Minutes – Assiniboia Community Committee – February 24, 2026

REPORTS

Item No. 4 Plan Approval – Waverley Street
(Waverley West Ward)
File DASZ 33/2012

COMMUNITY COMMITTEE DECISION:

The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for Waverley Street.

DECISION MAKING HISTORY:

Moved by Councillor Lukes,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

Carolina Herrera Garza, Landmark Planning & Design, submitted a communication in support of the matter.

ADMINISTRATIVE REPORT

Title: Plan Approval 25-260323 – Waverley Street

Issue: For consideration at the Public Meeting of the plan approval drawing package for a multi-family development

Critical Path: Assiniboia Community Committee as per DASZ 33/2012

AUTHORIZATION

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

RECOMMENDATIONS

The Urban Planning and Design Division recommends approval of the submitted plans.

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 33/2012:

i. *"That, for the development of any building, and/or accessory parking area and/or signage within the lands zoned "RMF-S" or "RMF-M" Residential Multi-Family, or "C3" Commercial, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage to the Director of Planning, Property and Development and the Riel Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development."*

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposal can proceed.

HISTORY

DASZ 33/2012

- On May 29, 2013, Council concurred in the recommendations of the Standing Policy Committee on Property and Development and approved a Subdivision and Rezoning application on the land, subject to the applicant entering into a Zoning Agreement with the City. Among the conditions of the Zoning Agreement was a condition that plan approval by the Community Committee and the Director of Planning Property and Development is required before building permits can be issued.

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 25-260323**
COMMUNITY:	Waverley West
NEIGHBOURHOOD #:	2.683 (Prairie Pointe)
SUBJECT:	Plans of Proposed Multi-Family Development
LOCATION:	Waverley Street
LEGAL DESCRIPTION:	LOT 2 BLOCK 12 PLAN 58256 102/108 115/118 ST NORBERT
APPLICANT:	Landmark Planning & Design, Inc. (Carolina Herrera)
OWNER:	Ladco Company, Ltd.

DISCUSSION

SITE DESCRIPTION

- The subject site is located on the south side of Waverley Street, between Youngstown Road and Firestone Drive. It is in the Prairie Pointe Neighbourhood of the Waverley West Ward.
- The subject site has a total area of approximately 4.6 acres. It is currently vacant.
- The subject site is currently zoned “RMF-M” Residential Multi-Family (Medium).
- The subject site is located within the Established Neighbourhood – Recent Communities policy area of the *Complete Communities Direction Strategy 2.0* Urban Structure Map. The site also falls within the *Waverley West Southwest Neighbourhood Area Structure Plan.*

