Minutes – Council – April 30, 2026

Minute No. 282
Report – Standing Policy Committee on Property and Development – April 16, 2026

Item No. 11 **Subdivision and Rezoning – Prairie Pointe Stage 11 (West of Wheatgrass Lane and continuation of Skyline Drive to future Waverley Street)**
(Waverley West Ward)
File DASZ 52/2025 [c/r DAC 7/2025]

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the subdivision proposed under Development Application No. DASZ 52/2025 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 April 1, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to amendments to Development Agreement AG 33/12 in accordance with Sections I and II of the report of the Administrative Coordinating Group dated March 30, 2026 and attached as Appendix "B" to this Report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R1-S" Residential Single-Family (Small) District, "R1-M" Residential Single-Family (Medium) District, "R2" Residential Two-Family District, "RMF-S" Residential Multi-Family (Small) District and "PR1" Parks and Recreation 1 (Neighbourhood) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated April 1, 2026 and attached as Schedule "B" to this report.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the Planned Area value of Development Application No. DASZ 52/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

4. 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.

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

COUNCIL DECISION (continued):

5. 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 communication for second and third reading.

6. That Development Application No. DASZ 52/2025 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.

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. 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 6 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

10. That Development Application No. DASZ 52/2025 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.

11. That all outstanding taxes, including local improvement taxes be paid pursuant to subsection 259(1) of The City of Winnipeg Charter.

12. 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 – April 16, 2026

DECISION MAKING HISTORY:

Moved by Councillor Duncan,
That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

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

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 21, 2026, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On April 16, 2026, 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 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

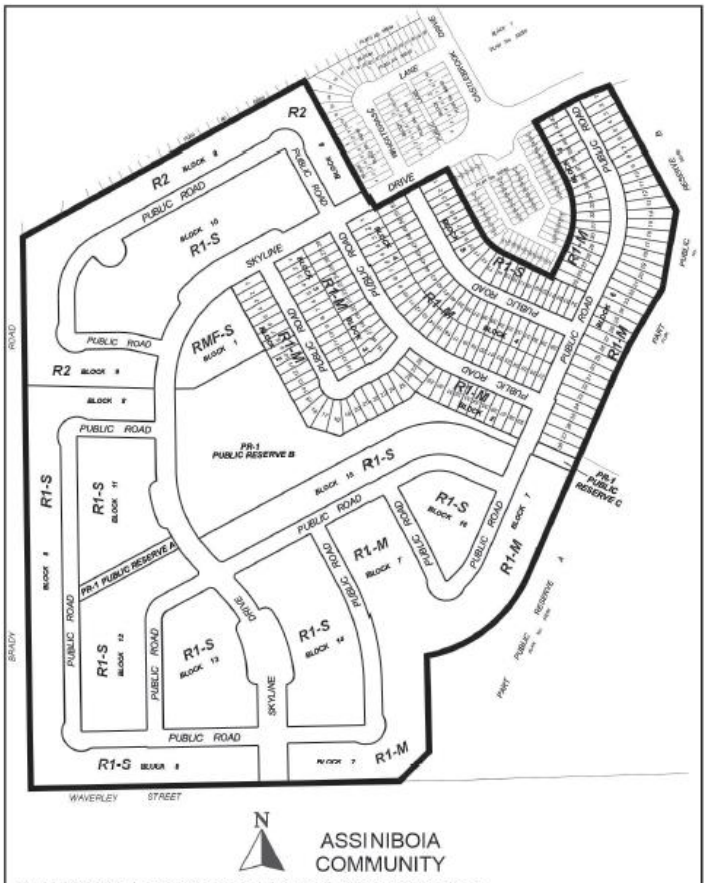
File: DASZ 52/2025 [c/r DAC 7/2025]

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

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

Applicant: Ladco Company Limited (Sean Gallagher)

Subject:



APPLICANT : Ladco Company Limited. (Sean Gallagher)
FILE : DASZ 52/2025
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 "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT and "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to an "R1-S" RESIDENTIAL SINGLE-FAMILY (SMALL) DISTRICT, an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT, an "R2" RESIDENTIAL TWO-FAMILY DISTRICT, an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT and a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to facilitate the development of the Prairie Pointe – Stage 11 Neighbourhood lands. The existing design will be replaced with a new lot and block plan and public right-of-ways for future residential development.
For information, phone R. Galston, Planner at 204-986-8645

Premises Affected:	Prairie Pointe - Stage 11 (West of Wheatgrass Lane and continuation of Skyline Drive to future Waverley 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 the subdivision proposed under Development Application No. DASZ 52/2025 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 April 1, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to amendments to Development Agreement AG 33/12 in accordance with Sections I and II of the report of the Administrative Coordinating Group dated March 30, 2026 and attached as Appendix "B" to this Report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R1-S" Residential Single-Family (Small) District, "R1-M" Residential Single-Family (Medium) District, "R2" Residential Two-Family District, "RMF-S" Residential Multi-Family (Small) District and "PR1" Parks and Recreation 1 (Neighbourhood) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated April 1, 2026 and attached as Schedule "B" to this report.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the Planned Area value of Development Application No. DASZ 52/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

4. 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.

5. 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 communication for second and third reading.

6. That Development Application No. DASZ 52/2025 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.

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. 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 6 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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11. That all outstanding taxes, including local improvement taxes be paid pursuant to subsection 259(1) of The City of Winnipeg Charter.

12. 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 reason for its recommendation:

1. Updating a plan from 2012 to support the market needs of 2026, and supported protecting the trees.

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 Dec 9, 2025 2. Notification of Public Hearing dated January 6, 2026 3. Manitoba Status of Titles 2811503/1, 2811508/1, 2811510/1, 2811511/1, 2811513/1, 2811514/1, 2811524/1, 2811527/1, 2811530/1 2811531/1, 2811532/1, 2811533/1, 2917440/1, 2917533/1, 2917567/1, 3276324/1 4. Letter of authorization dated October 24, 2024, from The City of Winnipeg to Ladco Company Limited 5. Caveats 4665165/1, 4665166/1, 4665167/1, 4665169/1, 4665171/1, 4665180/1, 4665181/1 6. Schedule 1 – Concept Plan 7. Schedule of Zoning Site Width and Area Calculations 8. Plans (7 pages) 9. Report from the Urban Planning Division dated Apri 1, 2026 10. Inspection Report 11. Communication dated April 10, 2026, from Sean Gallagher in support of the application 12. Recording of Representations

REPRESENTATIONS:

In Support:

Michael Carruthers
Sean Gallagher
Maggie DeGagne
Garrett Ireland
Tyler Smith

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
D. Villamor, Real Property Officer, Planning, Property and Development Department

Exhibit "9" referred to in File DASZ 52/2025

ADMINISTRATIVE REPORT

Title: DASZ 52/2025 – Prairie Pointe Stage 11 (West of Wheatgrass Lane and continuation of Skyline Drive to future Waverley Street)

Issue: For consideration at the public hearing of a Subdivision and Rezoning to create new residential lots and rezone the land to a mix of residential zoning districts and public reserve.

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 52/2025 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 April 1, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to amendments to Development Agreement AG 33/12 in accordance with Sections I and II of the report of the Administrative Coordinating Group dated March 30, 2026 and attached as Appendix "B" to this Report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R1-S" Residential Single-Family (Small) District, "R1-M" Residential Single-Family (Medium) District, "R2" Residential Two-Family District, "RMF-S" Residential Multi-Family (Small) District and "PR1" Parks and Recreation 1 (Neighbourhood) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated April 1, 2026 and attached as Schedule "B" to this report.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the Planned Area value of Development Application No. DASZ 52/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

4. 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.

5. 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 communication for second and third reading

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11. That all outstanding taxes, including local improvement taxes be paid pursuant to subsection 259(1) of The City of Winnipeg Charter.

12. 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.

OURWINNIPEG POLICY ALIGNMENT

The proposed development aligns with the *OurWinnipeg 2045* policy for 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

The proposed development aligns with the following Key Direction in the Winnipeg Climate Action Plan: *"Ensure New Areas of Growth are Designed According to the Principles of Complete Communities."*

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

DASZ 33/2012

In 2013, Council approved a Subdivision and Rezoning application for the Prairie Pointe Neighbourhood under file no. DASZ 33/2012.

