Solara at Prairie Pointe

Plan Approval
Assiniboia Community Committee

February 24th, 2026



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Planning & Design Inc.

Applicant Team

Daytona Homes is seeking Plan Approval for a multi-family residential development in Prairie Pointe.

Landmark Planning & Design led the planning and development approval processes.

Context

The subject site is approximately **2.5 acres** in area, and is zoned RMF-M.

The site is generally bounded by the following:

- Waverley Street to the north
- Park area to the east
- Single family homes to the south
- Future multi-family development to the west



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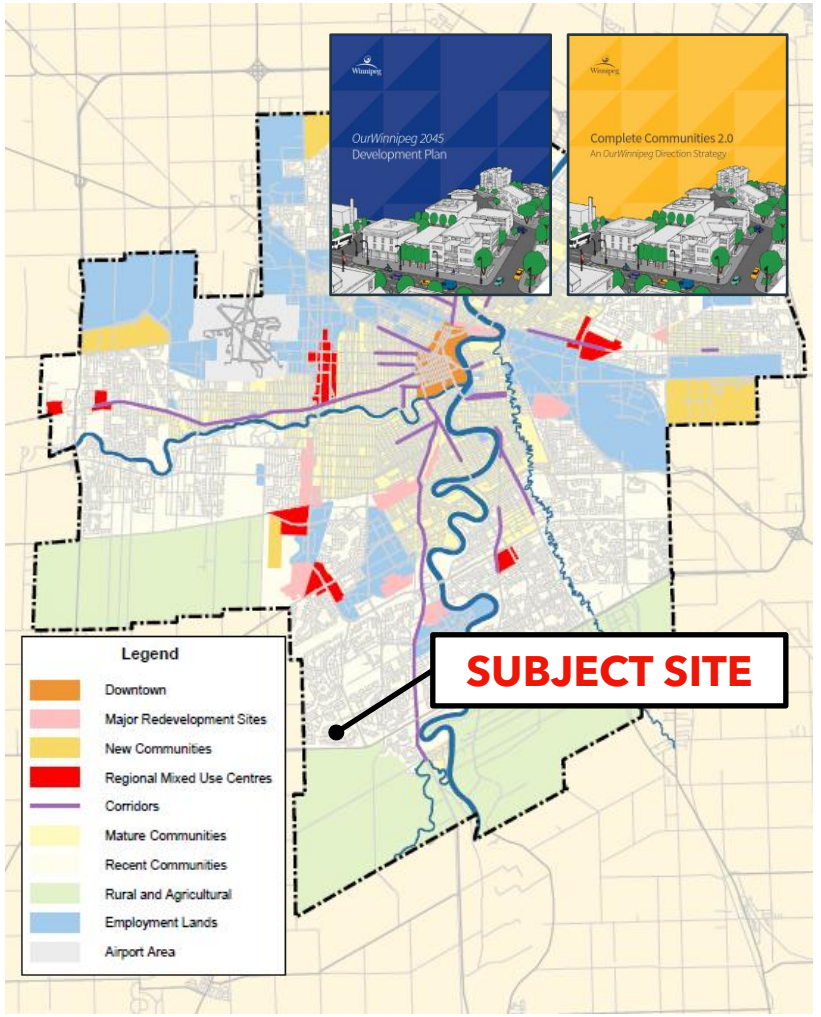
OurWinnipeg - Planning Context

OurWinnipeg 2045 is the overall development plan for Winnipeg and designates this area of the City as a "Recent Community".

