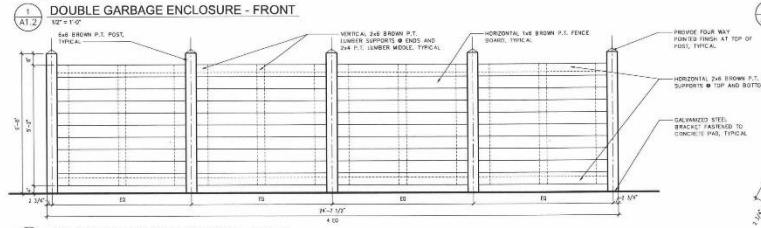
Drawn by: HMJS Checked by: DS

A1.4

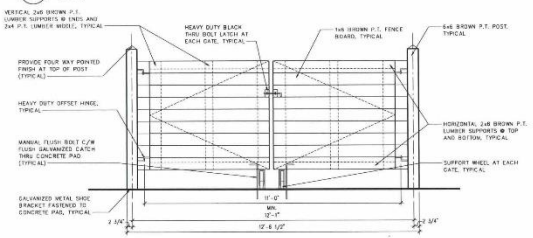
Project No.: 25063 Date: JULY 2025



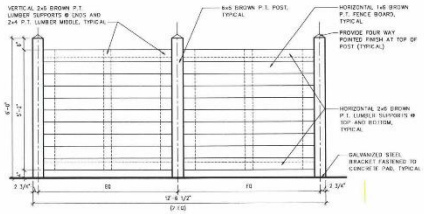
1 A1.2 DOUBLE GARBAGE ENCLOSURE - FRONT
1/2" = 1'-0"



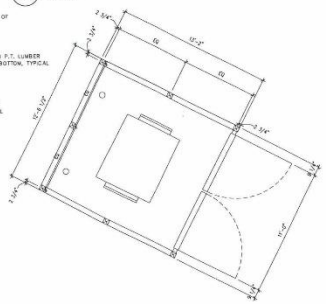
2 A1.2 DOUBLE GARBAGE ENCLOSURE - REAR
1/2" = 1'-0"



3 A1.2 SINGLE GARBAGE ENCLOSURE - FRONT
1/2" = 1'-0"

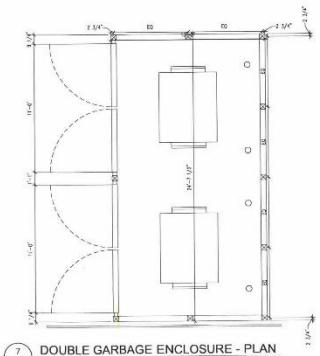


4 A1.2 SINGLE GARBAGE ENCLOSURE - REAR
1/2" = 1'-0"



5 A1.2 GARBAGE ENCLOSURE - SIDES
1/2" = 1'-0"

6 A1.2 SINGLE GARBAGE ENCLOSURE - PLAN
1/4" = 1'-0"



7 A1.2 DOUBLE GARBAGE ENCLOSURE - PLAN
1/4" = 1'-0"

No.	Revisions:	Date:	By:
4	RE-ISSUED FOR REZONING #4	25-07-17	DS
3	RE-ISSUED FOR REZONING #3	25-06-25	DS
2	RE-ISSUED FOR REZONING #2	25-06-09	DS
1	RE-ISSUED FOR REZONING #1	25-05-26	DS

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MANITOBA HOUSING

MHRC BRIDGWATER PROPERTIES
430 BRIDGE LAKE DRIVE(LOT 3)

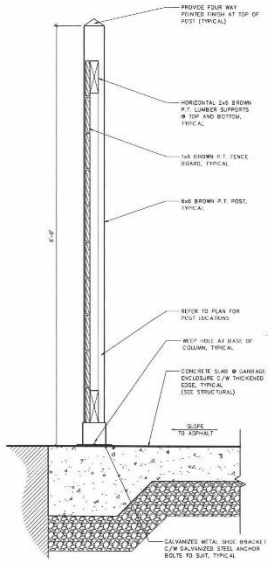
WINNIPEG, MB

SITE DETAILS

Drawn by: JS Checked by: DS

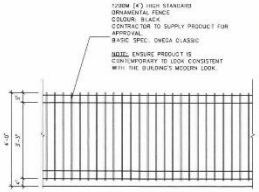
A1.2

Project No.: 25002 Date: JULY 2025

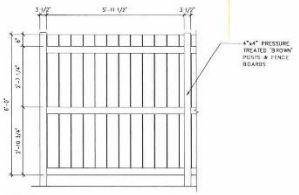


NOTE:
ALL STEEL COMPONENTS SHALL BE SUBMITTED FOR REVIEW UNDER SEAL OF AN ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF MANITOBA AND SHALL BE FABRICATED TO SUIT THE MANNER OF THEIR INSTALLATION AND FUNCTION.

1 / A1.3 GARBAGE ENCLOSURE - TYPICAL SECTION
1 1/2" = 1'-0"



2 / A1.3 TYPICAL 4' ORNAMENTAL FENCE
1/2" = 1'-0"



3 / A1.3 TYPICAL 6' WOOD FENCE
1/2" = 1'-0"

No.	Revision	Date	By
4	RE-ISSUED FOR REZONING R4	25-07-17	DS
3	RE-ISSUED FOR REZONING R3	25-06-25	DS
2	RE-ISSUED FOR REZONING R2	25-06-09	DS
1	RE-ISSUED FOR REZONING R1	25-05-28	DS

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MANITOBA HOUSING

MHRC BRIDGWATER PROPERTIES
430 BRIDGE LAKE DRIVE(LOT 3)

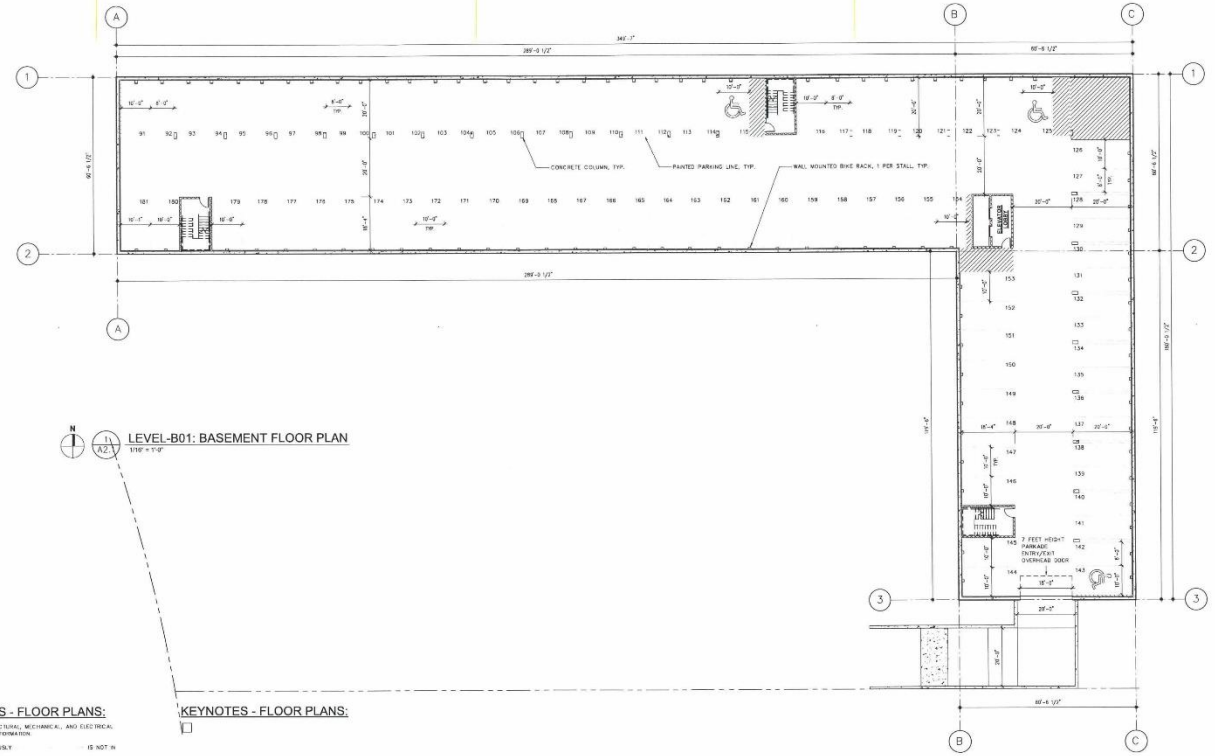
WINNIPEG, MB

SITE DETAILS

Drawn by: JS/CF Checked by: DS

A1.3

Project No: 25002 Date: JULY 2025



LEVEL-B01: BASEMENT FLOOR PLAN
1/16" = 1'-0"

KEYNOTES - FLOOR PLANS:

GENERAL NOTES - FLOOR PLANS:

1. TEL CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. LOOSE FURNITURE SHOWN THUSLY ..... IS NOT IN CONTRACT (N.I.C.).
3. COORDINATE ELEVATOR DIMENSIONS, INSTALLATION CLEARANCES, CONTROLLER CABINETS, AND DOOR FRAME INSTALLATION WITH MANUFACTURER SHOP DRAWINGS. FURNISH STRUCTURAL, MECHANICAL, AND ELECTRICAL PROVISIONS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
4. PROVIDE BLOCKING FOR FIXTURES AND MILLWORK PRIOR TO INSTALLATION OF GYPSUM BOARD.
5. COORDINATE PENETRATIONS AND SLEEVES THRU CONCRETE ASSEMBLIES WITH CONSTRUCTION MANAGER PRIOR TO POUR.
6. PROVIDE LISTED FIRESTOP SYSTEMS FOR ALL ASSEMBLY JOINTS AND PENETRATIONS, FORMING PART OF OR PENETRATING THROUGH FIRE RATED ASSEMBLIES.