CONSULTATION

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

SUBMITTED BY

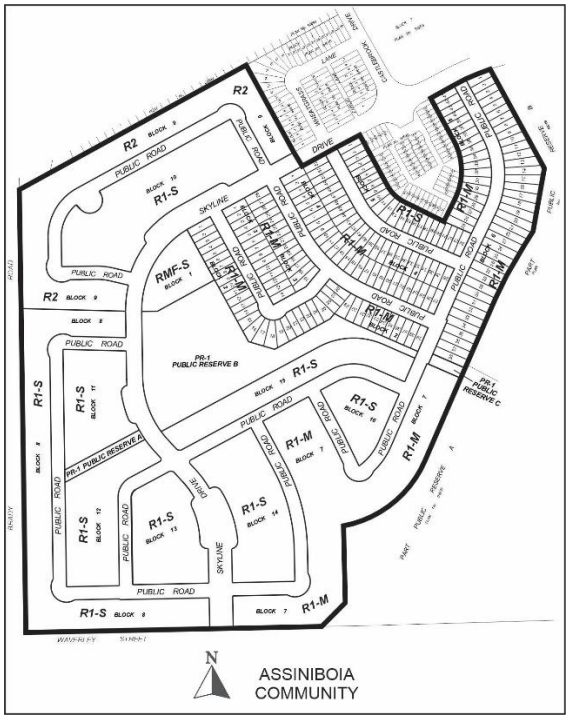
Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Robert Galston, MCP
Date:	April 1, 2026
File No.	DASZ 52/2025

List of Schedules and Attachments

Schedule A	Planning Discussion
Schedule B	File No. DASZ 52/2025, Assiniboia Community Committee, Dated April 1, 2026
Appendix A	Proposed By-law
Appendix B	Report of the Administrative Coordinating Group Re: Proposed Subdivision and Rezoning of Land Located at Prairie Pointe Stage 11, March 30, 2026

SCHEDULE 'A'

DATE:	April 1, 2026
FILE:	**DASZ 52/2025**
RELATED FILES:	na
COMMUNITY:	Assiniboia Community
NEIGHBOURHOOD #:	2.683 (Prairie Pointe)
SUBJECT:	For consideration at the public hearing for a Subdivision and Rezoning to create new residential lots and rezone the land to a mix of residential zoning districts and public reserve.
LOCATION:	Prairie Pointe Stage 11 (West of Wheatgrass Lane and continuation of Skyline Drive to future Waverley Street)
LEGAL DESCRIPTION:	LOT 1 BLOCK 1 PLAN 58259 WLTO IN OTM LOT 108 AND 115 TO 121 PARISH OF ST. NORBERT LOT 1 BLOCK 7 PLAN 58259 WLTO EXC SKYLINE DRIVE PLAN 61672 WLTO IN OTM LOT 108 AND 115 TO 121 PARISH OF ST NORBERT BLOCKS 2 TO 8 PLAN 58259 WLTO IN OTM LOT 108 AND 115 TO 121 PARISH OF ST. NORBERT EXC SKYLINE DRIVE PLAN 61672 WLTO BLOCKS 1 TO 6 PLAN 58260 WLTO IN OTM LOT 108 AND 115 TO 120 PARISH OF ST. NORBERT PUBLIC RESERVES A, B, C, D AND E PLAN 58256 WLTO IN OTM LOTS 102 TO 108 AND 115 TO 118 PARISH OF ST. NORBERT EXC PLANS 69989 WLTO AND 72484 WLTO AND EXC OUT OF WITHIN LIMITS OF DRAIN PLAN 58254 WLTO: PUBLIC RESERVES A, B AND C PLAN 58259 WLTO EXC OUT OF SAID PUBLIC RESERVE "B": SKYLINE DRIVE PLAN 61672 WLTO AND EXC OUT OF ALL THAT PORTION OF SAID LOT 108 LYING SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT IN THE EASTERN LIMIT OF SAID LOT 108 DISTANT SLY THEREON 87.78 FEET FROM THE NORTHERN LIMIT OF SAID LOT 108 TO A POINT IN THE WESTERN LIMIT OF SAID LOT 108 DISTANT SLY THEREON 175.56 FEET FROM SAID NORTHERN LIMIT IN OTM LOT 108 AND 115 TO 121 PARISH OF ST NORBERT



APPLICANT: Ladco Company, Limited (Sean Gallagher)
40 Lakewood Boulevard, Unit 200
Winnipeg, Manitoba R2J 2M7

OWNERS: Ladco Company, Limited (Sean Gallagher)
40 Lakewood Boulevard, Unit 200
Winnipeg, Manitoba R2J 2M7

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject site encompasses an area of land north of Waverley Street, along the east side of Brady Road. It is in the Prairie Pointe Neighbourhood of the Waverley West Ward.
- The subject site is currently vacant.
- The subject site has a total land area of approximately 96.5 acres, which includes lands owned by the Ladco Company as well as portions of unimproved right-of-ways (William Hall Drive, Budbury Place, Spruce Creek, Northland Cove, Wildedge Road, Hawk Ridge Road, Rainwater Place, Garden Way, and a portion of Skyline Drive).
- The subject site is currently zoned a mix of “A” Agricultural and “PR1” Parks and Recreation (Neighbourhood).
- The subject site is located within the Areas of Stability – Recent Communities policy area of the *Complete Communities Direction Strategy* Urban Structure Map. The site also falls within the *Waverley West Southwest Neighbourhood Area Structure Plan.*

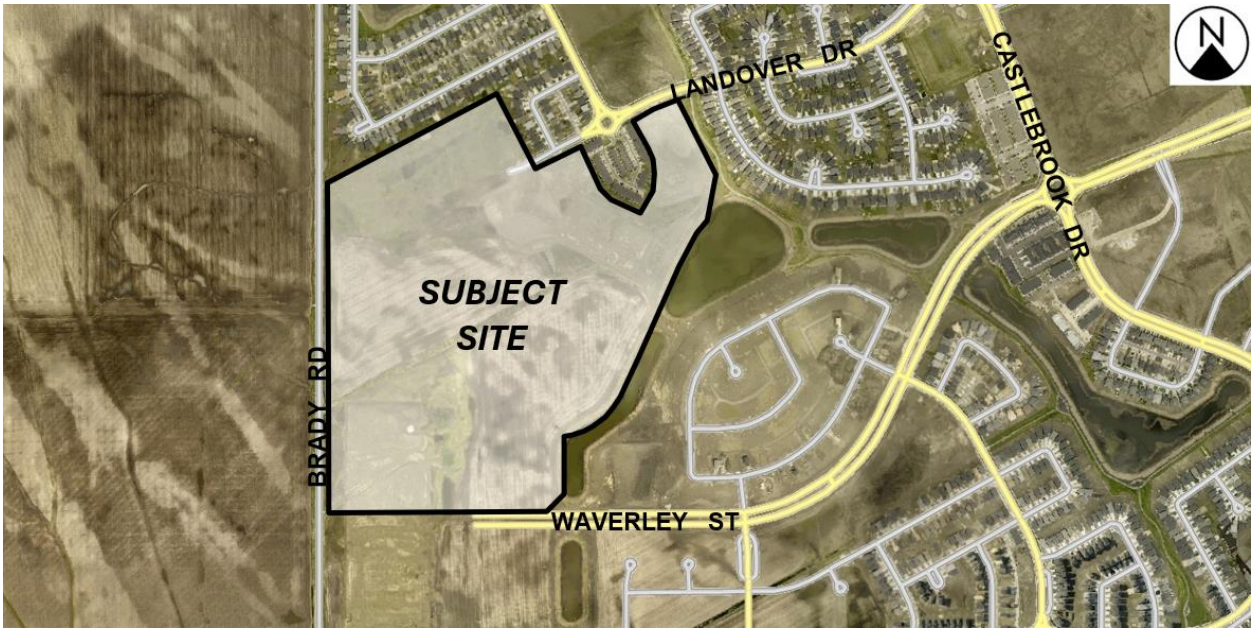


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

- To the north of the subject site is a mix of residential uses and vacant land zoned “R1-M” Residential Single-Family (Medium), “R2” Residential Two-Family, and “RMF-M” Residential Multi-Family (Small).
- To the west is Brady Road and the City of Winnipeg boundary, then land under cultivation in the Rural Municipality of Macdonald.
- To the east is park space and retention ponds zoned “PR1” Parks and Recreation (Neighbourhood, then single-family residential uses zoned “R1-M” Residential Single-Family (Medium).
- To the south are developed and undeveloped portions of Waverley Street, a collector street, then vacant land zoned “A” Agricultural.