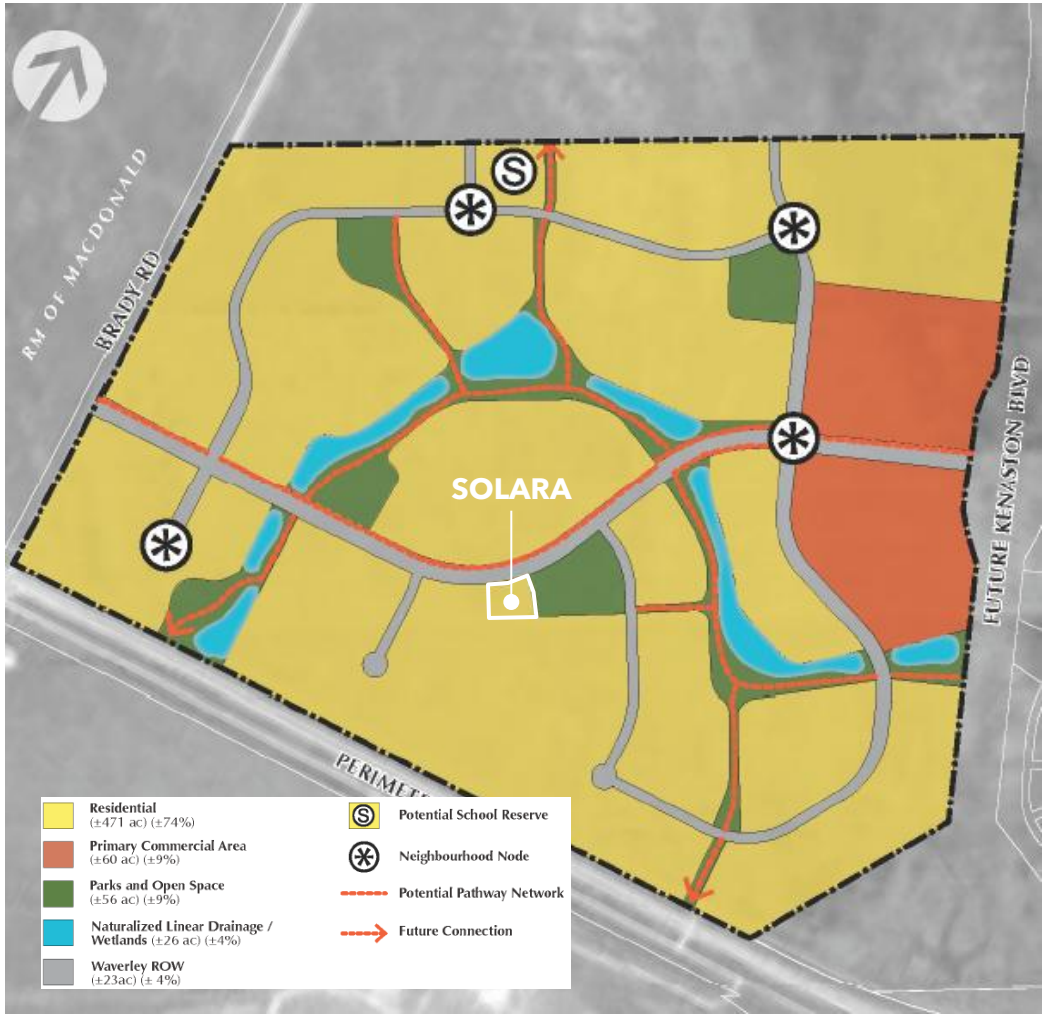
OurWinnipeg 2045 and *Complete Communities 2.0* include several policies and objectives that support a project like this one:

- Contribute to the city's balance of residential, commercial, industrial, natural and recreational land uses to ensure economic, social and environmental sustainability.
- Expand housing diversity while improving the efficiency of land use, infrastructure, and services.
- Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents.



Waverley West Southwest Neighbourhood Plan

- The ***Waverley West Southwest Neighbourhood Area Structure Plan*** (now Prairie Pointe) vision is for a vibrant suburban community that is focused on a linear greenway of parks and open spaces and a central commercial area, with opportunities to live, work and play.
- The proposed development falls within the **Residential Policy Area.**
- This Policy Area, provides opportunities for a range of housing that meets and responds to the market-based demand.
- Multi-family housing and other uses may be developed around neighbourhood nodes, along Waverley Street and around the commercial area.



