Agenda – Standing Policy Committee on Property and Development – June 11, 2026

REPORTS

Item No. 15 **Secondary Plan Amendment – Proposed Amendments to the Airport Area West Residential Area Secondary Plan and Ridgewood South Precinct Plan**
File SPA 1/2026

COMMUNITY COMMITTEE RECOMMENDATION:

On May 29, 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. 19/2026, a draft of which is attached as Appendix "C", being a by-law to amend the Airport Area West Residential Area Secondary Plan By-law No. 85/2016 and Ridgewood South Precinct Plan By-law No. 62/2013 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:

COMMUNITY COMMITTEE RECOMMENDATION:

On May 29, 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 1/2026**

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

Public Hearing: May 29, 2026
Council Building, 510 Main Street

Applicant: The City of Winnipeg
(Director of Planning, Property and Development)

Subject:

Amendment to the Airport Area West Residential Area Secondary Plan (By-law No. 85/2016) and Ridgewood South Precinct Plan (By-law No. 62/2013)
SPA 1/2026

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ASSINIBOIA
COMMUNITY

APPLICANT : Planning Property and Development Department
FILE : SPA 1/2026
PROPOSAL : The City of Winnipeg is proposing to amend the Ridgewood South Precinct Plan By-law 62/2013, and the Airport Area West Residential Area Secondary Plan By-law 85/2016. The proposed amendments are being advanced under Initiative 2 of the Housing Accelerator Fund Agreement to remove barriers to housing development. The proposed changes would align policies in the subject plans with Complete Communities 2.0 policies, update density provisions, and make minor housekeeping changes to clarify existing policy language.

A public hearing (pursuant to Section 236.1(2) of the City of Winnipeg Charter) will be held before the Assiniboia Community Committee.

For more information, contact Anna McKinnon, Planner, at 204-986-2641.

Premises Affected:	Airport Area West Residential Plan Area & Ridgewood South Plan Area
For submission to:	The Standing Policy Committee on Property and Development
Prepared by:	L. Cowan, Senior Committee Clerk Assiniboia Community Committee
Report date:	May 29, 2026

Community Committee Recommendation:

On May 29, 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. 19/2026, a draft of which is attached as Appendix "C", being a by-law to amend the Airport Area West Residential Area Secondary Plan By-law No. 85/2016 and Ridgewood South Precinct Plan By-law No. 62/2013 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. This addresses the land north of Saskatchewan to ensure that there's proper density that will promote growth in St James which is much needed, and it respects the existing communities.

2. It will also promote housing for CentrePort South which has been a focal point for Councillor Dobson and Mayor Gillingham, and this will ensure people will be able to live work and play in their neighbourhoods.

3. When it comes to the Ridgewood South plan, I support this because it respects the existing neighbourhoods in Charleswood north of the Harte Trail; having the proposed future development reflect the adjacent neighbours while allowing for gentle infill throughout those blocks, and then south of the Harte Trail, continuing to promote future development there where we could see density to support aging population who wants to remain in the Charleswood neighbourhood while welcoming new families and potential investment when it comes to commercial uses and amenities for the existing and new residents of Charleswood.

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 March 30, 2026 2. Notification of Public Hearing 3. Report from the Urban Planning Division dated May 21, 2026 4. Communication dated May 28, 2026, from the Applicant in support of the application 5. Recording of Representations

REPRESENTATIONS:

In Support:

Evan Allan

In Opposition:

Nil

For Information:

Nil

For the City:

R. Galston, Urban Planner, Planning, Property and Development Department
S. Klassen, Urban Planner, Planning, Property and Development Department
A. McKinnon, Urban Planner, Planning, Property and Development Department

Exhibit "3" referred to in File SPA 1/2026

ADMINISTRATIVE REPORT

Title: SPA 1/2026 (By-law No. 19/2026) – Proposed Amendments to the *Airport Area West Residential Area Secondary Plan (By-law No. 85/2016)* and *Ridgewood South Precinct Plan (By-law No. 62/2013)* - Public Hearing

Issue: An application to amend the Airport Area West Residential and Ridgewood South Secondary Plans in accordance with Initiative 2 of the HAF agreement

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. 19/2026, a draft of which is attached as Appendix "C", being a by-law to amend the Airport Area West Residential Area Secondary Plan By-law No. 85/2016 and Ridgewood South Precinct Plan By-law No. 62/2013 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

- Initiative 2 in the HAF Agreement, *Rapid Amendments to Local Area Plans*, requires the City to advance Secondary Plan Amendments that would remove policy barriers to housing development to help build more homes, faster.

- 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 with, the Airport Area West Residential Area Secondary Plan By-law No. 85/2016 and Ridgewood South Precinct Plan By-law No. 62/2013 will be amended in accordance with this report.