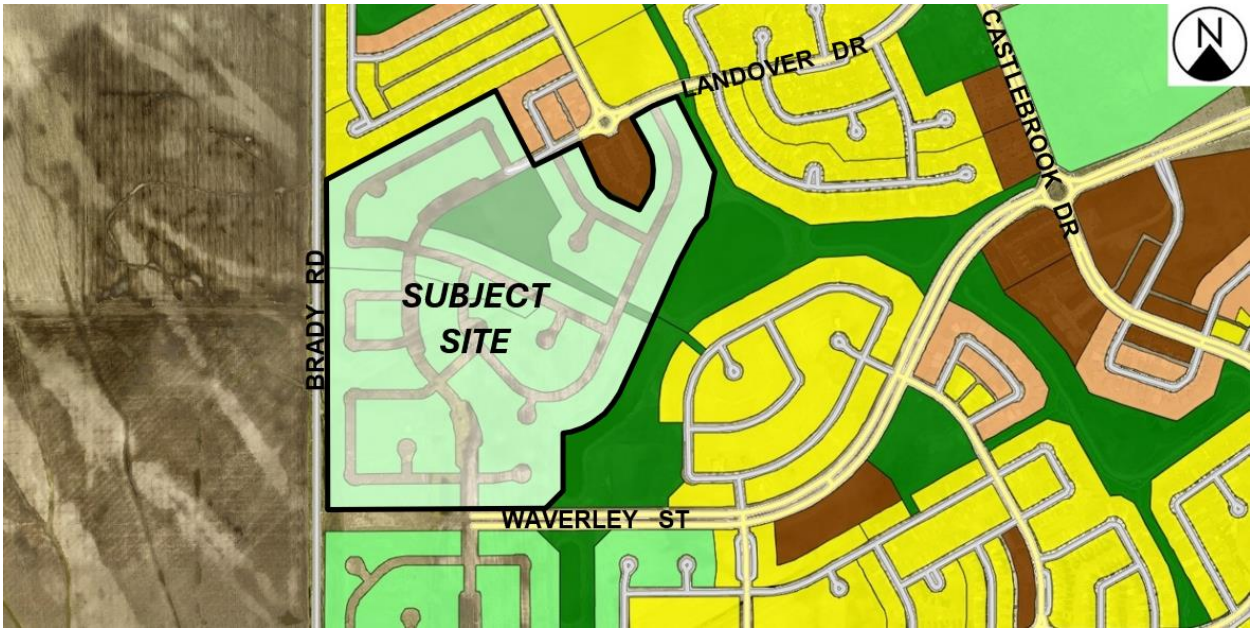


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

Residential Development

- The applicant is proposing to subdivide and rezone the existing lots on the subject site and create a total of:
    - 200 single-family residential lots, including:
        - 157 lots zoned to a be zoned “R1-M” Residential Single-Family (Medium).
        - 43 lots zoned “R1-S” Residential Single-Family (Small).
    - One (1) multi-family residential lot, to be zoned “RMF-S” Residential Multi-Family (Small);
    - 10 residential blocks, to be zoned a mix of “R1” Residential Single-Family (Small), “R1-M” Residential Single-Family (Medium), and “R2” Residential Two-Family;
- This development area represents the applicant’s 11th phase of development in the Prairie Pointe Neighbourhood.
- No building plans have been submitted with this application.

Public Reserve

- Three (3) public reserve lots are to be created, to be used for parks purposes and will be zoned “PR1” Parks and Recreation (Neighbourhood).
- This represents a reconfiguration of 6.8 acres of existing Public Reserve, and will expand this reconfigured Public Reserve to a size of 7.2 acres. The existing Public Reserve was subdivided and rezoned under file no. DASZ 33/2012.

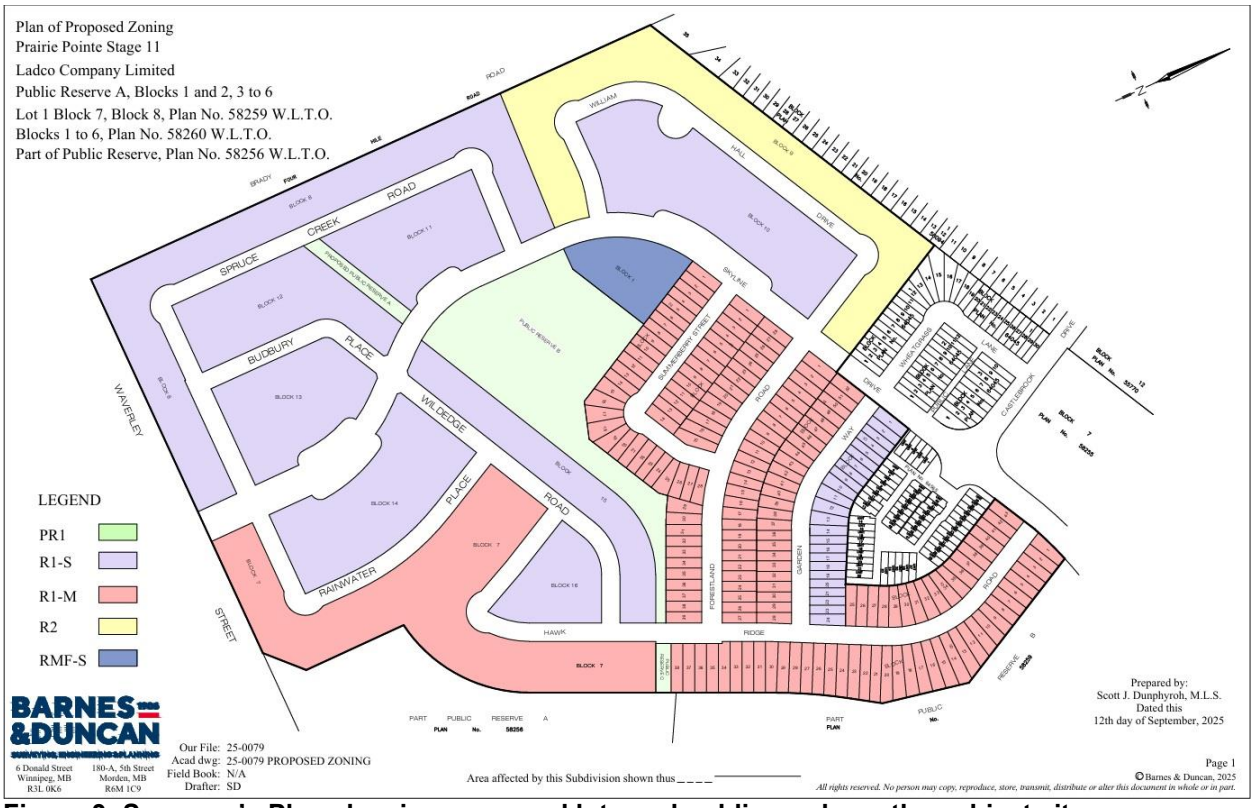


Figure 3: Surveyor's Plan showing proposed lots and public roads on the subject site.

Public Streets

- The proposal includes closing undeveloped local streets in the subject lands that were opened under file no. DASZ 33/2012, and opening a new local streets, as shown below, in Figure 3.
- A comparison of Phase 11's existing undeveloped street layout, and the proposed new street layout, is shown below as Figure 4.

Associated Street Closing Application (DAC)

- The proposed closing of the undeveloped streets in the subject site is the subject of an associated Closing (DAC) application to the City of Winnipeg under file no. DAC 7/2024.
- It should be noted that the existing alignment of Skyline Drive and William Hall Drive within the subject site will not be closed or modified as part of this application.

Figure 4: Comparison of streets in Phase 11 as laid out in Prairie Pointe master plan (left) and in current subdivision and rezoning plan (right). (Drawings provided 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 Neighbourhoods – Recent Communities policy area under *Complete Communities 2.0*. Key policies include:

  D1. Established Neighbourhoods

  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.

  1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.

1.14Mid-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.

1.15Low-rise residential uses will generally be encouraged to locate on arterial roads and collector 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.

