Minutes – Assiniboia Community Committee – May 29, 2026

REPORTS

Item No. 3 Plan Approval – Bridge Lake Drive
(Waverley West Ward)
File DASZ 8/2012

COMMUNITY COMMITTEE DECISION:

The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for Bridge Lake Drive.

DECISION MAKING HISTORY:

Moved by Councillor Lukes,

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

Carried

ADMINISTRATIVE REPORT

Title: Plan Approval 25-206213 – Bridge Lake Drive

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 8/2012

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 8/2012:

> *'Community Committee Plan Approval required as per DASZ 8/2012, BL 72/2013: 2. The Owner must, at no expense to the City, submit plans showing the location and design of any and all proposed buildings, accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage ("Works") on the portions of the Owner's Land Zoned "RMF-M" Residential Multi-Family (Medium), and "RMF-L" Residential Multi-Family (Large) to the City's Director of Planning, Property and Development and the City's Riel Community Committee for approval prior to the issuance of any building or development permit for those portions of the Owner's Land, and thereafter must construct and maintain the Works to the satisfaction of the Director of Property, Planning and Development.'*

The applicant has submitted:

- colour elevations;
- site plan with dimensions;
- 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

- *Plan Approval is required per DASZ 8/2012.*

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 25-206213**
COMMUNITY:	Waverley West
NEIGHBOURHOOD #:	2.684 - (BRIDGWATER TRAILS)
SUBJECT:	Plans of Proposed Multi-Family Building and Accessory Parking Area.
LOCATION:	Bridge Lake Drive
LEGAL DESCRIPTION:	LOT 3 BLOCK 18 PLAN 55769 3/7 ST V OTM
APPLICANT:	Paragon Design Build (Christopher Gibson)
OWNER:	THE MANITOBA HOUSING AND RENEWAL CORPORATION

DISCUSSION

SITE DESCRIPTION

The subject property is located on Bridge Lake Drive, in the BRIDGWATER TRAILS Neighbourhood of the Waverley West Ward.

The site is located within the “Established Neighbourhood - Recent Community” policy area under the *Complete Communities Direction Strategy*.

The property is zoned “RMF-L” Residential Multi-Family Large and is approximately 4,252 square feet in area.

The site is approximately 82,216 square feet (1.89 acres) in size.