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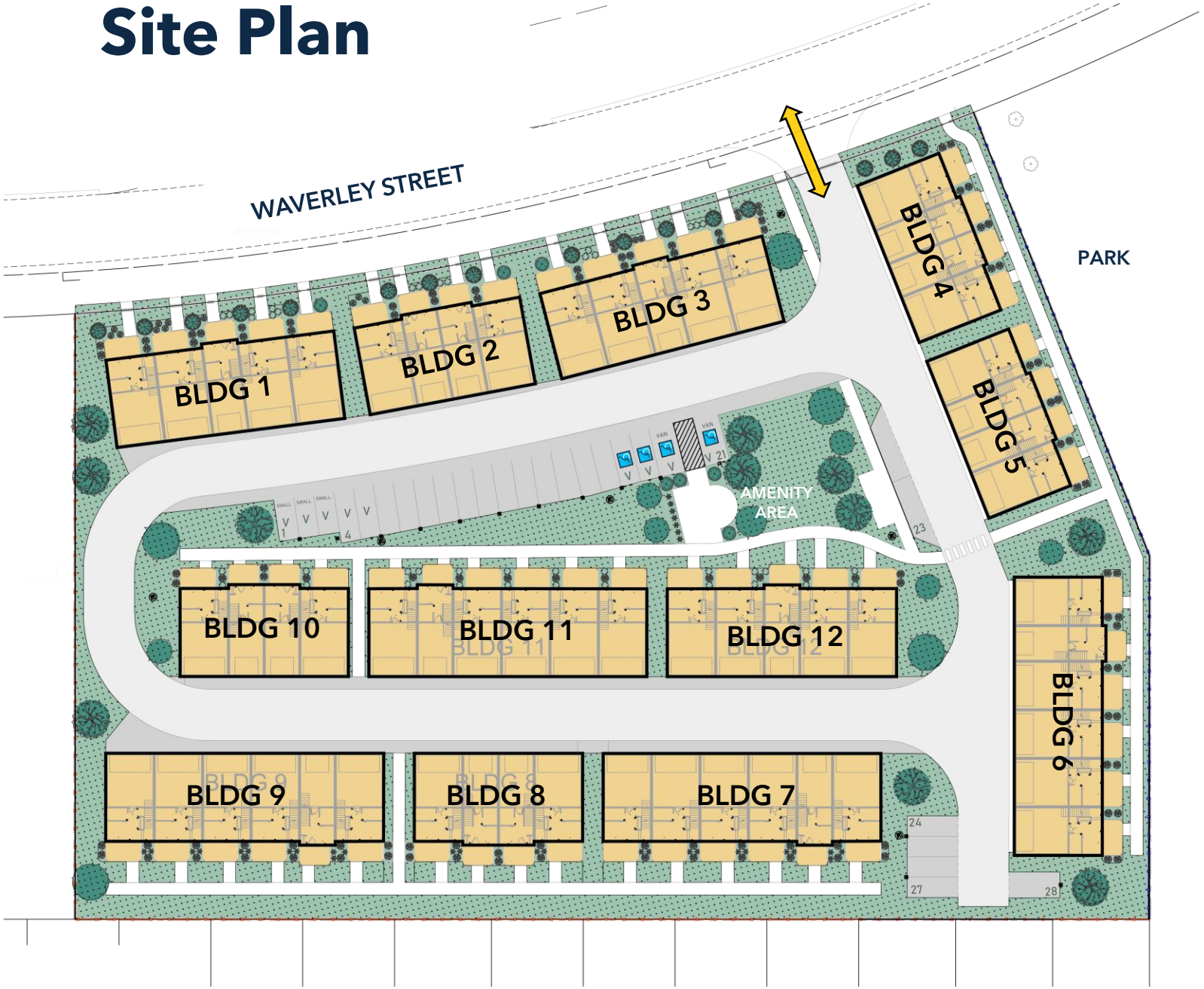
Site Plan



The proposed development includes:

- 12 Townhouse buildings
  - 59 dwelling units
  - Single and double garages
  - 2 Parking spaces per unit
- Outdoor amenity area
- Enhanced landscaping and connectivity
- 9 Visitor parking stalls
  - 4 Accessible stalls