1.16Small-scale residential uses, not including single-family, may be accommodated on collector roads and local streets with a public lane, where compatible with adjacent land uses, and in consideration of the factors listed in Policy section 1.6.

1.17Single-family residential uses will generally be directed to locate on collector streets and local streets.

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.

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

2.21Site 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.

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.

WAVERLERY WEST SOUTHWEST NEIGHBOURHOOD AREA STRUCTURE PLAN (By-Law 4/2013)

- Under the *Waverley West Southwest Neighbourhood Area Structure Plan*, the subject lands are located in the Residential policy area.
- Residential areas provide opportunities for a range of housing that meets and responds to the market based demand. Single-family housing will be the predominant land use, however compatible and complementary multi-family housing and other uses may be developed in key areas.

Residential Policies

5.1.1. Composition

1. *Single-family Residential shall be the predominant land use.*
2. *Multi-family Residential, including higher density Multiple-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*
3. *Multiple-family Residential (including Higher Density Multiple-family Residential), Local Commercial, Non-Retail Commercial, Institutional, Recreational and other compatible uses shall be permitted adjacent to Waverley Street. Multiple-family Residential, including higher density Multiple-family Residential, shall be permitted adjacent to the Perimeter Highway.*
4. *Where Residential is located adjacent to the Perimeter Highway, other buffering tools such as berming, landscaping and fencing shall be implemented.*
5. *The general categories of uses identified under section 5.1.1 may be refined through the Development Application process.*

5.1.2 Transit

Most homes and businesses shall be within a five-minute walk (approximately 400 metres) of a collector or higher classification street and related transit route (see also section 6.5).

5.1.3 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.*

Parks

5.6.1 General

(1) *The park system shall provide residents of the Southwest Neighbourhood and beyond with:*

   a. *active recreation opportunities – sports fields; and*

   b. *passive recreation and leisure opportunities – small park spaces (e.g. playgrounds, picnic/sitting/nature areas etc) and linear corridors (e.g. walking, cycling etc).*

(2) *The park system shall enable a variety of experiences and year-round activities.*

(3) *Parks should be located such that a majority of dwellings are within a 400 metre radius of a park.*

(4) *Size, orientation, configuration and location of parks shall be appropriate for the intended use, and determined in consideration of establishing an equitable distribution of parks throughout the neighbourhood.*

(5) Parks should be planned to incorporate passive surveillance through site configuration, placement of access points, amount of frontage, and site lines.

(6) Parks shall incorporate principles of sustainable landscapes, which may include but are not limited to naturalized plantings and low maintenance vegetation.

5.6.2 Greenway System

(1) The Southwest Neighbourhood shall include a Greenway System: a park delivery concept whereby parks (both active and passive), Residential areas and other neighbourhood activity areas (such as schools, commercial areas etc) are connected by a series of linear parks, often associated with the land drainage system. The Greenway System is characterized by the connected parks and defined by a contiguous pathway system.

(2) Where feasible, the Greenway System should be designed to minimize the number of street crossings and create or form part of a looped pedestrian network through the neighbourhood.

(3) The Greenway System shall serve as a connection to adjacent neighbourhoods and the active transportation network.

5.6.3 Linear Parks and Pathways

(1) Where feasible, pathways should connect land uses throughout the Southwest Neighbourhood and provide passive recreation, walking and cycling opportunities for residents, employees and other visitors to the neighbourhood.

(2) Where feasible and appropriate, pathways should include an alignment along one side of the land drainage system where space for a path and land drainage can be accommodated.

(3) Pathway surfacing shall be appropriate to the context and determined, in consideration of City guidelines and standards, at the Development Application stage.

(4) Pathways locations are conceptually illustrated on Map 2.

SUBDIVISION

- As noted above, the subject site is currently made up of 13 blocks, a public reserve, and undeveloped public streets.
- Subdivision is required in order to create a total of 201 zoning lots, 10 new blocks, and new public streets, as well as reconfigure public reserve.

REZONING

- As noted above, the subject site is currently zoned a mix of “A” Agricultural and “PR1” Parks and Recreation (Neighbourhood).
  - The applicant is proposing to rezone the land to the following districts:
    - “R1-M” Residential Single-Family (Medium)
    - “R1-S” Residential Single-Family (Small)
    - “R2” Residential Two-Family
    - “RMF-S” Residential Multi-Family (Small)

- “PR1” Parks and Recreation (Neighbourhood)

CONSISTENCY WITH AREA SECONDARY PLAN

Residential Uses

- The proposed subdivision and rezoning accommodate a mix of single-family residential housing types and lot sizes in the Prairie Pointe Neighbourhood, by proposing a mix of “R1” and “R2” lots and including an “RMF-S” Residential Multi-Family (Small) lot.
- This proposed mix of residential zoning districts are compatible with the Residential policy area of the Secondary Plan, in that single-family dwellings are to be the predominant use within this policy area, with smaller-scaled multi-family accommodated in the vicinity of Neighbourhood Nodes.
- With respect to the proposed “RMF-S” Residential Multi-Family (Small) lot, this is situated on a collector street, Skyline Drive, in close proximity to a Neighbourhood Node identified as the intersection of Skyline Drive and Castlebrook Drive. Please refer to Figure 5, below.

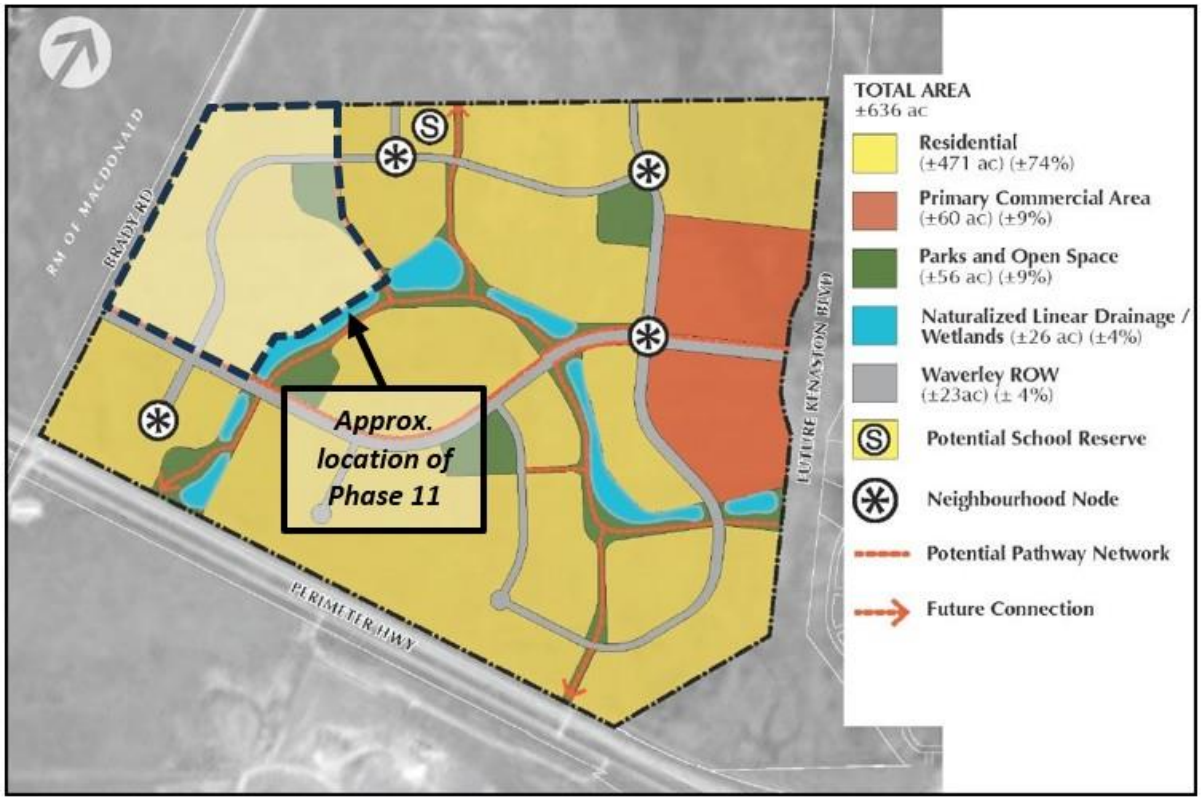


Figure 5: Land Use Concept Plan as per the *Waverley West Southwest Neighbourhood Area Structure Plan.* The approximate location of the subject area is highlighted.

