Minutes – Assiniboia Community Committee – May 7, 2026

REPORTS

Item No. 1 Plan Approval – Gull Lake Road
(Waverley West Ward)
File DASZ 21/2021

COMMUNITY COMMITTEE DECISION:

The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved the plans for Gull Lake Road, with the following amendments:

1. That the colouring of the metal panels on the building be changed from slate grey to old zinc grey.

2. That the balcony colours be changed from sapphire blue to dark red and briarwood tan to white.

DECISION MAKING HISTORY:

Moved by Councillor Lukes,

That Rule 51(1.1) of the Procedure By-law No. 50/2007 be suspended to allow an additional submission made by Neil Minuk 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, with the following amendments:

- That the colouring of the metal panels on the building be changed from slate grey to old zinc grey.

- That the balcony colours be changed from sapphire blue to dark red, and briarwood tan to white.

Carried

Neil Minuk, Architect, DIN Architecture Inc., submitted two communications in support of the matter.

ADMINISTRATIVE REPORT

Title: Plan Approval 26 139841 –Gull Lake Road

Issue: For consideration of a Plan Approval for a multi-family development

Critical Path: Assiniboia Community Committee as per DASZ 21/2021

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Michael Robinson, RPP, MCIP	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 21/2021:

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. Bicycle enclosures
f. Fencing
g. Lighting
h. Landscaping
i. 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 Works to the satisfaction of the Director.

The applicant has submitted:

- Letter of Intent

- Site Plan with dimensions
- Landscaping Plan
- Colour Elevations with dimensions
- Colour Renderings

IMPLICATIONS OF THE RECOMMENDATIONS

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

HISTORY

DASZ 21/2021:

- A Subdivision and Rezoning application was passed by Council in 2021, subject to a Zoning Agreement which stipulated Plan Approval as a condition.

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-142377**
COMMUNITY:	Waverley West Ward
NEIGHBOURHOOD #:	646 - (Waverley Heights)
SUBJECT:	Plans for multi-family development
LOCATION:	99 Transcona Boulevard
LEGAL DESCRIPTION:	N**A**
APPLICANT:	DIN Architecture Inc (Neil Minuk)
OWNER:	10055798 MANITOBA LTD.

DISCUSSION

SITE DESCRIPTION

The subject property is located at the northeast corner of Markham and Gull Lake Roads in the Waverley Heights Neighbourhood of the Waverley West Ward.

The site is 47,425 square feet in area.

The site is currently vacant lands.

The subject property is located within a “Recent Community” policy area under *Complete Communities Direction Strategy 2.0*.

The property was approved for rezoning to “RMF-L” Residential Multi-family Large district.

