Minutes – Standing Policy Committee on Property and Development – April 16, 2026

REPORTS

Item No. 18 Secondary Plan Amendment – 355-415 Centre Street (Waverley West Ward) File SPA 7/2025 [c/r DASZ 49/2025 & DAV 225383/2025D]

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and recommended to Council:

1. That first reading be given to By-law No. 121/2025, a draft of which is attached as Appendix "B", being a by-law to amend the Waverley West Town Centre Neighbourhood Area Structure Plan By-law No. 38/2010 in accordance with this report.

2. That following first reading and upon instruction from the Director of Planning, Property and Development, the City Solicitor and Director of Legal Services be directed to return the By-law directly to Council by way of communication for second reading and third reading.

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

DECISION MAKING HISTORY:

Moved by Councillor Santos,

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 Dobson,

That the recommendation of the Assiniboia Community Committee be concurred in and forwarded to the Executive Policy Committee and Council.

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On April 14, 2026, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

File: SPA 7/2025

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

Public Hearing: April 14, 2026
Council Building, 510 Main Street

Applicant: MMP Architects Inc. (Aaron Simoes)

Subject:



Premises Affected: 355, 365, 375, 395, 405, and 415 Centre Street

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

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

Report date: April 14, 2026

Community Committee Recommendation:

On April 14, 2026, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That first reading be given to By-law No. 121/2025, a draft of which is attached as Appendix "B", being a by-law to amend the Waverley West Town Centre Neighbourhood Area Structure Plan By-law No. 38/2010 in accordance with this report.

2. That following first reading and upon instruction from the Director of Planning, Property and Development, the City Solicitor and Director of Legal Services be directed to return the By-law directly to Council by way of communication for second reading and third reading.

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

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

1. The Waverley West Town Centre plan area was created in 2010; a lot has changed in the world from the standpoint of the need for increased housing 16 years later.

2. So because of that, I'm supportive of the recommendations that the Public Service is bringing forward.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated December 3, 2025 2. Notification of Public Hearing dated January 5, 2026 3. Manitoba Status of Title 3249503/1 4. Letter of authorization dated September 17, 2025 from The District at Bridgwater Inc. to MMP Architects (Aaron Simoes) 5. Caveats 4174098/1, 4174099/1 6. Plans (11 pages) 7. Report from the Urban Planning Division dated April 2, 2026 8. Inspection Report 9. Communication dated April 13, 2026, from Aaron Simoes in support of the application 10. Recording of Representations

REPRESENTATIONS:

In Support:

Melissa Neirinck
Aaron Simoes
Jaime Henao

In Opposition:

Nil

For Information:

Nil

For the City:

R. Galston, Urban Planner, Planning, Property and Development Department
S. Klassen, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department
A. McKinnon, Planner, Planning, Property and Development Department
D. Villamor, Real Property Officer, Planning, Property and Development Department

Exhibit "7" referred to in File SPA 7/2025

ADMINISTRATIVE REPORT

Title: SPA 7/2025 (By-law No. 121/2025) – Proposed Amendments to the *Waverley West Town Centre Neighbourhood Area Structure Plan By-law No. 38/2010* – Public Hearing

Issue: An application to amend the Waverley West Town Centre Plan by redesignating a portion of the lands generally known as known as 365 Centre St from "Employment Land Mixed-Use" to "Commercial Mixed-Use" to facilitate construction of a 6 storey commercial-residential mixed-use building.

Critical Path: Assiniboia Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Anna McKinnon, MCP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That Council give first reading to By-law No. 121/2025, a draft of which is attached as Appendix "B", being a by-law to amend the Waverley West Town Centre Neighbourhood Area Structure Plan By-law No. 38/2010 in accordance with this report.

2. That following first reading and upon instruction from the Director of Planning, Property and Development, the City Solicitor and Director of Legal Services be directed to return the By-law directly to Council by way of communication for second reading and third reading.