Proximity to Transit

- The subject site is within 307 metres (1,010 feet) from existing transit stops at the intersection of Skyline Drive and Berry Hill Road.

- The subject site is also located within 410 metres (1,347 feet) from an existing transit stop near the intersection of Waverley Street and Youngstown Road.
- Under Winnipeg Transit's updated transit operations, these stops have community feeder service (Route 678). This route has connections to the University of Manitoba Fort Garry Campus, Pembina Highway and the Southwest Rapid Transit Corridor (Markham Station).
- The proposal therefore meets policy in the Secondary Plan that directs residential development to be within 400 metres of transit service.
- Given the level of transit service, which includes a feeder route rather than higher-frequency routes, a mix of single-family, two-family, and lower-density multi-family uses are a suitable density for this site.

Parks and Open Space

- The proposed residential uses are adjacent to a north-south extension of the planned greenway system, which includes active transportation (AT) pathways. This is per the Parks policies under the Secondary Plan, which direct a greenway system that links the neighbourhood together and connects to the regional AT network.
- The proposed reconfiguration of park space previously approved under DASZ 33/2012 will allow existing mature trees located on the subject site to remain, and be located on park space. These mature trees are in a former road allowance that follows the old river lot subdivision that dates to the first half of the 19th century. By retaining these trees and aligning the park system to follow this former road allowance, the proposed subdivision retains and element of the subject site's history as an agricultural area in the Parish of St. Norbert.

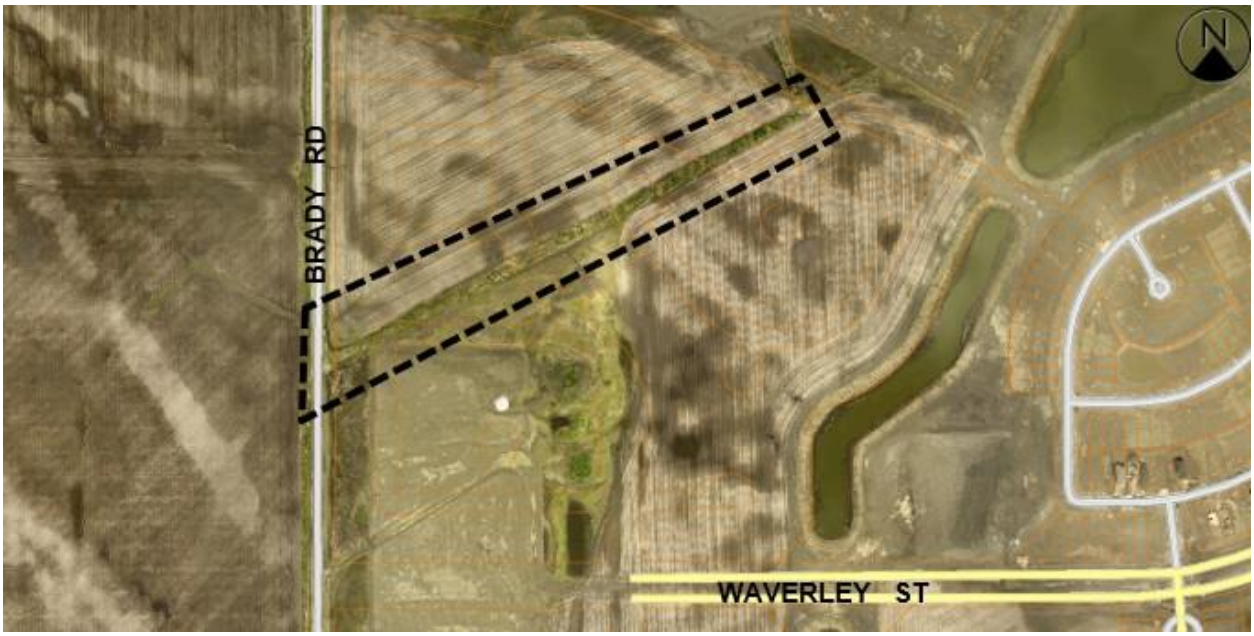


Figure 6: Aerial photo showing treed area following former road allowance (flown 2024).

COMPATIBILITY WITH SURROUNDING AREA

- In addition to being consistent with the overall vision for the broader Prairie Pointe Neighbourhood, as discussed in the *Waverley West Southwest Neighbourhood Area*

Structure Plan, the property is compatible with and is not likely to have an adverse impact on existing and future development within the broader Prairie Pointe Neighbourhood.

- Additionally, the proposed layout of streets and public reserve lands does not limit the planned connections to active transportation routes within the neighbourhood.

PUBLIC CONSULTATION

- The Urban Planning and Design Division is not aware of any public consultation efforts undertaken with area landowners and the public with respect to this proposal. Given the surrounding context, land ownership, and the fact the proposal involves residential zoning districts consistent with the neighbourhood secondary plan, public consultation is not considered necessary.

LOT GRADING

- It is recommended the applicant submit a lot grading plan to the Winnipeg Public Service as soon as possible in order to determine if easements are required.

PUBLIC RESERVE

- It should also be noted that 2/3 approval from Council is required for the development application as a result of the transfer of public reserve.

CONDITIONS OF APPROVAL

AMENDMENTS TO AG 33/12

- It is recommended that amendments to the original Development Agreement AG 33/12 be amended to include new plan considerations and servicing conditions. These recommended amendments are outlined in the report of the Administrative Coordinating Group, under Appendix “B” of this report. Please refer to Appendix “B” for further information.

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 subdivision and rezoning application, it is understood that land dedication was addressed under an earlier Subdivision and Rezoning under file no. DASZ 33/2012, and no additional land dedication, or cash-in-lieu of land dedication, will be required under this application.

RECOMMENDATION

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

- The proposed subdivision and rezoning complies with policies for Recent Communities under the *Complete Communities Direction Strategy 2.0*, and with policies in the *Waverley West Southwest Neighbourhood Area Structure Plan*.

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

Report Prepared by: Robert Galston, MCP
PPD File #: DASZ 52/2025

Schedule 'B' for File DASZ 52/2025, Assiniboia Community Committee, dated April 1, 2026