No.	Revisions:	Date:	By:
4	RE-ISSUED FOR REZONING R4	25-07-17	DS
3	RE-ISSUED FOR REZONING R3	25-06-26	DS
2	RE-ISSUED FOR REZONING R2	25-06-09	DS
1	RE-ISSUED FOR REZONING R1	25-05-30	DS

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MHRC BRIDGWATER PROPERTIES
430 BRIDGE LAKE DRIVE (LOT 3)

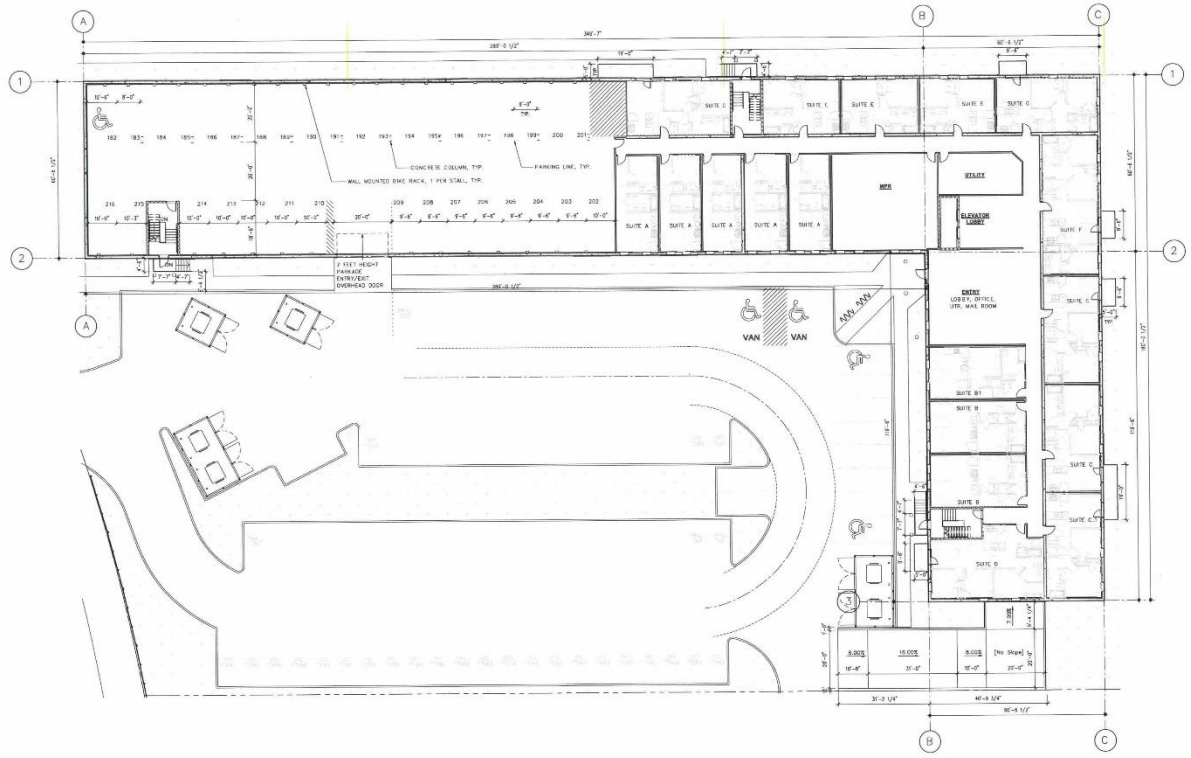
WINNIPEG, MB

LEVEL-B01 (BASEMENT) FLOOR PLAN

Drawn by: JS/CF Checked by: DS

A2.1

Project No.: 25002 Date: JULY 2025



LEVEL-01: FLOOR PLAN
1/16" = 1'-0"

KEYNOTES - FLOOR PLANS:

GENERAL NOTES - FLOOR PLANS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
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SUITE SUMMARY

SUITE TYPE	SUITE AREA (SQ. FT.)	# OF BATHROOM	# OF BEDROOM	TOTAL
SUITE A	521	1	1	101
SUITE B	643	1	1	26
SUITE B1	643	1	1	2
SUITE C	781	1	2	45
SUITE C.1	769	1	2	12
SUITE D	966	1	2	12
SUITE E	561	1	1	21
SUITE F	1015	2	3	7
SUITE G	739	1	2	7
SUITE H	759	2	3	1
SUITE I	664	1	1	1
TOTAL				348

No.	Revision:	Date:	By:
4	RE-ISSUED FOR REZONING #4	25-07-17	DS
3	RE-ISSUED FOR REZONING #3	25-06-25	DS
2	RE-ISSUED FOR REZONING #2	25-06-09	DS
1	RE-ISSUED FOR REZONING #1	25-05-28	DS

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MHRC BRIDGWATER PROPERTIES
430 BRIDGE LAKE DRIVE (LOT 5)

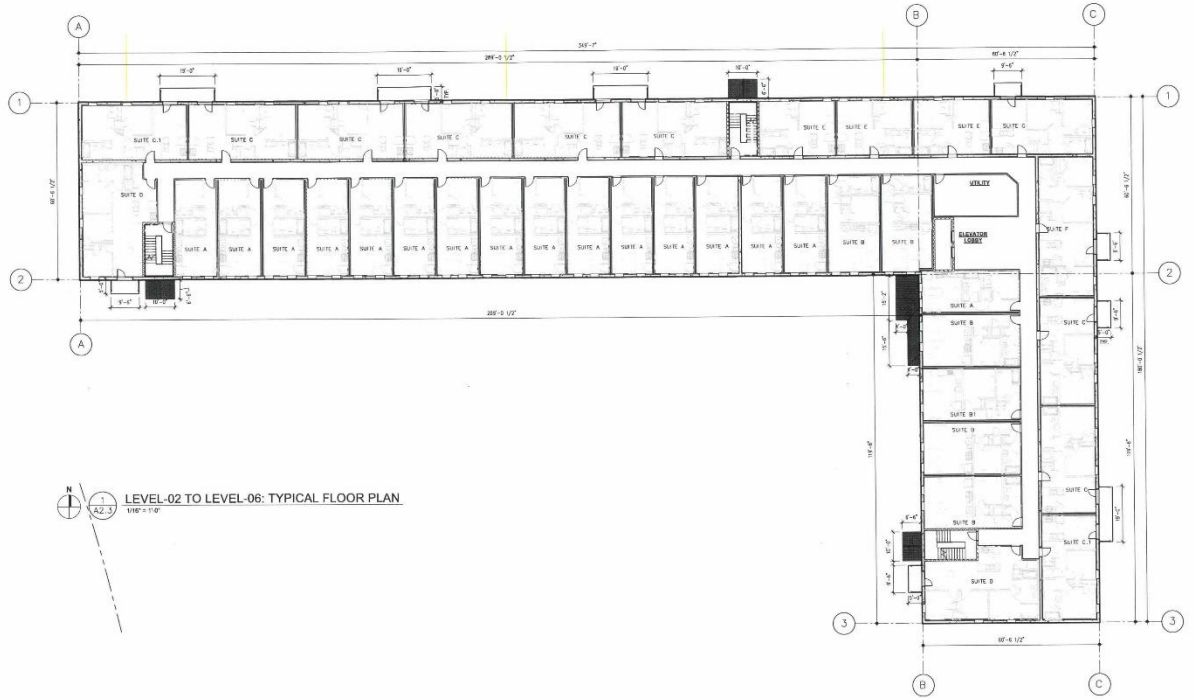
WINNIPEG, MB

LEVEL-01 FLOOR PLAN

Drawn by: JS Checked by: DS

A2.2

Project No: 25002 Date: JULY 2025



LEVEL-02 TO LEVEL-06: TYPICAL FLOOR PLAN
1/16" = 1'-0"

GENERAL NOTES - FLOOR PLANS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
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6. PROVIDE LISTED FIRESTOP SYSTEMS FOR ALL ASSEMBLY JOINTS AND PENETRATIONS, FORMING PART OF 1HR RATING THROUGH FIRE RATED ASSEMBLIES.

KEYNOTES - FLOOR PLANS:

☐

SUITE SUMMARY

SUITE TYPE	SUITE AREA (SQ. FT.)	# OF BATHROOM	# OF BEDROOM	TOTAL
SUITE A	521	1	1	151
SUITE B	643	1	1	36
SUITE B1	643	1	1	3
SUITE C	780	1	2	45
SUITE C1	769	1	2	13
SUITE D	988	1	3	12
SUITE E	565	1	1	21
SUITE F	1015	2	3	7
SUITE G	739	1	2	7
SUITE H	769	2	3	1
SUITE I	664	1	1	1
TOTAL				246

No.	Revision:	Date:	By:
4	RE-ISSUED FOR REZONING #4	25-07-17	DS
3	RE-ISSUED FOR REZONING #3	25-06-25	DS
2	RE-ISSUED FOR REZONING #2	25-06-09	DS
1	RE-ISSUED FOR REZONING #1	25-05-05	DS

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MANITOBA HOUSING

MJRC BRIDGWATER PROPERTIES
430 BRIDGE LAKE DRIVE (LOT 3)