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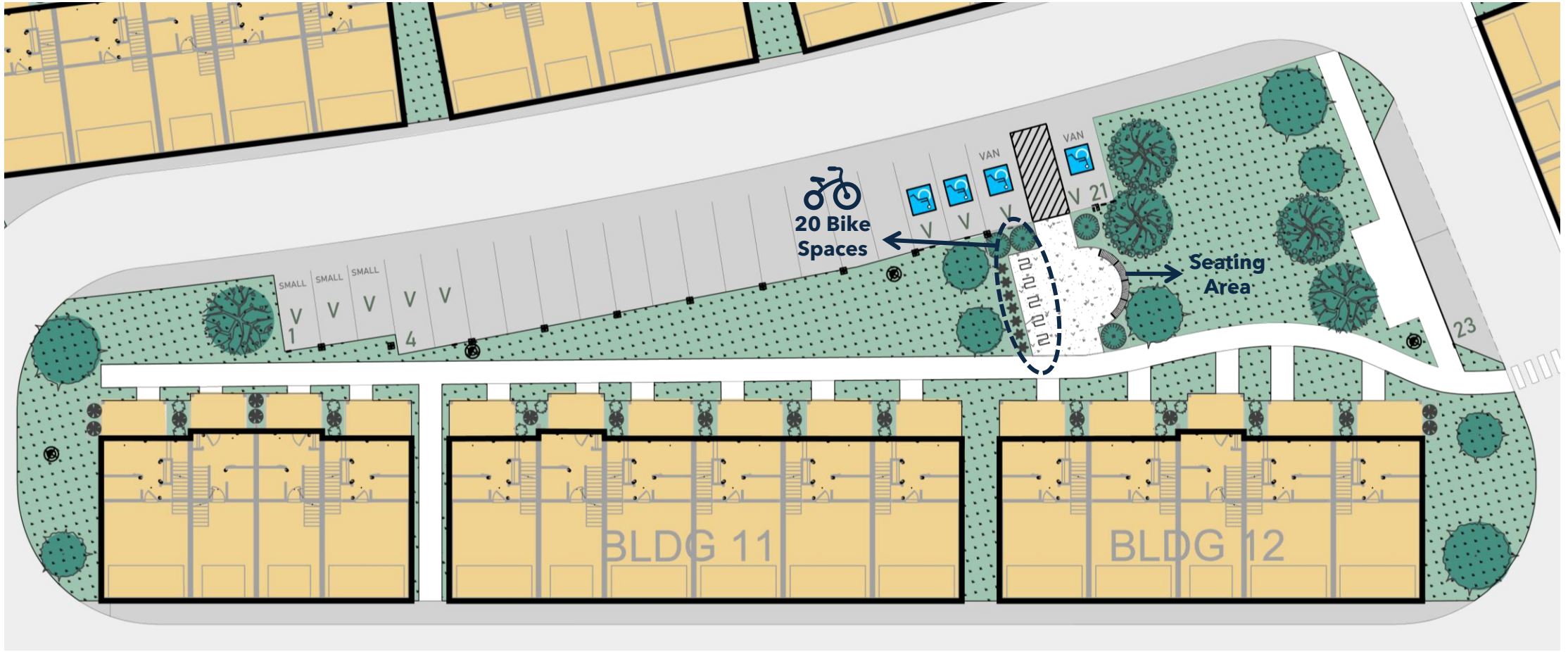
Amenity Area



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Front Elevation - Fourplex



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Rear Elevation - Fourplex



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Aerial View



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Fourplex View



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Fiveplex View



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Sixplex View



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Summary

In summary, we feel that this is an excellent proposal for Prairie Pointe, as it:

- Adheres to the objectives and policies of the City's planning documents;
- Is consistent with the vision and character of the surrounding neighbourhood, and will help it develop as a complete community;
- Introduces a housing form that broadens the range of residential options within the neighbourhood;
- Responds to identified market needs and demand; and
- Improves the public realm and strengthens access to adjacent neighbourhoods through a pedestrian network that links to the existing pathway system to the east.





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