3. 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

- An application has been received to amend the *Waverley West Town Centre Neighbourhood Area Structure Plan By-law No. 38/2010*. The proposed amendment would redesignate a portion of the lands known as 365 Centre Street from "Employment Lands Mixed-Use" to "Commercial Mixed Use" to facilitate the development of a 6 storey multi-family residential building with commercial on the main floor.

- If Council adopts the proposed by-law amendment, all future development applications within the plan area will need to conform to the amendment.

- A secondary plan by-law, including amendments, requires a public hearing prior to first reading in accordance with *The City of Winnipeg Charter* and *The Development Procedures By-law No. 104/2020*.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Public Service are concurred in, *Waverley West Town Centre Neighbourhood Area Structure Plan By-law No. 38/2010* will be amended in accordance with this report.

CONSULTATION

In preparing this report there was consultation with:

- Legal Services, as to legal issues

SUBMITTED BY

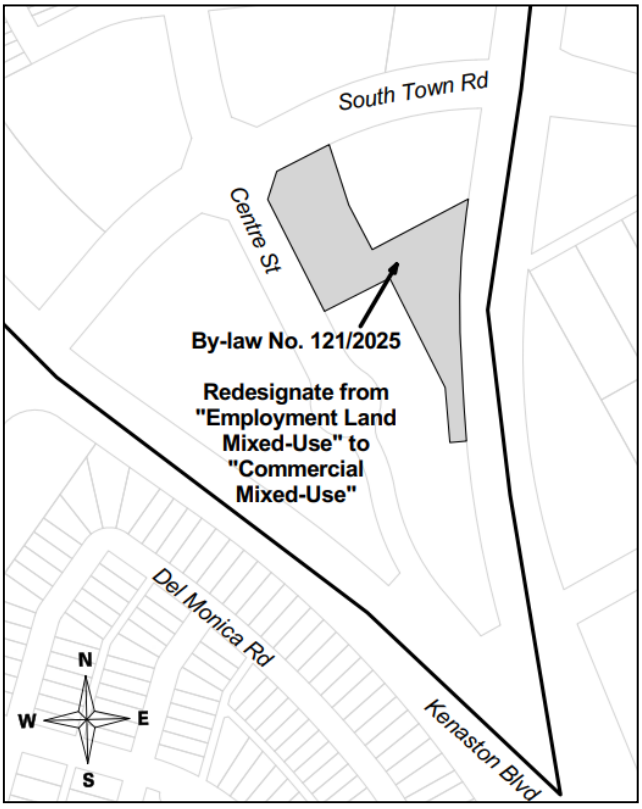
Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared By:	Anna McKinnon
Date:	April 2, 2026
File No.	SPA 7/2025

LIST OF SCHEDULES AND APPENDICES

- Schedule A: Planning Discussion
- Schedule B: Proposed By-law 121/2025
- Appendix C: Engagement Summary

SCHEDULE 'A'- PLANNING DISCUSSION

DATE:	April 2, 2026
FILE:	**SPA 7/2025**
RELATED FILES:	DASZ 49/2025
	DAV 25-225383/D.
COMMUNITY:	**Assiniboia**
NEIGHBOURHOOD #:	5.686 (Bridgwater Centre)
SUBJECT:	Proposed amendment to the *Waverley West Town Centre Neighbourhood Area Structure Plan By-law No. 38/2010*
LOCATION:	345-415 Centre Street



LEGAL DESCRIPTION:	Lot 2 Plan 71678
APPLICANT:	MMP Architects (c/o Aaron Simoes)
OWNER:	The District at Bridgwater Inc.
RECOMMENDATION:	**Approval, with an additional amendment**

SITE DESCRIPTION

- The subject lands include one title (5.6 acres) located at the southeastern corner of the intersection of South Town Road, and Centre Street. The parcel is located in the Bridgwater Centre Neighbourhood, within the Waverley West Ward.
- The northern portion of the title area, which is subject to the proposed Secondary Plan amendment (see Figure 1), is currently undeveloped. The southern portion of the affected title contains five existing commercial buildings and surface parking.
- Current Designations and Zoning:
    - *Complete Communities Direction Strategy 2.0*: Established Neighbourhood - Recent Community
    - *Waverley West Town Centre Neighbourhood Area Structure Plan*: Employment Lands Mixed-Use
    - *Winnipeg Zoning By-law 200/2006*: “MMU” Manufacturing – Mixed-Use



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

SURROUNDING CONTEXT

North:

- The lands adjacent to the north are designated High Density Residential under the *Waverley West Town Centre Neighbourhood Area Structure Plan* and zoned “RMF-L” Residential Multi-Family - Large. A low rise (3.5 stories) multi-family building is located adjacent to the north, and a mid-rise multi-family building (7 stories) is located to the northwest.