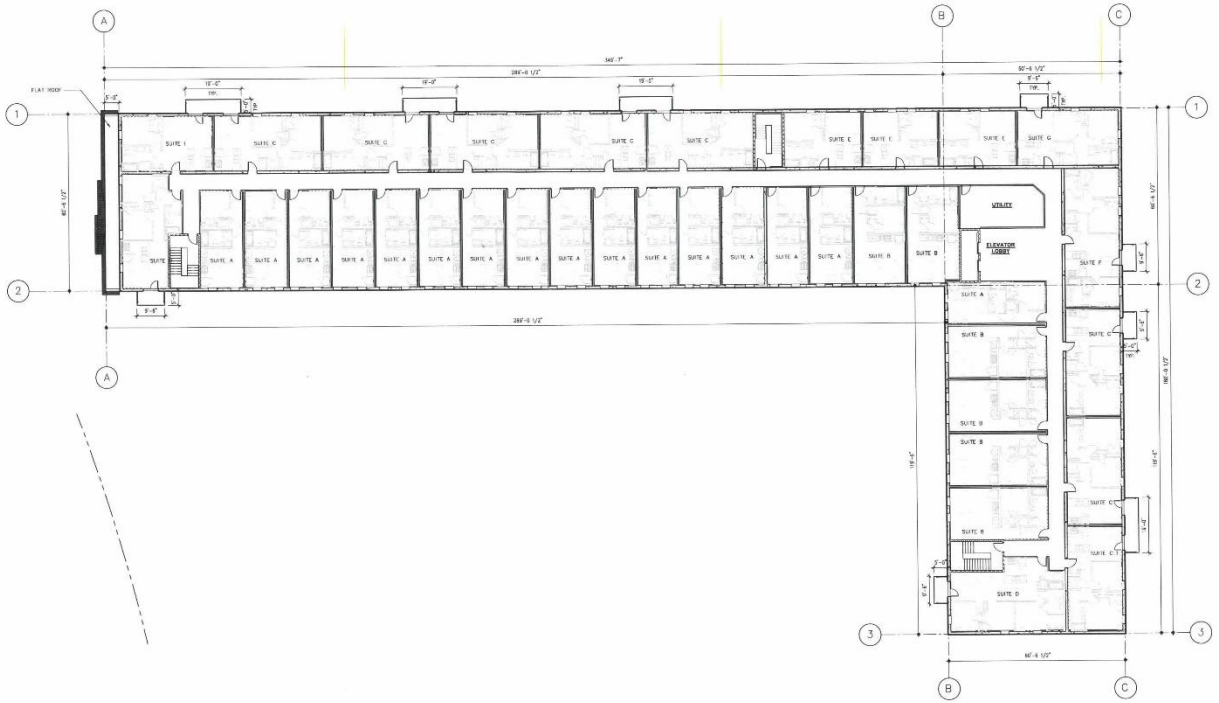
WINNIPEG, MB

LEVEL-02 TO LEVEL-06 TYPICAL FLOOR PLAN

Drawn by: JS/CF Checked by: DS

A2.3

Project No.: 25002 Date: JULY 2025



N

1 / A2.4 LEVEL-07 FLOOR PLAN

1/16" = 1'-0"

GENERAL NOTES - FLOOR PLANS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
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KEYNOTES - FLOOR PLANS:

☐

SUITE SUMMARY

SUITE TYPE	SUITE AREA (SQ. FT.)	# OF BATHROOM	# OF BEDROOM	TOTAL
SUITE A	571	1	1	101
SUITE B	643	1	1	38
SUITE B1	643	1	1	3
SUITE C	781	1	2	45
SUITE C1	769	1	2	12
SUITE D	968	1	3	12
SUITE E	567	1	1	21
SUITE F	1015	2	3	7
SUITE G	738	1	2	7
SUITE H	759	2	1	1
SUITE I	664	1	1	1
TOTAL				248

No.	Revision:	Date:	By:
4	RE-ISSUED FOR REZONING R4	25-07-17	DS
3	RE-ISSUED FOR REZONING R3	25-06-25	DS
2	RE-ISSUED FOR REZONING R2	25-06-09	DS
1	RE-ISSUED FOR REZONING R1	25-05-19	DS

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MANITOBA HOUSING

MHRC BRIDGWATER PROPERTIES
430 BRIDGE LAKE DRIVE(LOT 3)

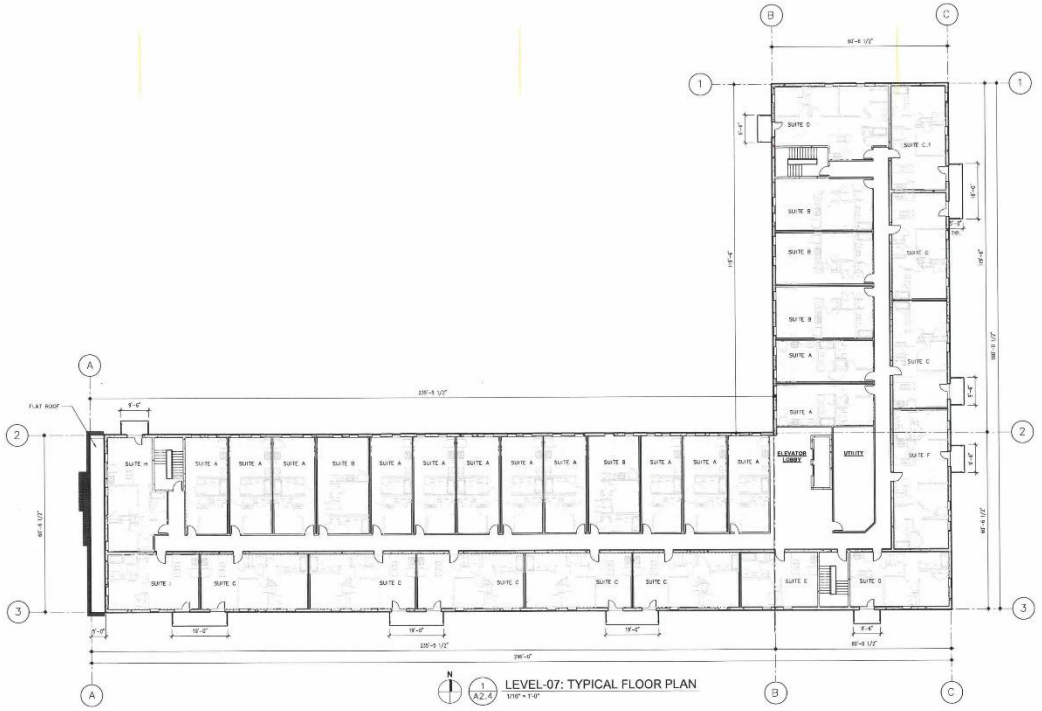
WINNIPEG, MB

LEVEL-07 FLOOR PLAN

Drawn by: JS/CJ Checked by: DS

A2.4

Project No. 25082 Date: JULY 2025



LEVEL-07: TYPICAL FLOOR PLAN
1/16" = 1'-0"

GENERAL NOTES - FLOOR PLANS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. LOOSE FURNITURE SHOWN THUSLY IS NOT IN CONTRACT (N.I.C.).
3. COORDINATE ELEVATOR DIMENSIONS, INSTALLATION CLEARANCES, CONTROLLER CABINETS, AND DOOR FRAME INSTALLATION WITH MANUFACTURER SHOP DRAWINGS. FURNISH STRUCTURAL, MECHANICAL, AND ELECTRICAL PROVISIONS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
4. PROVIDE BLOCKING FOR FIXTURES AND MILLWORK PRIOR TO INSTALLATION OF GYPSUM BOARD.
5. COORDINATE PENETRATIONS AND SLEEVES THRU CONCRETE ASSEMBLIES WITH CONSTRUCTION MANAGER PRIOR TO POUR.
6. PROVIDE LISTED FIRESTOP SYSTEMS FOR ALL ASSEMBLY JOINTS AND PENETRATIONS, FORMING PART OF ITS PENETRATING THROUGH FIRE RATED ASSEMBLIES.

KEYNOTES - FLOOR PLANS:

☐

SUITE SUMMARY

SUITE TYPE	SUITE AREA (SQ. FT.)	# OF BATHROOM	# OF BEDROOM	TOTAL
SUITE A	521	1	1	79
SUITE B	643	1	1	33
SUITE B1	643	1	1	2
SUITE C	781	1	2	45
SUITE C.1	769	1	2	12
SUITE D	968	1	3	12
SUITE E	580	1	1	7
SUITE F	1015	2	3	7
SUITE G	738	1	2	7
SUITE H	759	1	2	1
SUITE I	664	1	1	1
TOTAL				204

No.	Revision	Date	By
4	RE-ISSUED FOR REZONING #4	25-07-17	DS
3	RE-ISSUED FOR REZONING #3	25-06-25	DS
2	RE-ISSUED FOR REZONING #2	25-06-09	DS
1	RE-ISSUED FOR REZONING #1	25-05-22	DS

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MANITOBA HOUSING

MHRC BRIDGWATER PROPERTIES
440 BRIDGE LAKE DRIVE (LOT 4)

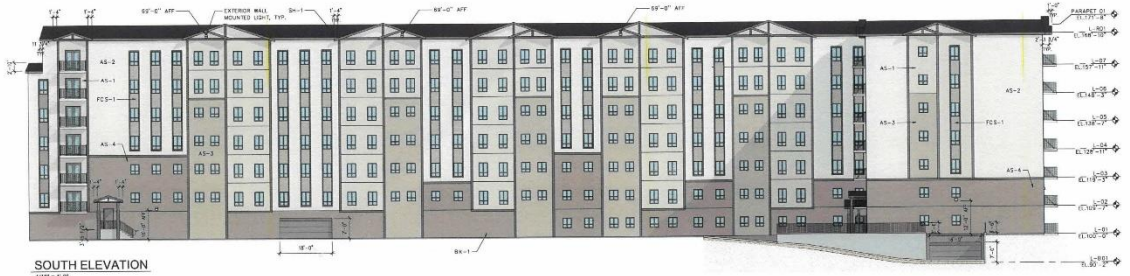
WINNIPEG, MB

LEVEL-07 FLOOR PLAN

Drawn by: JS/CT Checked by: DS

A2.4

Project No.: 25003 Date: JULY 2025



SOUTH ELEVATION
1/16" = 1'-0"



NORTH ELEVATION
1/16" = 1'-0"



EAST ELEVATION
1/16" = 1'-0"



WEST ELEVATION
1/16" = 1'-0"

EXTERIOR FINISH LEGEND:

AS-1 ACRYLIC STUCCO – GREY MIST
AS-2 ACRYLIC STUCCO – GARDENIA
AS-3 ACRYLIC STUCCO – PASHMINA
AS-4 ACRYLIC STUCCO – MEMARANER
FCS-1 TCO SHAKET – PASHMINA
BK-1 BRICK TEXTURED ACRYLIC STUCCO – MEMARANER
SH-1 ASPHALT SHINGLES

No.	Revision	Date	By
4	RE-ISSUED FOR REZONING R6	25-07-17	DS
3	RE-ISSUED FOR REZONING R5	25-06-25	DS
2	RE-ISSUED FOR REZONING R2	25-06-09	DS
1	RE-ISSUED FOR REZONING R1	25-05-28	DS

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MANITOBA HOUSING

MHRC BRIDGWATER PROPERTIES
430 BRIDGE LAKE DRIVE (LOT 3)

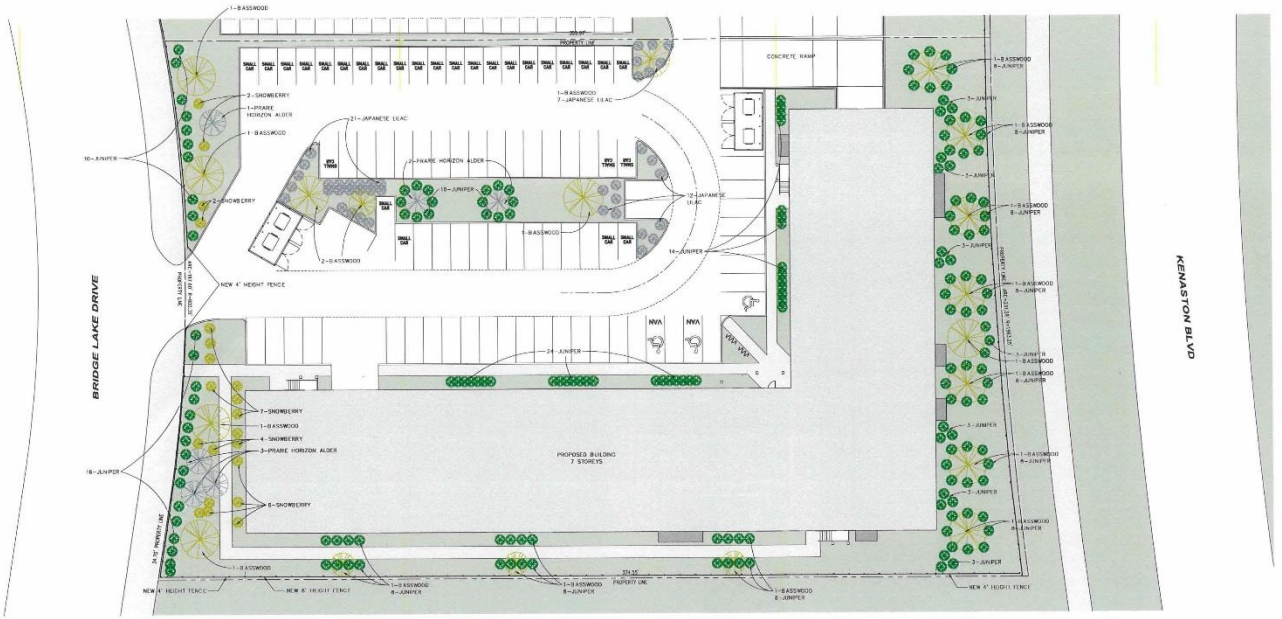
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: CJ Checked by: DS

A4.1

Project No. 25002 Date JULY 2025



LANDSCAPE PLAN - LOT 4
1" = 20'-0"

LANDSCAPE REQUIREMENTS

STREET EDGE

BRIDGE LAKE DRIVE	REQ'D	PROV'D
TREES	8	8
SHRUBS	35	35

KENASTON BLVD.		
TREES	8	8
SHRUBS	55	54

FOUNDATION LANDSCAPE

BRIDGE LAKE DRIVE		
PRINCIPAL ENTRANCE	24	24
FACING STREET (SIDE A)	6	9
FACING STREET (SIDE B)	12	14

KENASTON BLVD.		
FACING STREET	18	21

PARKING LOT (35,116 S.F.)		
LANDSCAPE AREA	1,582 S.F.	4,251 S.F.
TREES	5	6
SHRUBS	15	56

GENERAL NOTES - LANDSCAPE PLAN

1. ALL WORK TO CONFORM TO CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. ALL EXISTING TREES, SIDEWALKS, CURBS, CATCH BASINS, CULVERTS, SURVEY MARKERS, TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THEM IS TO BE MADE GOOD BY THE CONTRACTOR. MAINTAIN POSITIVE DRAINAGE INTO ALL CATCH BASINS AND CURB INLETS.
3. ALL GROUND COVER TO BE SOD.

No.	Revision	Date	By
4	RE-ISSUED FOR REZONING R4	25-07-17	DS
3	RE-ISSUED FOR REZONING R3	25-06-25	DS
2	RE-ISSUED FOR REZONING R2	25-06-09	DS
1	ISSUED FOR REZONING R1	25-05-20	DS

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MANITOBA HOUSING

MHRC BRIDGWATER PROPERTIES

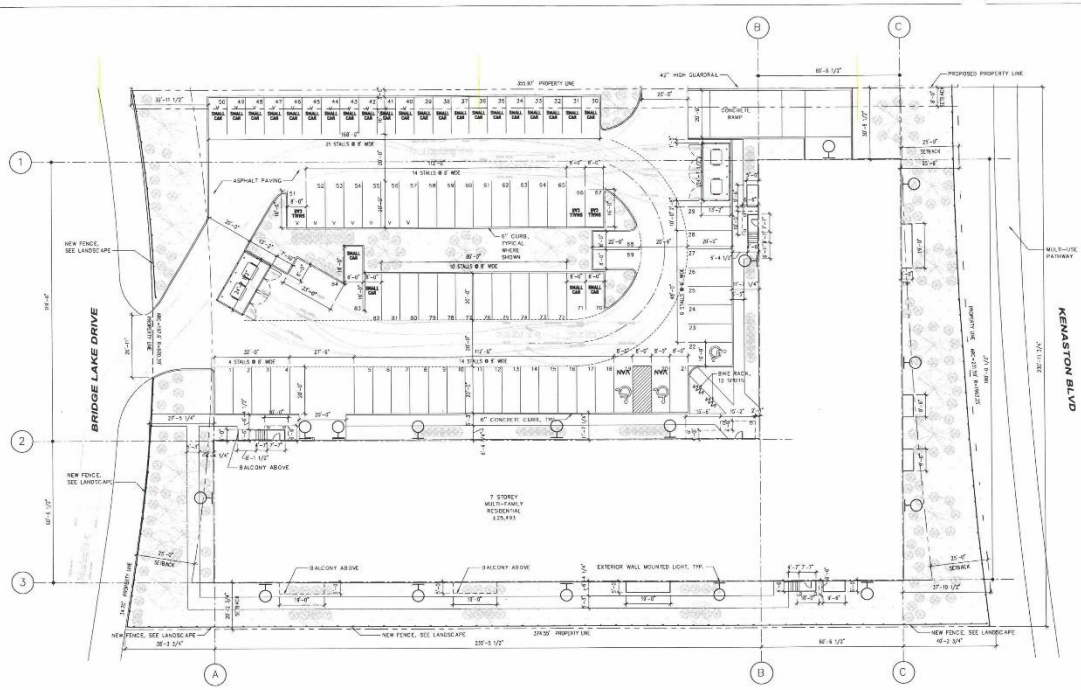
BRIDGE LAKE DRIVE AND KENASTON BLVD.

LANDSCAPE PLAN - LOT 4

Drawn by: HM/JS Checked by: DS

A1.5

Project No.: 25003 Date: JULY 2025



1 / A1.1 SITE PLAN
1" = 20'-0"

LEGAL DESCRIPTION:

LOT 4 BLOCK 18 PLAN 55769 WLTO
IN OTM LOTS 3 TO 7 PARISH OF ST VITAL

SITE STATISTICS:

CURRENT ZONING	RMF-M
PROPOSED	RMF-L
LAND AREA	482,216 S.F.
BUILDING HEIGHT	7 STOREY
BUILDING AREA	425,308 SF
GROSS AREA (PARKABE + 7 LEVELS)	8,203,944 S.F.
INDOOR PARKING	8(1)/(D) (PARTIAL)
DWELLING UNITS	204 UNITS
AFFORDABLE @ 41% =	84 UNITS
MARKET VALUE	120 UNITS
DENSITY (LOT AREA/UNIT)	403.0 S.F./UNIT
PARKING STALLS REQUIRED	
AFFORDABLE 1:0.15	84 X 0.15 = 13
MARKET VALUE 1:1.5	120 X 1.5 = 180
TOTAL	193 TOTAL STALLS REQUIRED
PARKING STALLS PROVIDED	197 (INT. 113 EXT. 84)
AFFORDABLE 1:0.15	84 X 0.15 = 13
MARKET VALUE 1:1.53	120 X 1.53 = 184
TOTAL	197 TOTAL STALLS PROVIDED

	REQUIRED	PROVIDED
ACCESSIBLE STALLS REQUIRED	4+2 VAN	4+2 VAN
VISITOR STALLS (V)		
AFFORDABLE	NONE	NONE
MARKET 180 X 10%	18	18
BICYCLE PARKING		
AFFORDABLE 84 X .5	42	42
MARKET 180 X 10%	18	18
TOTAL	60	163
OUTDOOR BIKE RACK		12
(B1)		79 PER STALL
		20 PER ROOM
(B1)		34 PER STALL
		18 PER ROOM

GENERAL NOTES - SITE PLAN:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PATCH AND REPAIR EXISTING PAVING TO TIE-IN WITH NEW WORKS (SEE CIVIL).

