Minutes – Assiniboia Community Committee – April 14, 2026

REPORTS

Item No. 6 Plan Approval – Country Meadow Boulevard (Waverley West Ward) File DASZ 29/2023

COMMUNITY COMMITTEE DECISION:

The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for Country Meadow Boulevard.

DECISION MAKING HISTORY:

Moved by Councillor Lukes,

That Rule 51(1.1) of the Procedure By-law No. 50/2007 be suspended to allow a submission made by Brad McGregor received after 12:00 noon on the business day prior to the meeting, to be included in the minutes.

Carried

Moved by Councillor Lukes,

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

Carried

Brad McGregor, Development Manager, Broadstreet Properties submitted a communication in support of the matter.

ADMINISTRATIVE REPORT

Title: Plan Approval 26-108196 – Country Meadow Boulevard

Issue: For consideration at the Public Meeting of the plan approval drawing package for the multi-family building and accessory parking area

Critical Path: Assiniboia Community Committee as per DASZ 29/2023

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Sawyer Klassen, 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 29/2023:

> *'For any multi-family use located on a lot within the lowner's land with an "RMF-L" zoning designation, the owner must submit plans showing the location and design of any and all proposed:*
>
> *(A) Buildings;*
>
> *(B) Accessory Parking Areas;*
>
> *(C) Private Approaches;*
>
> *(D) Garbage Enclosures;*
>
> *(E) Fencing;*
>
> *(F) Landscaping, and*
>
> *(G) Free-Standing Signage*
>
> *On the Owner's Land ("Works") 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 must construct the works in substantial conformance with the approved plans and maintain the work to the satisfaction of the director.'

The applicant has submitted:

- colour elevations;
- site plan with dimensions;
- building materials and descriptions;
- signage plans;
- landscape plan with plant list.

IMPLICATIONS OF THE RECOMMENDATIONS

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

HISTORY

- *DASZ 29/2023 was approved at the April 25th, 2024, Council meeting.*

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-108196**
COMMUNITY:	Waverley West
NEIGHBOURHOOD #:	2.683 - (PRAIRIE POINTE)
SUBJECT:	Plans for the Proposed Construction of a Multi-family Building and Accessory Parking Area
LOCATION:	Country Meadow Boulevard
LEGAL DESCRIPTION:	LOT 2 PLAN 75620
APPLICANT:	Broadstreet Properties Ltd. (Brad McGregor)
OWNER:	LADCO COMPANY LIMITED

DISCUSSION

SITE DESCRIPTION

- The subject property is located on Country Meadow Blvd, in the Prairie Pointe neighbourhood of the Waverley West ward.
- The subject site is 3.89 acres (1.57 hectares) in area. The site is currently undeveloped greenfield.
- The subject site is accessed by a Country Meadow Boulevard.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Recent Community policy area. The property is zoned “RMF-L” Residential Multi-Family Large District.