South:

- The lands adjacent to the South are zoned “MMU” Manufacturing – Mixed-Use and designated Employment Lands Mixed Use under the *Waverley West Town Centre Neighbourhood Area Structure Plan.* They contain 5 existing commercial buildings and accessory parking lots.

East:

- The lot located to the east is currently vacant. The submitted site plan indicates the lot will be developed as an office building with a restaurant on the main floor. The lot is currently zoned MMU and is designated Employment Lands Mixed Use under the *Waverley West Town Centre Neighbourhood Area Structure Plan.*

West:

- A gym facility (Altea Active) and accessory parking lot are located to the west of the subject lands. The property is currently zoned ““MMU” Manufacturing – Mixed-Use.
- The northern portion of the property to the west is designated Employment Lands Mixed Use under the *Waverley West Town Centre Neighbourhood Area Structure Plan.* SPA 1/2023 redesignated the southern extent of this property from “Employment Lands Mixed Use” to “Commercial Mixed Use” (amending by-law no. 17/2024).

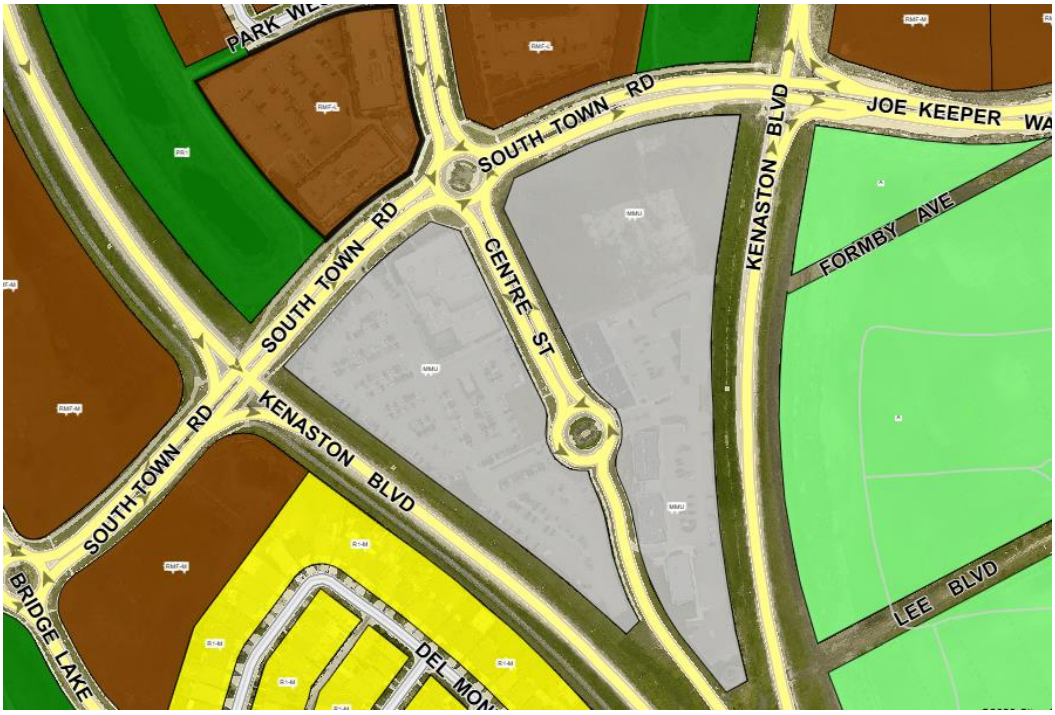


Figure 2: Current Zoning

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to re-designate a portion of the existing title (2.65 acres) from "Employment Lands Mixed Use" to "Commercial Mixed Use" under the Waverley West Town Centre Area Structure Plan. The intent of the proposed amendment is to permit the development of a 6 storey (142 unit) multi-family residential building with commercial uses on the main floor.