KEYNOTES - SITE PLAN RENOVATION:

☐

No.	Revision:	Date:	By:
4	REISSUED FOR REZONING R4	25-07-17	DS
5	REISSUED FOR REZONING R3	25-06-25	DS
2	REISSUED FOR REZONING R2	25-06-09	DS
1	REISSUED FOR REZONING R1	25-05-08	DS

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MANITOBA HOUSING

MHRC BRIDGWATER PROPERTIES
440 BRIDGE LAKE DRIVE (LOT 4)

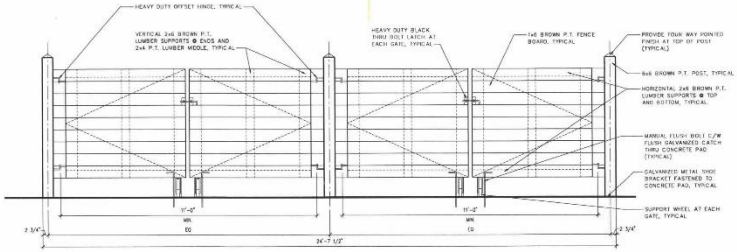
WINNIPEG, MB

SITE PLAN

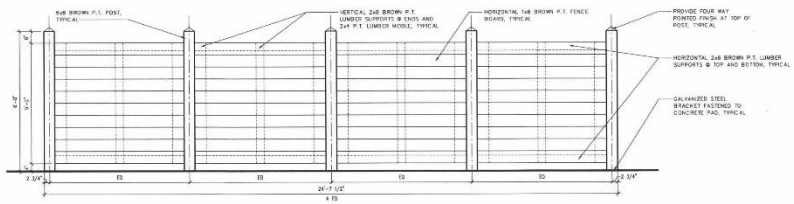
Drawn by: JS/CF Checked by: DS

A1.1

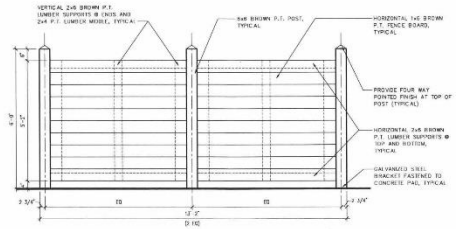
Project No.: 25003 Date: JULY 2025



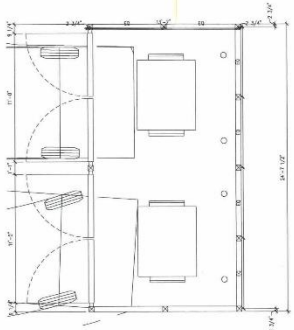
1 A1.2 FRONT ELEVATION
1/2" = 1'-0"



2 A1.2 REAR ELEVATION
1/2" = 1'-0"



3 A1.2 SIDE ELEVATION
1/2" = 1'-0"



4 A1.2 ENLARGED PLAN ENCLOSURE
1/4" = 1'-0"

No.	Revision	Date	By
4	RE-ISSUED FOR REZONING R4	25-07-17	DS
3	RE-ISSUED FOR REZONING R3	25-06-25	DS
2	RE-ISSUED FOR REZONING R2	25-06-09	DS
1	RE-ISSUED FOR REZONING R1	25-05-01	DS

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MANITOBA HOUSING

MHRC BRIDGWATER PROPERTIES
440 BRIDGE LAKE DRIVE(LOT 4)

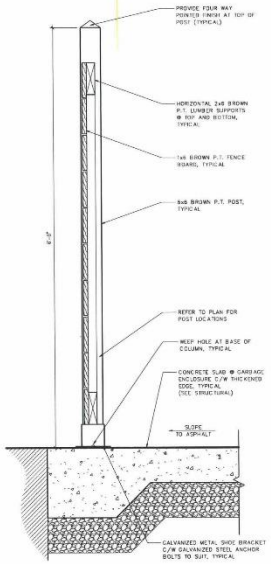
WINNIPEG, MB

SITE DETAILS

Drawn by: JS Checked by: DS

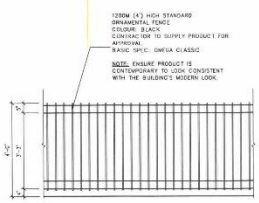
A1.2

Project No: 25003 Date: JULY 2025

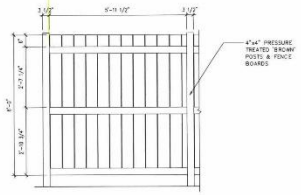


NOTE:
- ALL STEEL COMPONENTS SHALL BE SUBMITTED FOR REVIEW UNDER SEAL OF AN ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF MANITOBA AND SHALL BE FABRICATED TO SUIT THE MANNER OF THEIR INSTALLATION AND FUNCTION.

1 / A1.3 GARBAGE ENCLOSURE - TYPICAL SECTION
1 1/2" = 1'-0"



2 / A1.3 TYPICAL 4' ORNAMENTAL FENCE
1/2" = 1'-0"



3 / A1.3 TYPICAL 6' WOOD FENCE
1/2" = 1'-0"

No.	Revision	Date	By
4	RE-ISSUED FOR REZONING #4	25-07-17	DS
3	RE-ISSUED FOR REZONING #3	25-06-25	DS
2	RE-ISSUED FOR REZONING #2	25-06-09	DS
1	RE-ISSUED FOR REZONING #1	25-05-28	DS

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MANITOBA HOUSING

MHRC BRIDGWATER PROPERTIES
440 BRIDGE LAKE DRIVE (LOT 4)

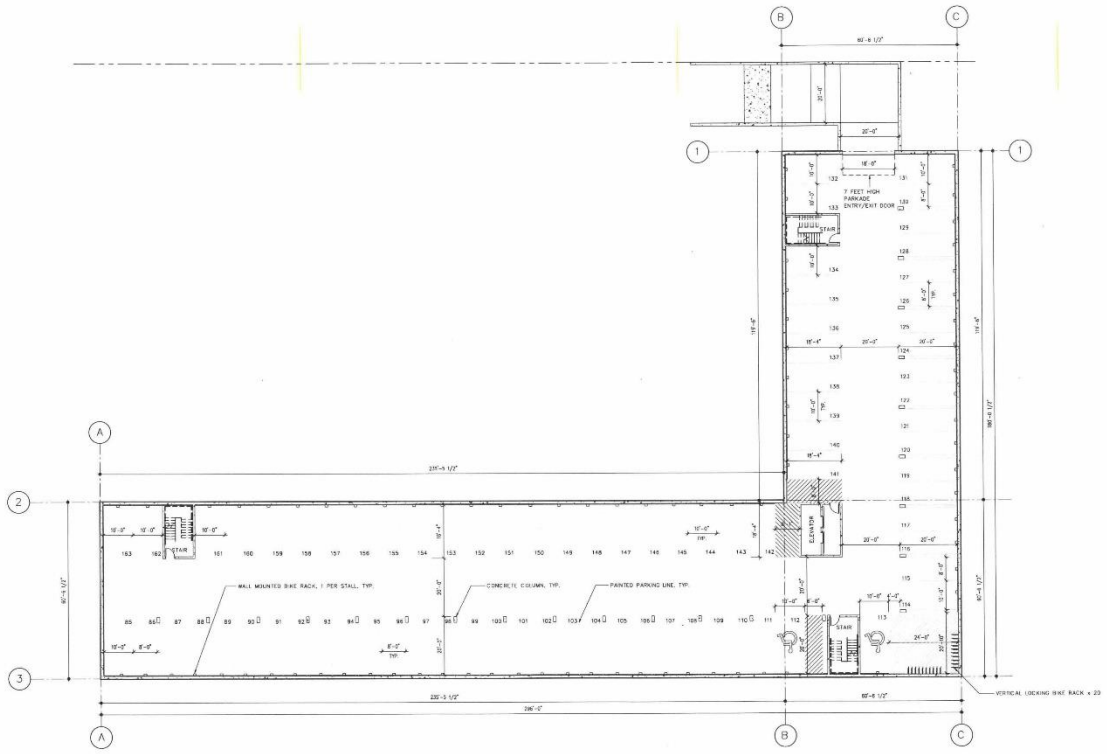
WINNIPEG, MB

SITE DETAILS

Drawn by: JS/CT Checked by: DS

A1.3

Project No: 25003 Date: JULY 2025



GENERAL NOTES - FLOOR PLANS:

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2. LOOSE FURNITURE SHOWN THUS [illegible] IS NOT IN CONTRACT (N.I.C.).
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KEYNOTES - FLOOR PLANS:

☐

LEVEL-B01: BASEMENT FLOOR PLAN

1/16" = 1'-0"

No.	Revision:	Date:	By:
4	RE-ISSUED FOR REZONING #4	25-07-17	DS
3	RE-ISSUED FOR REZONING #3	25-06-25	DS
2	RE-ISSUED FOR REZONING #2	25-06-09	DS
1	RE-ISSUED FOR REZONING #1	25-05-28	DS

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MANITOBA HOUSING

MHRC BRIDGWATER PROPERTIES
440 BRIDGE LAKE DRIVE(LOT 4)