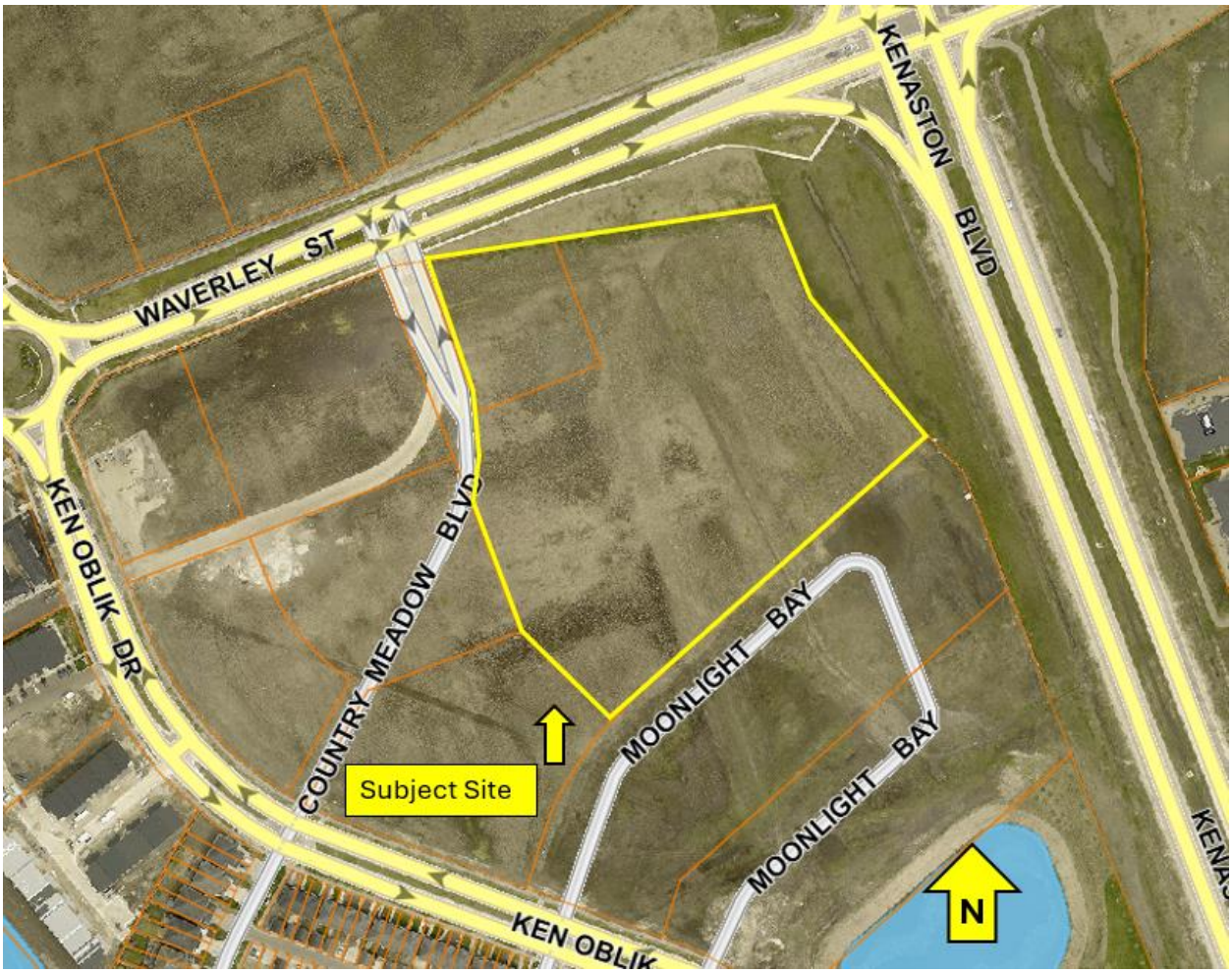

Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Waverley Street, then greenfield zone “A” Agricultural.

South: Undeveloped greenfield zoned “R2” Residential Two Family.

East: Kenaston Boulevard, then undeveloped greenfield zoned “C3” Commercial Corridor and “RMF-M” Residential Multi-Family Medium.

West: Country Meadow Boulevard, then undeveloped green space zoned “RMF-L.”

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is intending to develop four six-storey rental apartment buildings with 416 total units over two phases.
- The site plan includes a community garden, two dog runs, a multisport court, barbeque area, playground, and pergola.
- A six feet tall wooden fence will line the exterior of the site, while chain link fencing will be used around the amenities within it.
- The proposed exterior of the buildings will be comprised of a mix of cement plank, cedar accents, gray ledgestone, and white soffit.
- The application includes 540 parking stalls.
- The proposal includes 228 bicycle parking spaces.
- The development will take place in two phases, with two buildings in each phase.
- The proposed land is currently vacant greenfield.
- The area surrounding the proposal is vacant greenfield with plans to be developed into residential uses.

ANALYSIS AND ISSUES

- The surrounding context is open greenfield, zoned for future residential multi-family and residential two-family uses. This proposal is consistent with the multi-family residential intent of the area.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

Goal 1

- 1.0 *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*
- 1.5 *Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*
- 1.14 *Mid-rise residential uses will generally be accommodated on arterial roads where compatible with adjacent land uses and where they can be conveniently served with transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.*

Goal 3

- 3.0 *Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.*
- 3.1 *Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*

WAVERLEY WEST SECONDARY PLAN

3.2 Goals

- *Creating a vibrant and sustainable suburban community*
- *Providing opportunities for a range of housing*
- *Achieving compatibility and connectivity with existing and future neighbourhoods*

OURWINNIPEG 2045 POLICY ALIGNMENT

Objectives

- 1. *Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan's sustainable development goals Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.*

Policies

- 6.1 *Sustainable Urban Growth The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.*

- 6.14 *Greenfield Phasing Provide for timely capital infrastructure and local area plans to enable and support the full build out of greenfield lands in accordance with Complete Communities greenfield phasing policies.*

REASONS FOR THE RECOMMENDATIONS

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

CONSULTATION

N/A

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Sawyer Klassen, MCP
Date:	April 1, 2026
File No:	ZR-PA 26-108196