ASSOCIATED SUBDIVISION AND REZONING (DASZ) AND VARIANCE APPLICATIONS

- The proposed development is subject to an associated DASZ application that proposes to subdivide and rezone the lands proposed for redesignation to the "CMU" district. Please refer to the Administrative Report under file no. DASZ 49/2025 for more information.
- The proposed development is also the subject of an associated variance (DAV) application concerning proposed building setbacks and parking areas. Please refer to the Administrative Report under file no. DAV 25-225383/D.

COLLABORATION WITH THE PUBLIC SERVICE:

- The applicant met with staff from the Urban Planning and Design Division in March of 2025 to discuss the proposed development.
- The Public Engagement Summary provided in the application package indicates the applicant consulted with the City of Winnipeg Water and Waste Department regarding servicing capacity.

RELEVANT POLICY

OurWinnipeg 2045 (OW2045)

OurWinnipeg is the City of Winnipeg's long-range development plan. Applicable Policies for Recent Communities include the following:

- *6.13 Support amendments to existing secondary plans that further the vision, goals, and policies of this Plan and Complete Communities.*
- *6.16 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 (CCDS 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.

Applicable *CCDS 2.0* policies for Recent Communities include the following:

- *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*
- *3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*
- *4.1 Support commercial development where residential neighbourhoods are not well served by local and community commercial amenities.*
- *4.6 Vertical commercial/residential mixed-use development is generally supported where local commercial development currently exists, where there is the presence of a public lane, or where the site is large enough to accommodate the proposed development where a public lane is not present.*

Waverley West Town Centre ASP Secondary Plan

The subject lands are located within the Waverley West Town Centre Secondary Plan Area. The following goals are stated for the plan area:

- *3.2 Planning Goals*
    - *Mixed-Use: To provide a mixed-use area that includes multiple uses within buildings and on individual sites.*
    - *Compatibility: To ensure that the range of uses are complementary and compatible through the use of well-designed buildings and public spaces.*
    - *Residential Diversity: To provide a variety of medium and higher density housing options within a mixed-use environment*

The subject property is currently designated "Employment Lands Mixed Use" which is intended to provide local employment opportunities in office and business park style facilities. As prescribed in section 5.2.1, applicable policies include the following:

- *5.2.1(1) Mixed-use areas may contain a variety of uses including offices, campus-style business parks, and retail uses. Institutional uses may also be provided in this area.*
- *5.2.1(2) The composition of the mixed-use areas shall be refined and addressed through the zoning applied to the site, as determined appropriate at the Development Application stage.*

The applicant has proposed to redesignate the subject property to "Commercial Mixed Use" which is intended to provide retail, restaurant, residential and office uses along Centre Street. The character of this street is intended to be a pedestrian oriented main street. Applicable policies include the following:

- *5.3.1(1) Mixed-use areas may contain a variety of uses including general retail, restaurants, offices, clinics and residential uses. Institutional uses may also be provided in this area.*
- *5.3.1(2) Residential uses or office uses may be located along Centre Street above the first floor of commercial buildings.*
- *5.3.1(3) The composition of the mixed-use areas shall be refined and addressed through the zoning applied to the site, as determined appropriate at the Development Application stage.*
- *6.2.1 The design of Commercial Mixed-use areas along Centre Street shall be designed to provide a pedestrian-scaled environment and shall generally be located at or near the front property line. Buildings that have multiple stories may include articulation to maintain an appropriate massing.*
- *6.2.4 Parking for the mixed-use sites along Centre Street shall generally be provided at the rear of the building or gaps between buildings and shall be accessed from adjacent local streets. In order to maintain an active street presence on Centre Street, at least one entrance must be provided on Centre Street*

Winnipeg Transit Master Plan

- The subject lands are currently serviced by on request transit service (111) and feeder network transit routes (671, 676, 678) which provide the following levels of service:
    - Every 15-30 minutes at peak/off peak hours
    - Every 20-60 minutes at night/during the weekend
- Under the *Transit Master Plan's* Long Term Network Plan, the Primary Transit Network would be expanded to service Waverley West, with a frequent route (O) proposed to run down Centre Street. The proposed frequent route would provide transit service every 10-15 minutes.