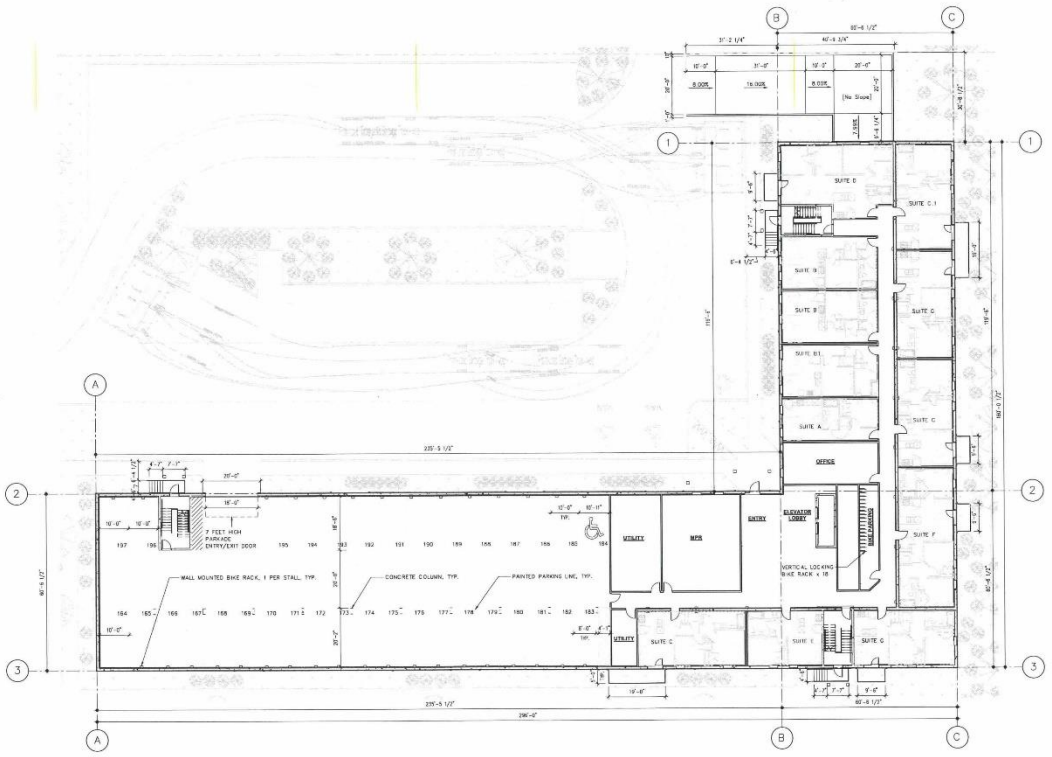
WINNIPEG, MB

LEVEL-B01 (BASEMENT) FLOOR PLAN

Drawn by: JS/CF Checked by: DS

A2.1

Project No. 25003 Date: JULY 2025



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KEYNOTES - FLOOR PLANS:

☐

1 / A2.2 LEVEL-01: FLOOR PLAN
1/16" = 1'-0"

SUITE SUMMARY

SUITE TYPE	SUITE AREA (SQ. FT.)	# OF BATHROOM	# OF BEDROOM	TOTAL
SUITE A	521	1	1	79
SUITE B	645	1	1	30
SUITE B1	645	1	1	3
SUITE C	781	1	2	45
SUITE C.1	769	1	2	12
SUITE D	966	1	3	12
SUITE E	561	1	1	7
SUITE F	1015	2	3	7
SUITE G	738	1	2	7
SUITE H	759	1	2	1
SUITE I	884	1	1	1
TOTAL				204

No.	Revision	Date	By
4	RE-ISSUED FOR REZONING R4	25-07-17	DS
3	RE-ISSUED FOR REZONING R3	25-06-25	DS
2	RE-ISSUED FOR REZONING R2	25-06-09	DS
1	RE-ISSUED FOR REZONING R1	25-05-20	DS

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MANITOBA HOUSING

MHRC BRIDGWATER PROPERTIES
440 BRIDGE LAKE DRIVE(LOT 4)

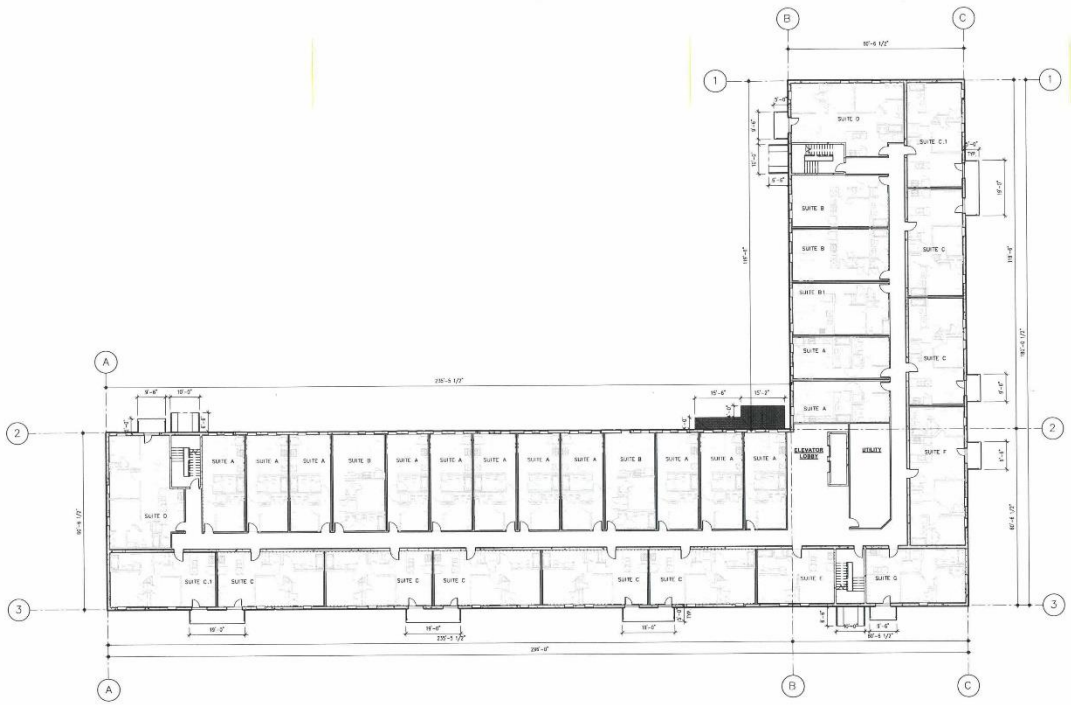
WINNIPEG, MB

LEVEL-01 FLOOR PLAN

Drawn by: JS/CF Checked by: DS

A2.2

Project No.: 25083 Date: JULY 2025



N

1 / A2.3 LEVEL-02 TO LEVEL-06: TYPICAL FLOOR PLAN
1/16" = 1'-0"

GENERAL NOTES - FLOOR PLANS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
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KEYNOTES - FLOOR PLANS:

☐

SUITE SUMMARY

SUITE TYPE	SUITE AREA (SQ. FT.)	# OF BATHROOM	# OF BEDROOM	TOTAL
SUITE A	521	1	1	79
SUITE B	643	1	1	30
SUITE B1	643	1	1	3
SUITE C	781	1	2	45
SUITE C.1	760	1	2	12
SUITE D	966	1	3	12
SUITE E	561	1	1	7
SUITE F	1015	2	3	7
SUITE G	736	1	2	7
SUITE H	759	1	2	1
SUITE I	664	1	1	1
TOTAL				204

No.	Revision:	Date:	By:
4	RE-ISSUED FOR REZONING R4	25-07-17	DS
3	RE-ISSUED FOR REZONING R3	25-06-25	DS
2	RE-ISSUED FOR REZONING R2	25-06-09	DS
1	RE-ISSUED FOR REZONING R1	25-05-20	DS

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MANITOBA HOUSING

MHRC BRIDGWATER PROPERTIES
440 BRIDGE LAKE DRIVE (LOT 4)

WINNIPEG, MB

LEVEL-02 TO LEVEL-06 TYPICAL FLOOR PLAN

Drawn by: JS/CF Checked by: DS

A2.3

Project No: 25083 Date: JULY 2025



1 A4.1 NORTH ELEVATION
5/16" = 1'-0"



2 A4.1 SOUTH ELEVATION
5/16" = 1'-0"



3 A4.1 WEST ELEVATION
5/16" = 1'-0"



4 A4.1 EAST ELEVATION
1/16" = 1'-0"

EXTERIOR FINISH LEGEND:

AS-1 ACRYLIC STUCCO – NIGHTINGALE
AS-2 ACRYLIC STUCCO – GARDENIA
AS-3 ACRYLIC STUCCO – KINDALL CHARCOAL
AS-4 ACRYLIC STUCCO – CHARCOAL
FCS-1 "TCO SMART" – KENDALL CHARCOAL
BK-1 BRICK TEXTURED ACRYLIC STUCCO – CHARCOAL
SH-1 ASPHALT SHINGLES

No.	Revisions	Date	By
4	RE-ISSUED FOR REZONING R4	25-07-17	DS
3	RE-ISSUED FOR REZONING R3	25-06-25	DS
2	RE-ISSUED FOR BUILDING R2	25-06-09	DS
1	RE-ISSUED FOR REZONING R1	25-05-20	DS

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MHRC BRIDGWATER PROPERTIES
440 BRIDGE LAKE DRIVE (LOT 4)

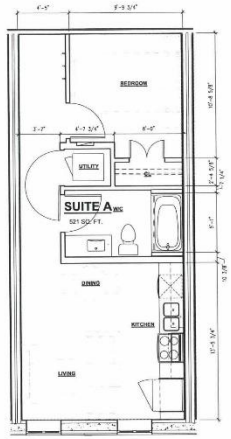
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