By-Law No. _____

File No. **DASZ 52/2025**

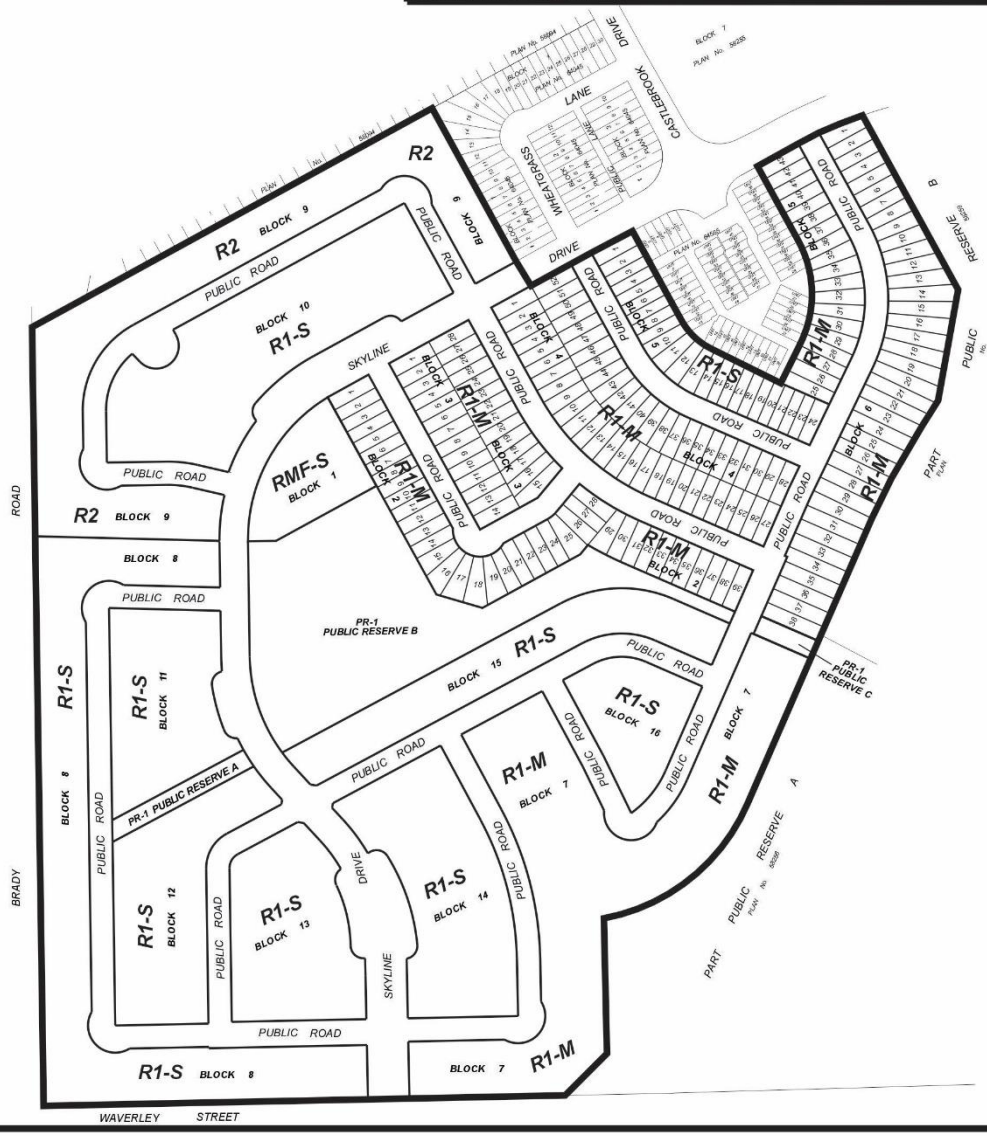
Atlas Sheet No. **AO19**

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 north of Waverley Street, east of Brady Road, west of Wheatgrass Lane and south of Skyline Drive from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT and "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to an "R1-S" RESIDENTIAL SINGLE-FAMILY (SMALL) DISTRICT, an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT, an "R2" RESIDENTIAL TWO-FAMILY DISTRICT, an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT and a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to facilitate the development of the Prairie Pointe – Stage 11 Neighbourhood lands. The existing design will be replaced with a new lot and block plan and public right-of-ways for future residential development.



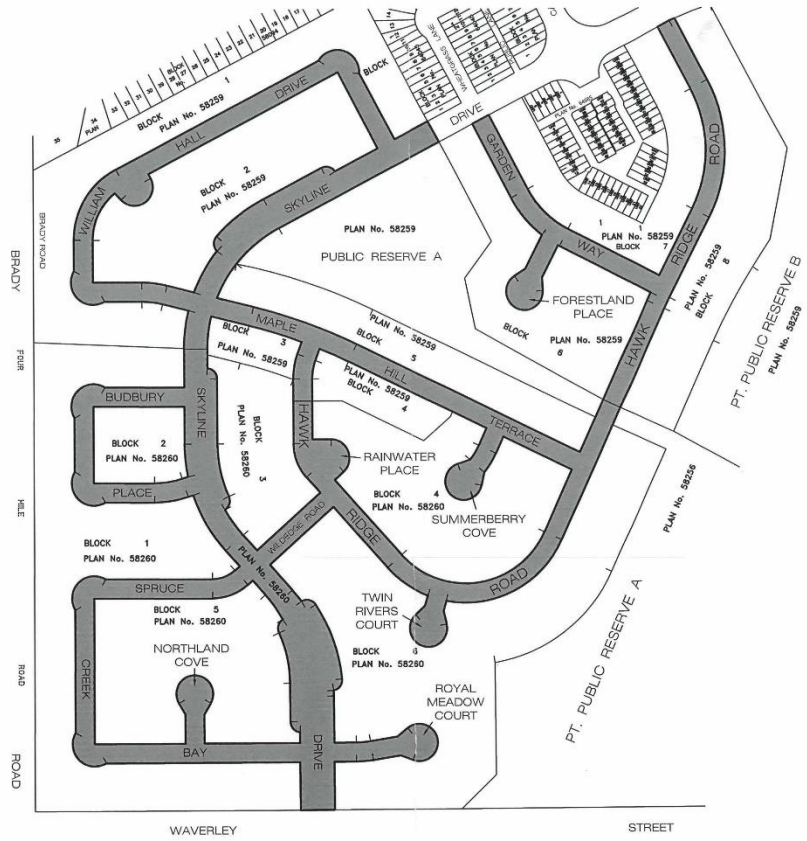
THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “8” referred to in File DASZ 52/2025

Plan of Proposed Road Closing
Part of Plans 58259 and 58260
Prairie Pointe Stage 11
Ladco Company Limited

SCHEDULE 3



METRIC

BARNES & DUNCAN 1906
SURVEYING, ENGINEERING & PLANNING
6 Donald Street Winnipeg, MB R3L 0K6
180-A, 5th Street Morden, MB R6M 1C9

Our File: 25-0079
Acad dwg: 25-0079 ROAD CLOSING SKETCH
Field Book: N/A
Drafter: IR

Total area of road closed = 21.48 Acres.
Proposed Road Closing shown thus.....

Prepared by:
Scott J. Dunphyroh, M.L.S.
Dated this
12th day of September, 2025

Page 1 of 1

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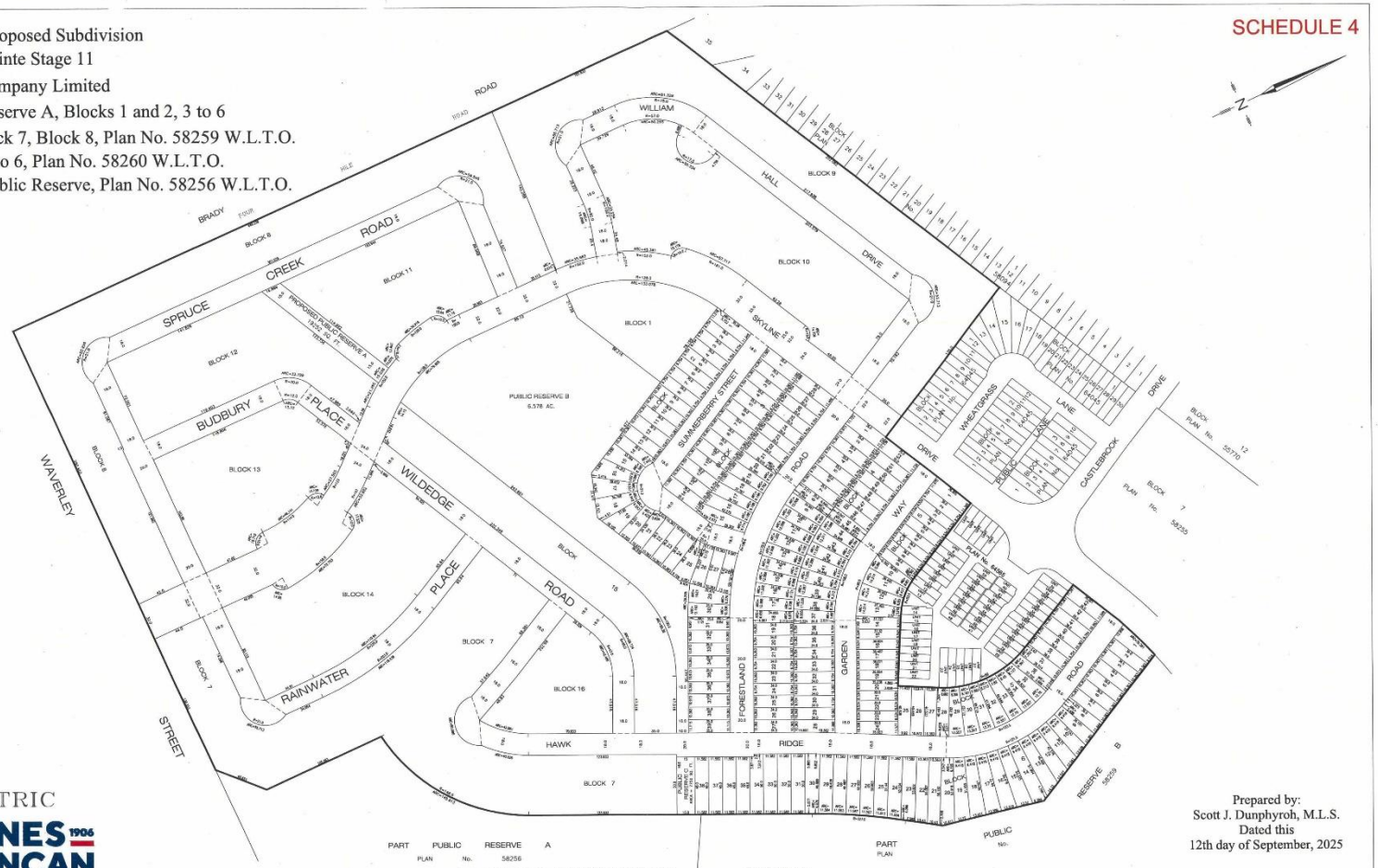
SCHEDULE 4

Plan of Proposed Subdivision
Prairie Pointe Stage 11
Ladco Company Limited
Public Reserve A, Blocks 1 and 2, 3 to 6
Lot 1 Block 7, Block 8, Plan No. 58259 W.L.T.O.
Blocks 1 to 6, Plan No. 58260 W.L.T.O.
Part of Public Reserve, Plan No. 58256 W.L.T.O.