ADDITIONAL CONSIDERATIONS

- Other departments were circulated and expressed no concerns with the intent of the proposed Secondary Plan Amendment.
- For the applicant's information, Solid Waste Services advised that a waste management fee is applicable to multi-unit developments and will be applied to the utility bill of utility account holder(s). They note that the proposed waste collection as shown on the site

plan would not work for City collection. The applicant is advised to consult with their department regarding the design of their proposed waste collection if City collection services are wanted.

DISCUSSION AND ISSUES

- The subject property's current "Employment Land Mixed Use" designation allows for a range of uses, including offices, business parks, retail, and institutional uses, but does not accommodate residential uses. The proposed redesignation to "Commercial Mixed Use" would permit the establishment of a residential use on the property.
- CCDS 2.0 policies encourage residential development within Established Neighbourhoods where it will enhance neighbourhood character and expand housing options in a sensitive and complementary manner. In Recent Communities, residential intensification is typically directed to sites along collector and arterial roads. Vertical mixed-use development is also encouraged, especially in areas that are well-served by transit and nearby commercial amenities.
- The proposed redesignation is consistent with this policy direction. The proposed mixed-use building is compatible in scale and form with surrounding development, which includes high-density multi-family residential, commercial, and recreational uses. The site is located at the intersection of two collector roads (Centre Street and South Town Road) and is bound to the west by Kenaston Boulevard which is an arterial roadway.
- The site is adjacent to established transit routes and commercial services, and the proposal includes ground-floor commercial space. This is consistent with the goals of the Waverley West Town Centre Secondary Plan, which encourages the development of a mixed-use area, and the provision of a range of medium and higher-density housing options.
- The design of the proposed development appears consistent with design policies in the Waverley West Town Centre Secondary Plan which encourage locating buildings near the front property line, locating parking to the rear, and the use of articulation in building design to maintain a pedestrian scaled environment.
- The Public Engagement Summary provided in the application package indicates that one in person stakeholder open house was held in March of 2025. Information regarding the event was provided to nearby residents and developers in the area. A copy of the public engagement summary is included in Appendix C.
- Section 5 of the Waverley West Town Centre Secondary Plan (pg. 10) includes a table which indicates the approximate land area dedicated to each land use in the Plan Area. The applicant did not propose to update this table in their application, however, if this application is approved, the table should be updated to reflect the 2.65 acre parcel which has been redesignated from "Employment Land Mixed-Use" to "Commercial Mixed-Use".
- Accordingly, the Public Service is recommending one additional plan amendment, to update the land area table provided in Section 5 of the Waverley West Town Centre Secondary Plan (pg. 10) to reflect the proposed redesignation.

RECOMMENDATION

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

    - The proposed re-designation of the subject property will help achieve the goals of the Waverley West Town Centre Neighbourhood Secondary Plan, which encourage mixed use development, and the provision of a variety of medium to high density residential development.
    - The proposed redesignation complies with the direction set out in *OurWinnipeg 2045* and *Complete Communities 2.0* which encourage increased residential density, the provision of a range of dwelling types, and allowing for community scale commercial uses that increase access to local amenities.
- The Urban Planning Division has recommended the following additional change in the amending by-law:
    - To update the Land Use Area table in Section 5 (pg. 10) of the Waverley West Town Centre Secondary Plan to reflect the proposed redesignation of 2.65 acres from “Employment Land Mixed-Use” to “Commercial Mixed-Use”.

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

Report Prepared by:
Anna McKinnon, MCP
PPD File #: SPA 7/2025