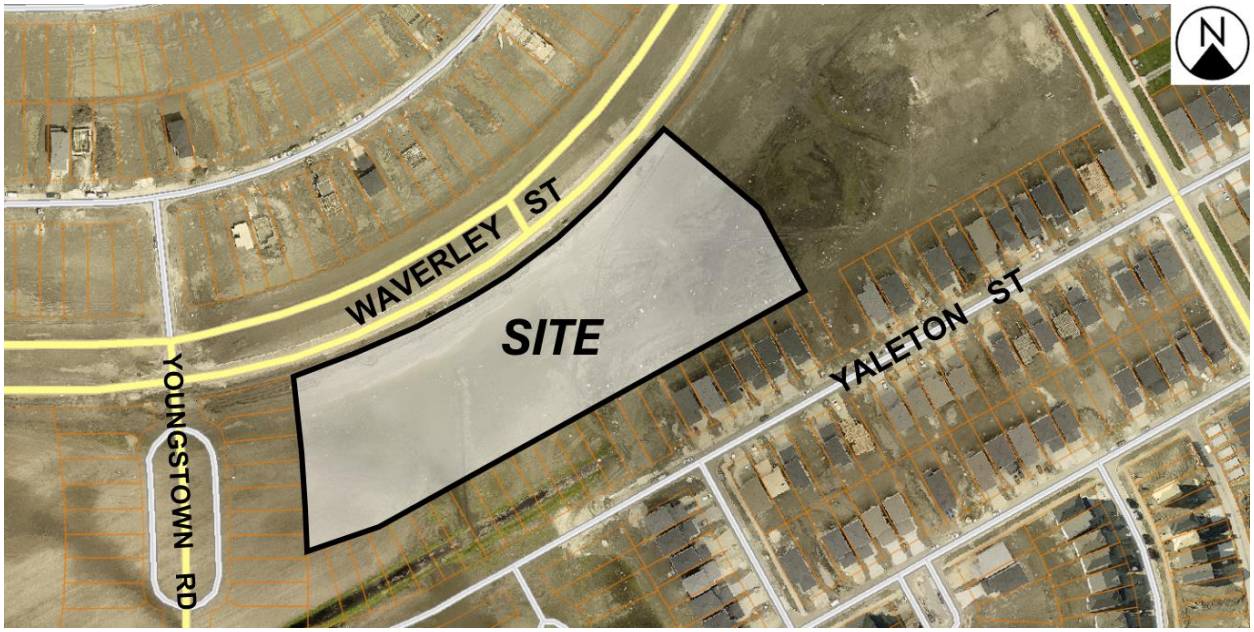

Figure 1: Air photo of subject site and surrounding context (*Flown, 2024*)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposed to construct a multi-family townhouse development with a total of 59 dwelling units.
- This development will include 12 separate townhouse buildings. Plans submitted show these buildings will each have between four (4) and six (6) dwelling units.
- Each of the proposed buildings will three (3) storeys, with a height of 34.5 feet to the midpoint of the peaked roofs.
- A total of 128 parking stalls are provided. This includes 100 indoor stalls and 28 outdoor stalls. The 100 indoor stalls are located in garages attached to the proposed townhouse units. This includes:
    - 16 single-car garages;
    - 42 double-car garages
- The proposed number of parking stalls has a ratio of 2.2 stalls per dwelling unit.
- Access to the subject site is to be taken from one (1) bi-directional approach from Waverley Street.

ANALYSIS AND ISSUES

- Under the *Waverley West Southwest Neighbourhood Area Structure Plan*, the subject property is located in the Residential Policy Area.
- Policies guiding development in the Residential Policy Area include:

  5.1.1 (1) Composition

Single family uses shall be the predominant land use.

i. *Multi-family residential, including higher density multi-family residential, community scale commercial, local commercial, non-retail commercial, institutional, recreational, and other compatible uses shall be permitted in the vicinity of Neighbourhood Nodes and the primary commercial area.*

ii. *Multi-family residential (including higher-density multi-family residential, local commercial, non-retail commercial, institutional, recreational, and other compatible uses shall be permitted adjacent to Waverley Street. Multi-family residential, including higher density multi-family residential, shall be permitted adjacent to the Perimeter Highway.*

5.1.3.(1) Design

The design shall:

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

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

iii) Provide a transition between different land uses; and,

iv) Be determined through the development application process.

- Given that the subject site has frontage on Waverley Street, is appropriately scaled, and provides pedestrian connections to adjacent public sidewalks, the proposed townhouse development is consistent with policies in the *Waverley West Southwest Neighbourhood Area Structure Plan.*

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommend approval of the submitted plans because:

The proposed building's exteriors incorporate a mix of cladding materials, balconies, and windows, which provide visual interest.

The proposed building complex includes substantial landscaped areas adjacent to the public street to the north.

The proposed development provides multi-family residential uses that is appropriately scaled and provides pedestrian connections to adjacent public sidewalks, which is consistent with policies in the *Waverley West Southwest Neighbourhood Area Structure Plan.*

CONSULTATION

NA

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Robert Galston, MCP
Date:	February 11, 2026
File No:	ZR-PA 25-260323