METRIC

BARNES & DUNCAN 1906
SURVEYING, ENGINEERING & PLANNING

6 Donald Street
Winnipeg, MB
R3L 0K6

180-A, 5th Street
Morden, MB
R6M 1C9

Our File: 25-0079
Acad dwg: 25-0079 PROPOSED SUBDIVISION
Field Book: N/A
Drafter: IR

Area of land affected by this Subdivision _____ 96.55 Acres
Area of land opened as Public Road _____ 21.96 Acres
Area of land opened as Public Reserve _____ 7.20 Acres
Area affected by this Subdivision shown thus _____

Prepared by:
Scott J. Dunphyroh, M.L.S.
Dated this
12th day of September, 2025

Page 1 of 2

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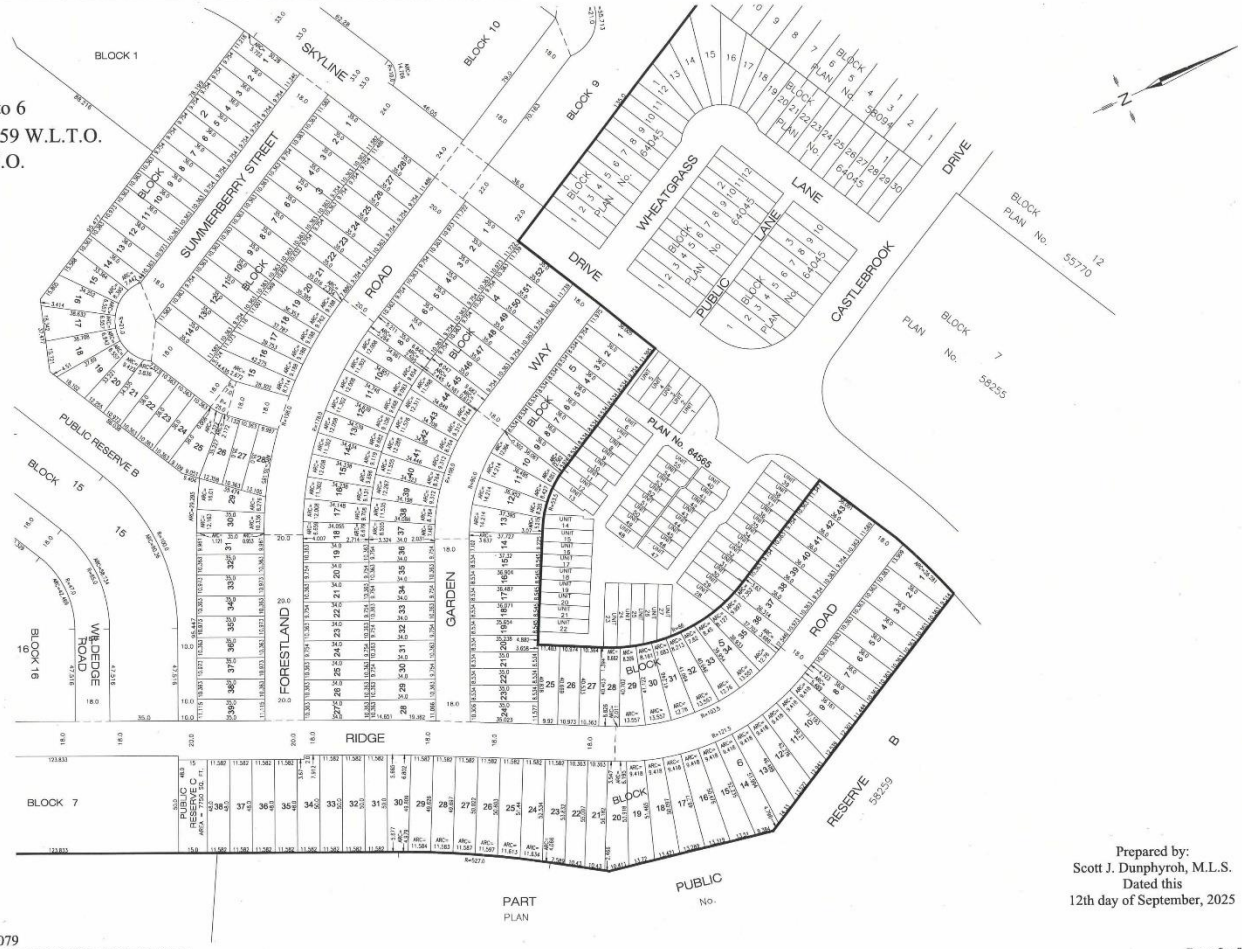
Plan of Proposed Subdivision
Prairie Pointe Stage 11
Ladco Company Limited
Public Reserve A, Blocks 1 and 2, 3 to 6
Lot 1 Block 7, Block 8, Plan No. 58259 W.L.T.O.
Blocks 1 to 6, Plan No. 58260 W.L.T.O.



METRIC

SKETCH - ALL DISTANCES ARE IN METRES AND MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084.

BARNES 1906 &DUNCAN
SURVEYING, ENGINEERING & PLANNING

6 Donald Street
Winnipeg, MB
R3L 0K6

180-A, 5th Street
Morden, MB
R6M 1C9

Our File: 25-0079
Acad dwg: 25-0079 PROPOSED SUBDIVISION
Field Book: N/A
Drafter: IR

Area affected by this Subdivision shown thus _ _ _ _

Prepared by:
Scott J. Dunphyroh, M.L.S.
Dated this
12th day of September, 2025

Page 2 of 2

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Stantec
Stantec Consulting Ltd.
Suite 500, 311 Portage Avenue
Winnipeg MB Canada R3B 2B9
Tel. 204.489.5900 Fax. 204.453.9012
www.stantec.com

Legend

- SINGLE DRIVEWAY 4.877 m WIDE (16') - 0.75 m FLARE
- SINGLE DRIVEWAY 2.438 m WIDE (8') - 0.75 m FLARE
- POSSIBLE ON-STREET PARKING

Notes

Client/Project
LADCO COMPANY LIMITED
PRAIRIE POINTE
STAGE 11

Figure No.
1

Title
POTENTIAL DRIVEWAY/PARKING LAYOUT

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Suite 500, 311 Portage Avenue
Winnipeg MB Canada R3B 2B9
Tel. 204.489.5900 Fax. 204.453.9012
www.stantec.com

Legend

- SINGLE DRIVEWAY 4.877 m WIDE (16') - 0.75 m FLARE
- SINGLE DRIVEWAY 2.438 m WIDE (8') - 0.75 m FLARE
- POSSIBLE ON-STREET PARKING