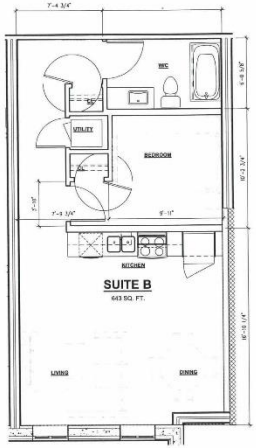
Drawn by: CT Checked by: DS

A4.1

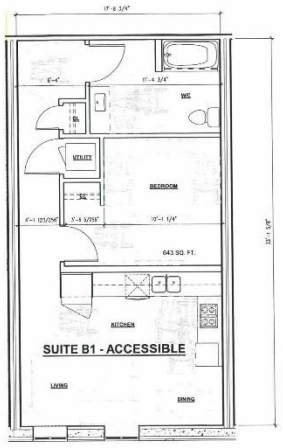
Project No.: 25093 Date: JULY 2025



1 A7.1 SUITE A: ENLARGED PLAN
1/4" = 1'-0"



2 A7.1 SUITE B: ENLARGED PLAN
1/4" = 1'-0"

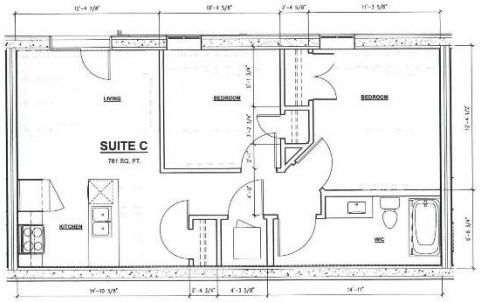


3 A7.1 SUITE B1- ACCESSIBLE: ENLARGED PLAN
1/4" = 1'-0"

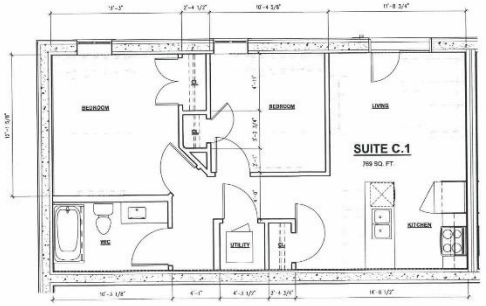
NOTE: ACCESSIBLE UNIT AS PER CMHC TABLE 'A'
3 UNITS LOCATED ON LEVELS L-01, L-02, L-03

GENERAL NOTES - SUITE PLANS:

1. SEE STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. LOOSE FURNITURE SHOWN THUS, IS NOT IN CONTRACT (N.I.C.).
3. PROVIDE BLOCKING FOR FIXTURES AND MILLWORK PRIOR TO INSTALLATION OF GYPSUM BOARD.
4. SEE INTERIOR ELEVATIONS FOR MILLWORK DETAILS AND DIMENSIONS.
5. COORDINATE BATHROOM FRAMING TO SUIT ROUGH OPENINGS FOR BATHTUB FIXTURE.



4 A7.1 SUITE C: ENLARGED PLAN
1/4" = 1'-0"



5 A7.1 SUITE C.1: ENLARGED PLAN
1/4" = 1'-0"

No.	Revision:	Date:	By:
4	RE-ISSUED FOR REZONING R4	25-07-17	DS
3	RE-ISSUED FOR REZONING R3	25-06-25	DS
2	RE-ISSUED FOR REZONING R2	25-06-09	DS
1	RE-ISSUED FOR REZONING R1	25-05-30	DS

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MANITOBA HOUSING

MHRC BRIDGWATER PROPERTIES
440 BRIDGE LAKE DRIVE(LOT 4)

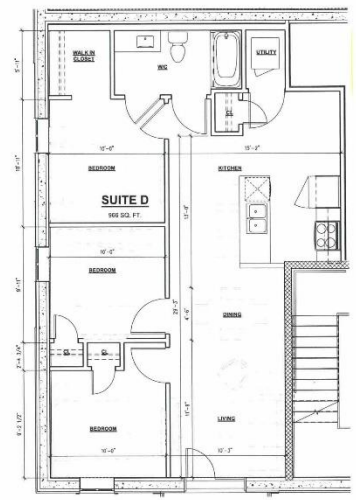
WINNIPEG, MB

ENLARGED SUITE PLANS

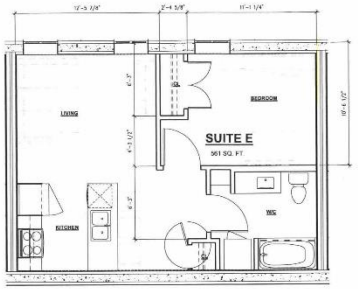
Drawn by: JS/CT Checked by: DS

A7.1

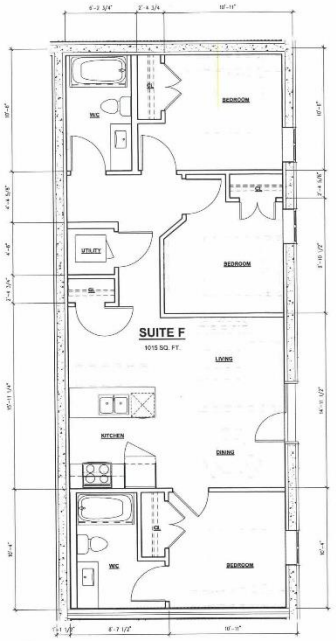
Project No: 25003 Date: JULY 2025



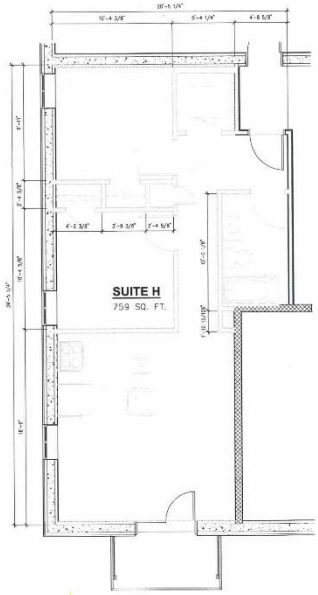
1 A7.2 SUITE D: ENLARGED PLAN
1/4" = 1'-0"



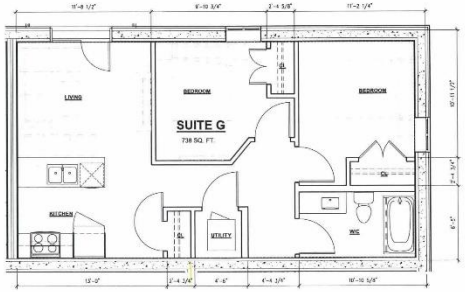
2 A7.2 SUITE E: ENLARGED PLAN
1/4" = 1'-0"



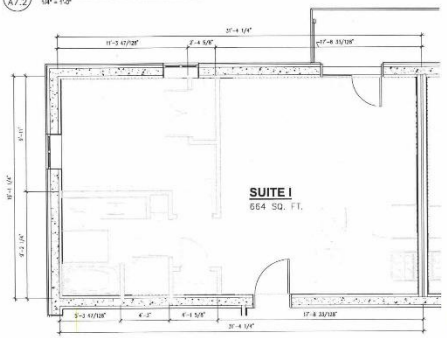
3 A7.2 SUITE F: ENLARGED PLAN
1/4" = 1'-0"



5 A7.2 SUITE H ENLARGED PLAN
1/4" = 1'-0"



4 A7.2 SUITE G: ENLARGED PLAN
1/4" = 1'-0"



6 A7.2 SUITE I ENLARGED PLAN
1/4" = 1'-0"

No.	Revision:	Date	by
4	RE-ISSUED FOR REZONING #4	25-07-17	DS
3	RE-ISSUED FOR REZONING #3	25-06-13	DS
2	RE-ISSUED FOR REZONING #2	25-06-09	DS
1	RE-ISSUED FOR REZONING #1	25-05-28	DS

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MANITOBA HOUSING

MHRC BRIDGWATER PROPERTIES
430 BRIDGE LAKE DRIVE(LOT 3)

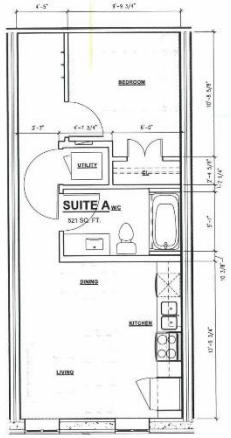
WINNIPEG, MB

ENLARGED SUITE PLANS

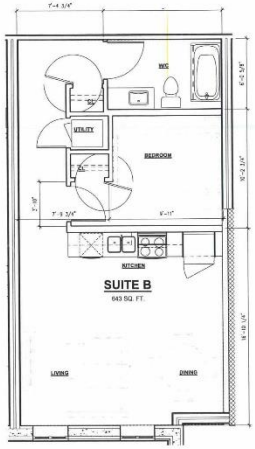
Drawn by: JS/CJ Checked by: DS

A7.2

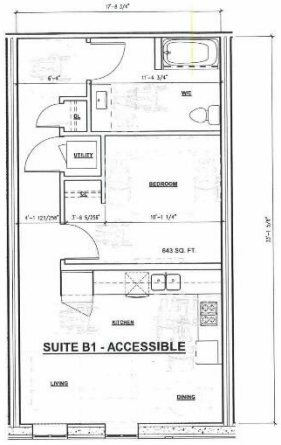
Project No: 21002 Date: JULY 2025



1 A7.1 SUITE A: ENLARGED PLAN
1/4" = 1'-0"



2 A7.1 SUITE B: ENLARGED PLAN
1/4" = 1'-0"



3 A7.1 SUITE B1- ACCESSIBLE: ENLARGED PLAN
1/4" = 1'-0"

NOTE: ACCESSIBLE UNIT AS PER CMHC TABLE 'A'
3 UNITS LOCATED ON LEVELS L-01, L-02, L-03

GENERAL NOTES - SUITE PLANS:

1. SEE STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. LOOSE FURNITURE SHOWN THUSLY IS NOT IN CONTRACT (N.I.C.).
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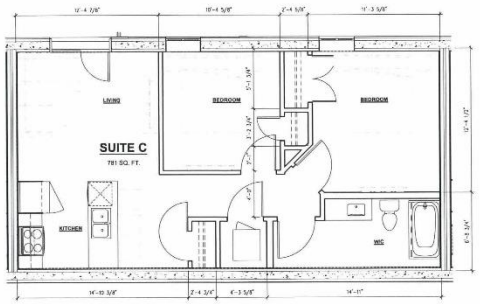
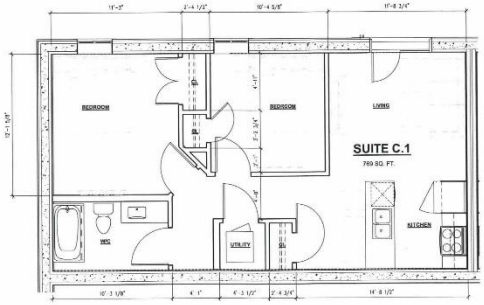
4. SEE INTERIOR ELEVATIONS FOR MILLWORK DETAILS AND DIMENSIONS.
5. COORDINATE BATHROOM FRAMING TO SUIT ROUGH OPENINGS FOR BATHTUB FIXTURE.