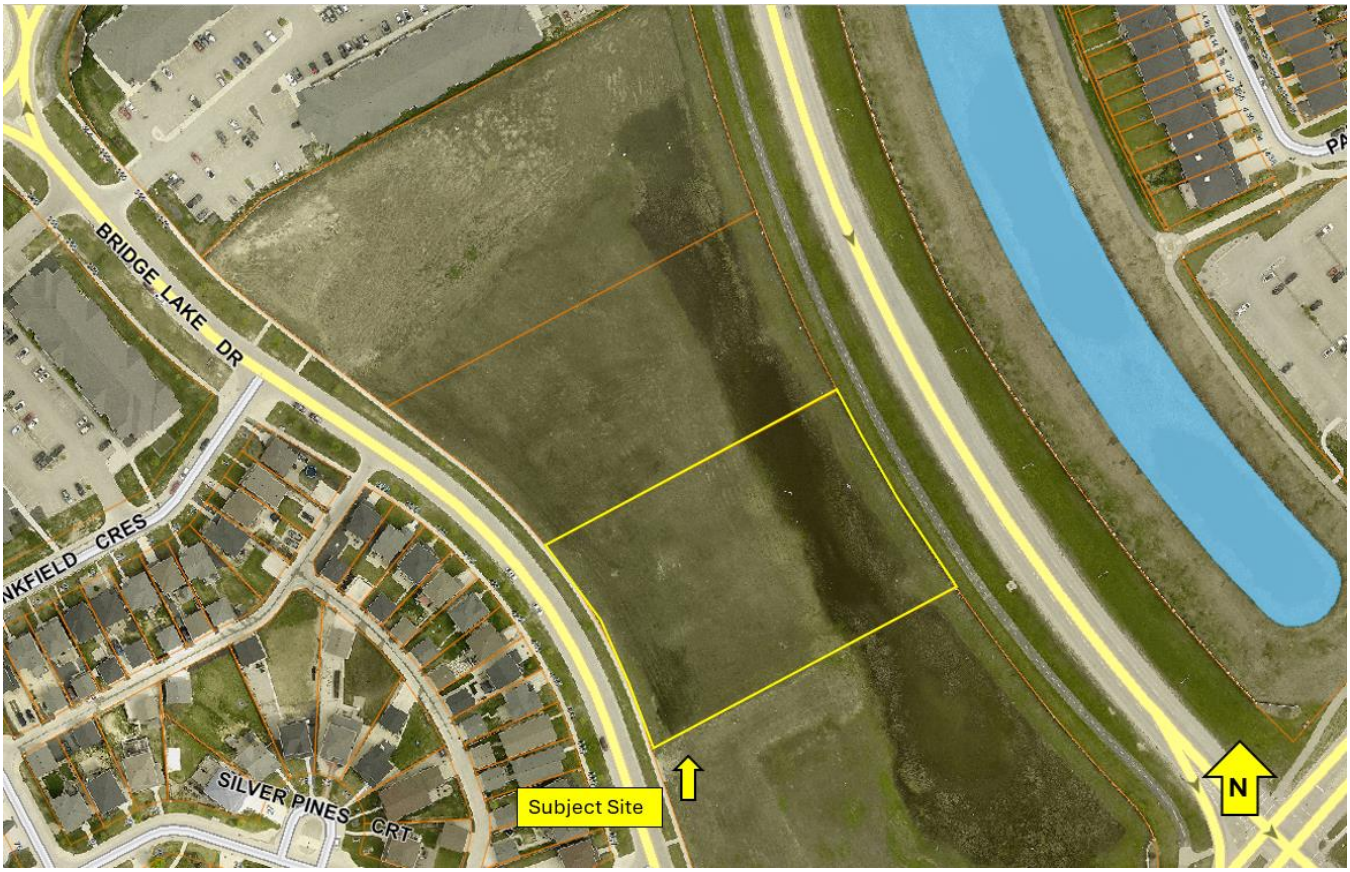

Figure 1: Air photo of subject site and surrounding context (*Flown, 2024*)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- *The proposed multi-family building will be seven (7) storeys tall, with a height of 72 feet to the top of the roof parapet.*
- *204 dwelling units are proposed. This includes 84 affordable units and 120 market rate units.*
- *A total of 197 accessory parking stalls are to be provided. The Winnipeg Zoning By-law requires a total of 193 parking stalls.*
- *The proposed parking includes 18 visitor parking stalls.*
- *A total of 163 bicycle parking spaces are provided, including 151 indoor spaces. This exceeds the Zoning By-law requirements for bicycle parking, which is 60 spaces.*
- *Access is to be taken from a bi-directional private approach from Bridge Lake Drive. No private approaches from South Town Road or Kenaston Boulevard are proposed.*

ANALYSIS AND ISSUES

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 Neighbourhood – Recent Community under *Complete Communities 2.0*. Key policies for Established Neighbourhoods include:

  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.

  1.4 Support opportunities for further residential intensification within approximately 400 metres of a rapid transit station, where appropriate and in accordance with the TOD Handbook.

  1.5 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:

  a. *Applicable City-endorsed policies or guidelines;*
  b. *Existing zoning of the property and adjacent properties;*
  c. *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
  d. *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
  e. *Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*
  f. *Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;*
  g. *The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
  h. *The supporting transit, pedestrian and active transportation network; and*
  i. *The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*

Waverley West West Neighbourhood Area Structure Plan

5.2.1 Composition of Multi-Family Residential Area Policy

(1) Multi-family uses shall be the predominant land use.

(2) Residential uses will include townhouses and residential apartment-style buildings.

(3) Residential uses will be medium to high density, with an average target of 30 units per gross developable acre.

(4) Single-family residential uses will not be permitted directly abutting to high density multi-family residential uses. However, single-family residential uses will be permitted abutting to medium density multi-family residential uses.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the submitted plans because they are consistent with *Complete Communities 2.0* and the *Waverley West West Neighbourhood Area Structure Plan*.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Sawyer Klassen, MCP
Date:	May 13, 2026
File No:	ZR-PA 25-206213