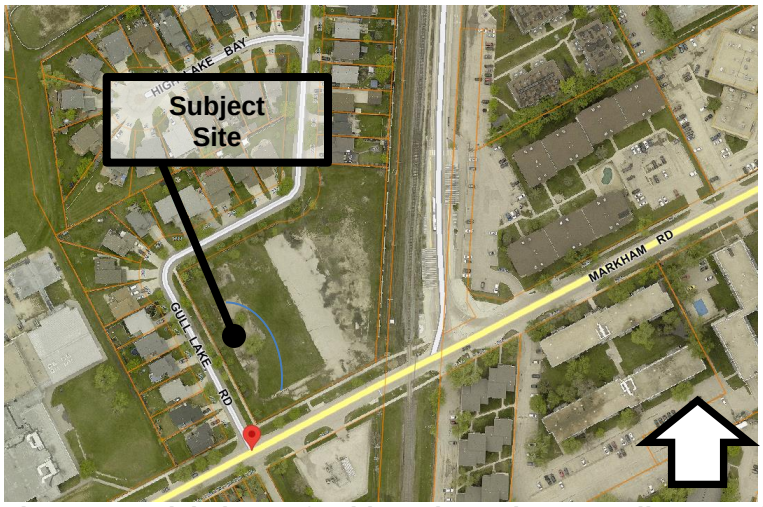


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

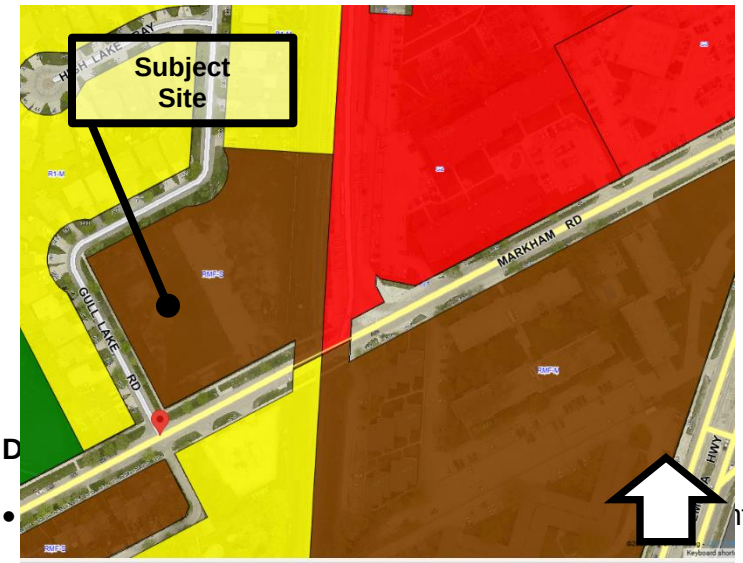
SURROUNDING LAND USE AND ZONING

North: Residences zoned “R1-M” Residential Single-Family District

South: Residences zoned “R1-L” Residential Single-Family District and “RMF-S” Residential Multi-Family District

East: Southwest rapid transit corridor

West: Residences zoned “R1-M” Residential Single-Family District



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- The building is 4 storeys with 118 dwelling units

- Vehicle access is via an approach off Markham Road

- There are 95 parking stalls. 6 stalls area accessible. Parking is accommodated both underground and at grade

- There is an indoor bicycle room for 54 bicycles as well as 36 exterior bicycle parking stalls

- The landscaping plan shows street edge, building foundation, and parking lot interior landscaping.

- The façade of the building features brick, metal wall panels, and balconies.

- Each main floor apartment has a door that opens at grade onto the street with a separate walkway to the sidewalk

- Garbage/recycling collection is located on the northeast corner of the site

ANALYSIS AND ISSUES

The proposed plans are similar to what was submitted for the public hearing in 2021. The plans comply with the conditions of approval in both the Zoning Agreement and Variance Order.

Specifically, the Zoning Agreement requires the building not to exceed a height of 45 feet. The proposed height is 44'7".

The Variance Order requires the following:

1. That two (2) car share vehicles and two (2) dedicated parking stalls for the car share vehicles be provided on site to the satisfaction of the Director of Planning, Property and Development, and to be thereafter maintained to the satisfaction of the Director.
2. That 78 bicycle parking stalls be provided.
3. That a minimum of three suites be designed to accessible universal standards and at least ten suites be adaptable or flexible suites.
4. That bird-friendly glazing be added to the windows of the buildings.
5. That two raised pedestrian pathways be required on the site connecting the Markham Road frontage of the property to the Gull Lake Road portion of the property.

The applicant has indicated the following regarding these conditions;

1. The applicant will be providing and managing their own car share service for residents of the building.
2. The plans identify 90 bicycle parking stalls.
3. The plans identify 10 adaptable/accessible suites.
4. The plans indicate that all glazing to include bird friendly glazing compliant to CSA A460:19; high contrast, permanent, exterior surface markers to reduce reflectivity. Markers to be spaced no more than 2" vertically and 4" horizontally
5. There is one raised pedestrian path in Phase 1 and there will be a second one in Phase 2

Façade and materials
The building has a gambrel roof constructed of standing seam metal to provide a strong residential feel and diminish the overall scale of the building.

Horizontally, the building façade is broken up with balconies every approximately 30-45 feet and differentiation is also achieved through colour and the use of projections both vertically and horizontally, with a minimum depth of 1 foot.

The are a variety of window sizes with a large amount of glazing on the ground floor, which will help with eyes on the street.

The entire first floor is composed of masonry and glass. Upper storeys are composed of a vertical metal panel. Colours will have a warm residential feel.

Landscaping
The plans include street edge, foundation, and parking lot landscaping. There are a total of 22 trees and 172 shrubs proposed, with landscaped front yards on Gull Lake Road, to match the character of the neighbourhood.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommends ***approval*** of the submitted plans for the following reasons:

- The plans are compatible with the neighbourhood and consistent with *Complete Communities Direction Strategy 2.0*

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Michael Robinson, RPP, MCIP
Date:	May 4, 2026
File No:	ZR-PA 26-139841