4 A7.1 SUITE C: ENLARGED PLAN
1/4" = 1'-0"



5 A7.1 SUITE C.1: ENLARGED PLAN
1/4" = 1'-0"

No.	Revision:	Date:	By:
4	(6) ISSUED FOR REZONING #4	25-07-17	DS
3	(5) ISSUED FOR REZONING #3	25-06-23	DS
2	(4) ISSUED FOR REZONING #2	25-06-09	DS
1	(3) ISSUED FOR REZONING #1	25-05-29	DS

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MANITOBA HOUSING

MHRC BRIDGWATER PROPERTIES
430 BRIDGE LAKE DRIVE(LOT 3)

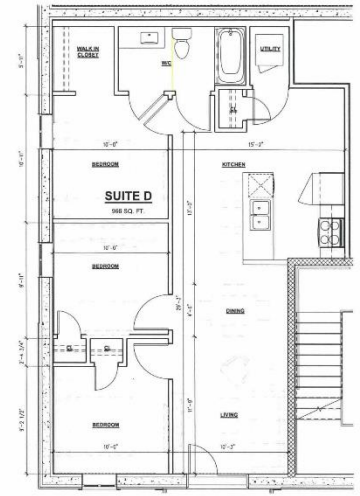
WINNIPEG, MB

ENLARGED SUITE PLANS

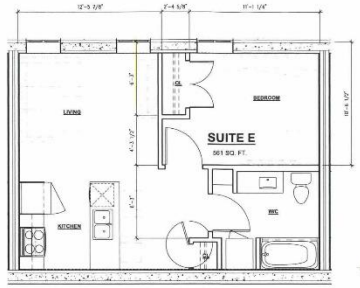
Drawn by: JS/CF Checked by: DS

A7.1

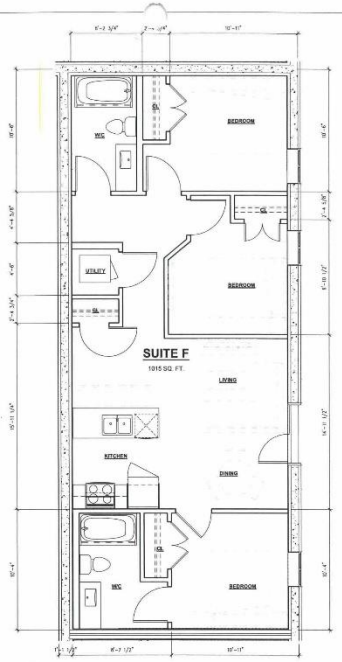
Project No: 25002 Date: JULY 2025



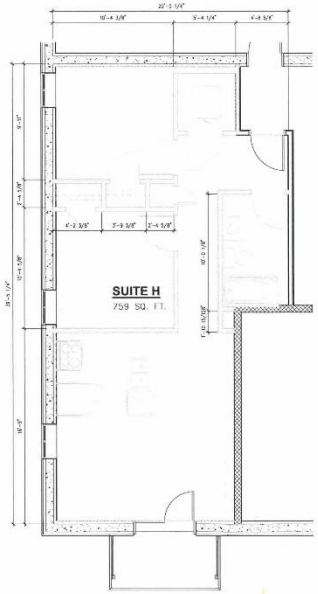
1 A7.2 SUITE D: ENLARGED PLAN
1/4" = 1'-0"



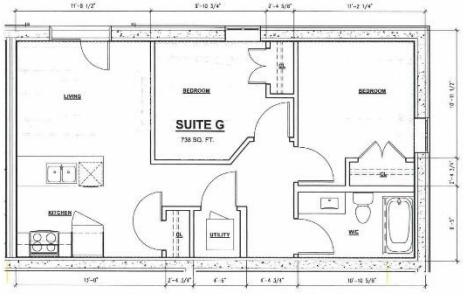
2 A7.2 SUITE E: ENLARGED PLAN
1/4" = 1'-0"



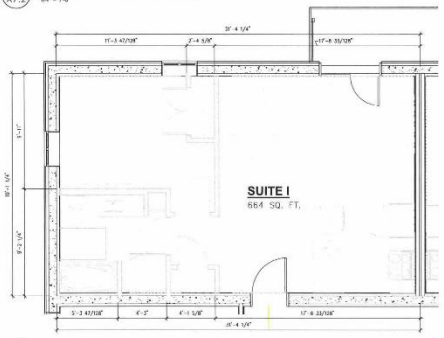
3 A7.2 SUITE F: ENLARGED PLAN
1/4" = 1'-0"



5 A7.2 SUITE H ENLARGED PLAN
1/4" = 1'-0"



4 A7.2 SUITE G: ENLARGED PLAN
1/4" = 1'-0"



6 A7.2 SUITE I ENLARGED PLAN
1/4" = 1'-0"

No.	Revision:	Date:	By:
4	RE-ISSUED FOR REZONING R4	21-07-17	DS
3	RE-ISSUED FOR REZONING R3	21-06-15	DS
2	RE-ISSUED FOR REZONING R2	21-06-09	DS
1	RE-ISSUED FOR REZONING R1	21-05-28	DS

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MANITOBA HOUSING

MERC BRIDGWATER PROPERTIES
440 BRIDGE LAKE DRIVE(LOT 4)

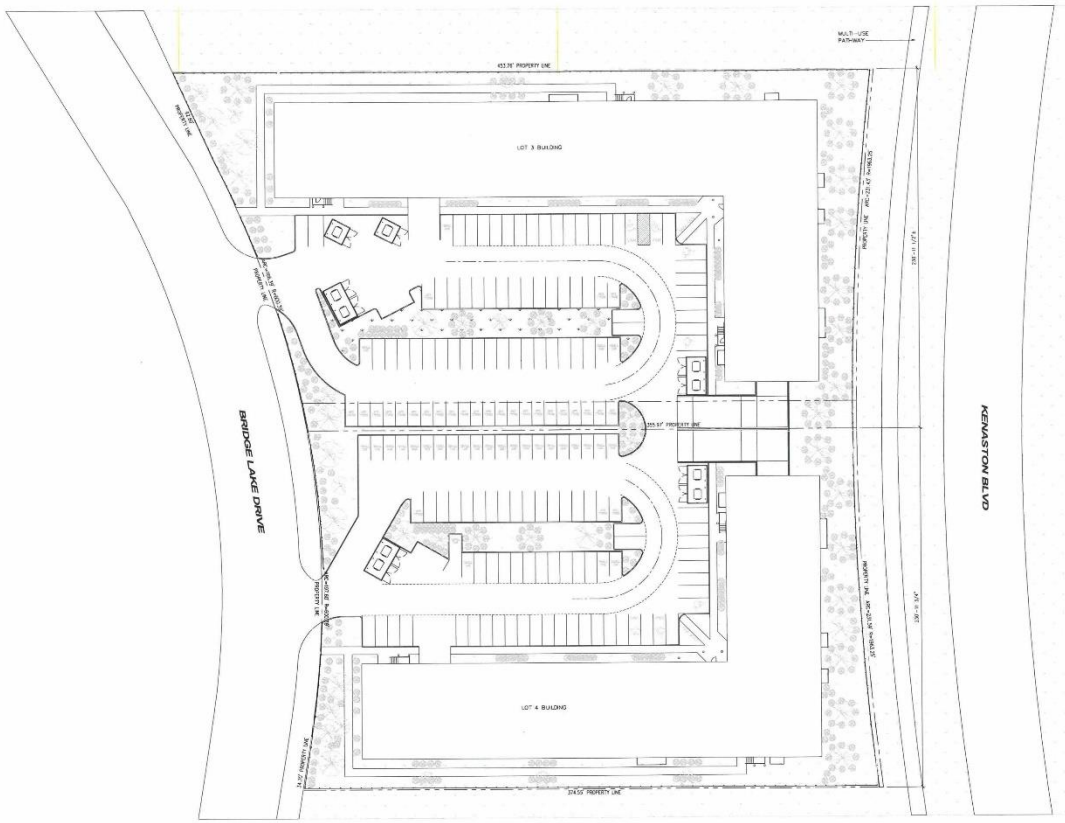
WINNIPEG, MB

ENLARGED SUITE PLANS

Drawn by: IS/CI Checked by: DS

A7.2

Project No. 21003 Date: JULY 2021



MASTER SITE PLAN
1" = 30'-0"

GENERAL NOTES - SITE PLAN:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PATCH AND REPAIR EXISTING PAVING TO TIE-IN WITH NEW WORKS (SEE CIVIL).

SITE STATISTICS:

FOR SITE STATISTICS INFORMATION, PLEASE REFER TO LOT 3 & LOT 4 – A1.1 SITE PLANS.

KEYNOTES - MASTER SITE PLAN:

No.	Revision	Date	By
2	RE-ISSUED FOR REZONING RS	25-08-14	DS
1	RE-ISSUED FOR REZONING RS	25-06-23	DS

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MANITOBA HOUSING

MHRC BRIDGWATER PROPERTIES
BRIDGE LAKE DRIVE AND KENASTON BLVD.

MASTER SITE PLAN

Drawn By: CJ Checked by: DS

A1.2

Project No.: 21002 Date: AUGUST 2025



THIS IS EXHIBIT " " REFERRED TO
IN FILE NO. DASZ 39/2025
DATED THIS 20 DAY OF NOVEMBER 2025

SENIOR COMMITTEE CLERK