Notes

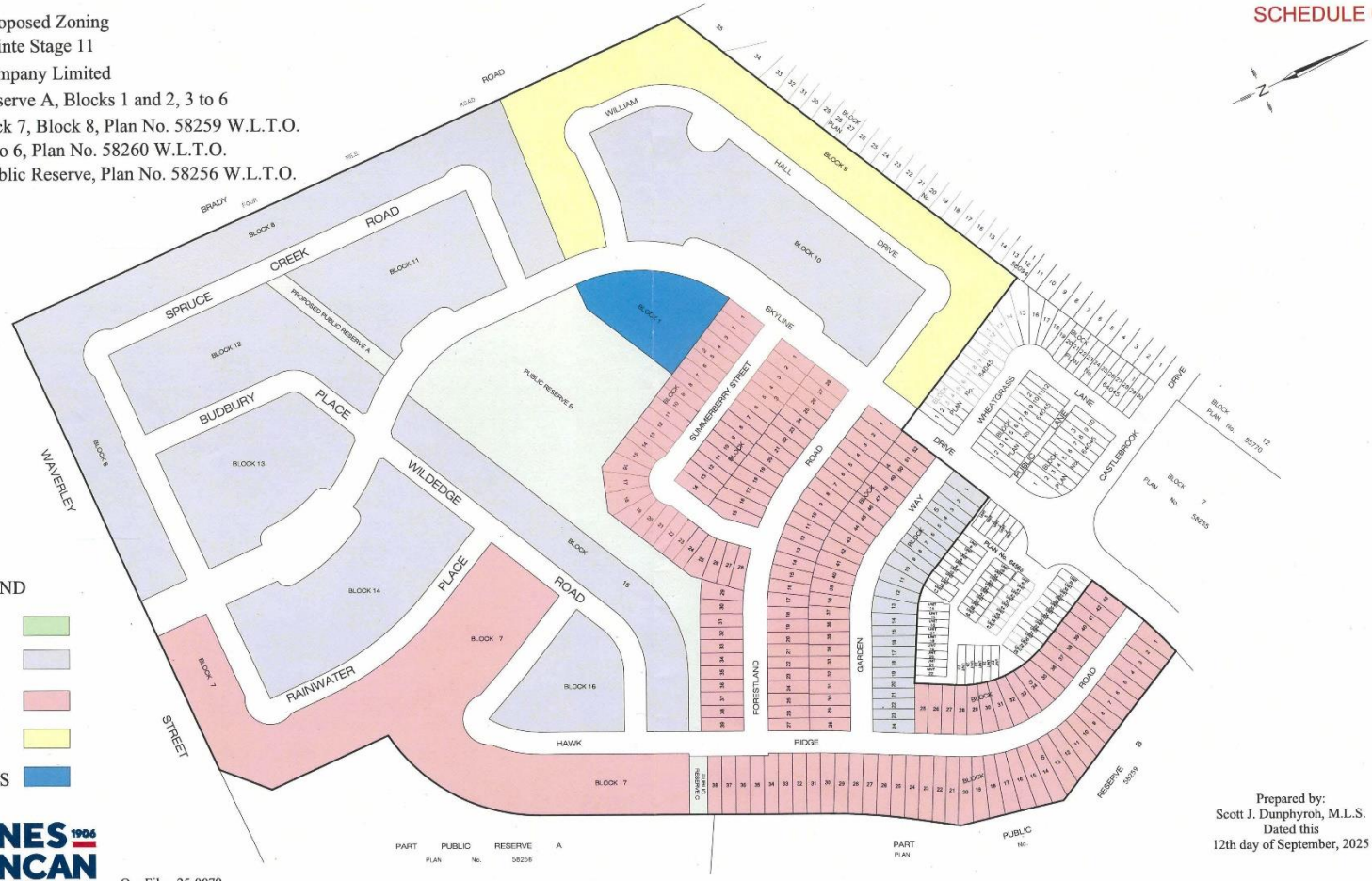
Client/Project
LADCO COMPANY LIMITED
PRAIRIE POINTE
STAGE 11

Figure No.
1

Title
POTENTIAL DRIVEWAY/PARKING LAYOUT

Plan of Proposed Zoning
Prairie Pointe Stage 11
Ladco Company Limited
Public Reserve A, Blocks 1 and 2, 3 to 6
Lot 1 Block 7, Block 8, Plan No. 58259 W.L.T.O.
Blocks 1 to 6, Plan No. 58260 W.L.T.O.
Part of Public Reserve, Plan No. 58256 W.L.T.O.

SCHEDULE 6



LEGEND

PR1	
R1-S	
R1-M	
R2	
RMF-S	

BARNES & DUNCAN 1906
SURVEYING, ENGINEERING & PLANNING

6 Donald Street
Winnipeg, MB
R3L 0K6

180-A, 5th Street
Morden, MB
R6M 1C9

Our File: 25-0079
Acad dwg: 25-0079 PROPOSED ZONING
Field Book: N/A
Drafter: SD

Area affected by this Subdivision shown thus _____

Prepared by:
Scott J. Dunphyroh, M.L.S.
Dated this
12th day of September, 2025

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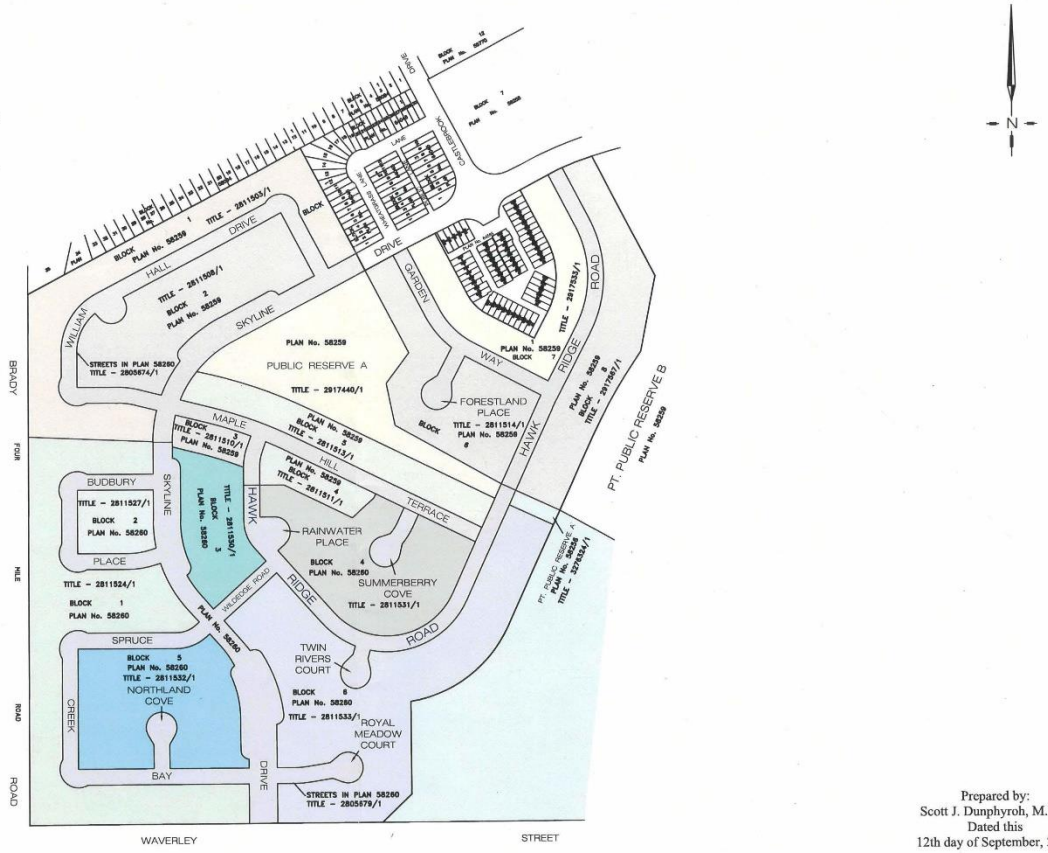
SCHEDULE 8

Title Plot
Prairie Pointe Stage 11
Ladco Company Limited
Public Reserve A, Blocks 1 and 2, 3 to 6
Lot 1 Block 7, Block 8, Plan No. 58259 W.L.T.O.
Blocks 1 to 6, Plan No. 58260 W.L.T.O.
Part of Public Reserve, Plan No. 58256 W.L.T.O.



Prepared by:
Scott J. Dunphyroh, M.L.S.
Dated this
12th day of September, 2025

BARNES & DUNCAN 1906
SURVEYING, ENGINEERING & PLANNING

6 Donald Street
Winnipeg, MB
R3L 0K6

180-A, 5th Street
Morden, MB
R6M 1C9

Our File: 25-0079
Acad dwg: 25-0079 TITLE PLOT
Field Book: N/A
Drafter: IR

Area affected by this Subdivision shown thus _____

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