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

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, MCP
Date:	May 21, 2026
File No.	SPA 1/2026

LIST OF SCHEDULES AND APPENDICES

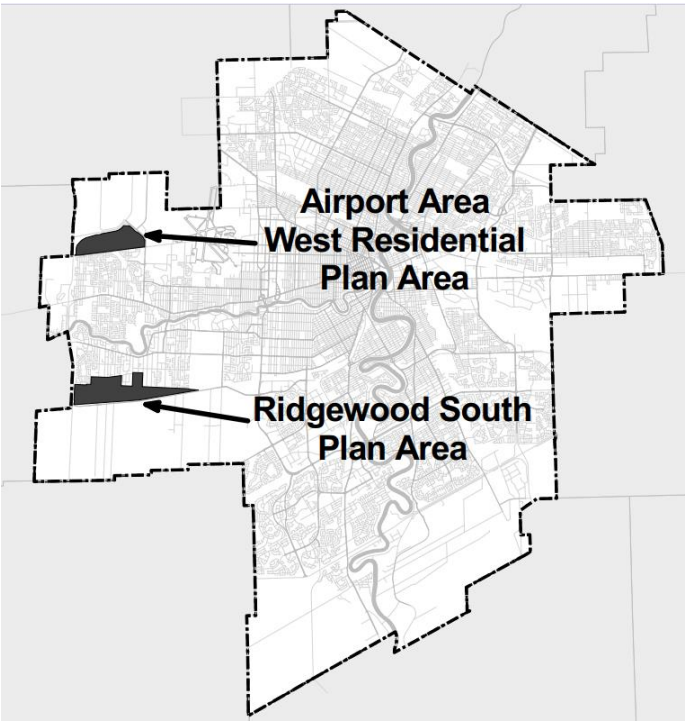
- Appendix A: Planning Discussion

- Appendix B: Amendment Summary

- Appendix C: Draft By-law

SCHEDULE 'A'- PLANNING DISCUSSION

DATE:	May 21, 2026
FILE:	**SPA 1/2026**
RELATED FILES:	N/A
COMMUNITY:	Assiniboia
NEIGHBOURHOOD #:	Betsworth (2.633), Eric Coy (2.614), Ridgewood South (2.649), Saskatchewan North (2.222)
SUBJECT:	Proposed Amendments to the *Airport Area West Residential Area Secondary Plan (By-law No. 85/2016)* and *Ridgewood South Precinct Plan (By-law No. 62/2013)*
LOCATION:	Airport Area West Residential Plan Area & Ridgewood South Plan Area



LEGAL DESCRIPTION:	N/A
APPLICANT:	Planning, Property and Development Department
OWNER:	N/A
RECOMMENDATION:	**Approval**

1. BACKGROUND

- On December 5, 2023, the Government of Canada, through the Canada Mortgage and Housing Corporation (CMHC), entered an agreement with the City of Winnipeg for $122.4 million in funding from the Housing Accelerator Fund (HAF).
- The Secondary Plan amendments proposed in this application are being advanced by the Public Service to fulfill the City's obligations under the HAF Funding Agreement with CMHC.
- Initiative 2 of the HAF Agreement, Rapid Amendments to Local Area Plans, requires the City to advance policy amendments to Local Area Plans that will accelerate the pace of housing construction and increase housing density in existing and planned neighborhoods.
- A significant component of Initiative 2 has focused on amendments to Complete Communities 2.0 and Local Area Plans in support of zoning changes being introduced through other HAF initiatives (i.e. Malls and Corridors and Infill Zoning Changes).
- The remaining task under Initiative 2 (Milestone 5) requires advancing additional, targeted policy changes intended to further reduce barriers and increase opportunities for residential development, consistent with the overarching goals of the HAF program.
- The proposed amendments for Milestone 5 have been sorted into two categories based on the level of analysis and engagement required to advance the changes:
    1. *Minor Amendments* – represent smaller changes to existing plan policies. These changes do not significantly alter the intent of the affected plans and focus on policy clarification and alignment with city-wide policy direction in Complete Communities 2.0. Similar changes are proposed across multiple secondary plans.
    2. *Major Amendments* - these are amendments that require additional analysis and stakeholder engagement prior to any applications being made. Engagement is anticipated to begin in the Fall/Winter of 2026.
- The amendments proposed in this application fall into the category of Minor Amendments, representing smaller changes to existing plan policies. In total, seven Local Area Plans have been identified for Minor Amendments. The amendments proposed across these seven plans are similar in nature, and fall into three categories:
    1. *Clarifying policy language to better align with Complete Communities* 2.0 – e.g. Allowing low rise housing to locate along collectors, mid-rise along arterials, allowing commercial uses in suitable locations.
    2. *Updating Density Policies* – Some plans contain density policies that are no longer reflective of market conditions and/or are administratively challenging to implement. Amending restrictive density policies will allow market conditions and zoning entitlements to dictate densities.
    3. *General Housekeeping* –Minor updates to policy language to improve clarity where necessary.
- Four separate applications for Minor Amendments are being advanced through Public Hearings at their respective Community Committees.
- Within the Assiniboia Community Committee Area, amendments are proposed to the Airport Area West Residential Secondary Plan, and the Ridgewood South Secondary Plan.
- Area Councillors and major developers within each affected plan area have been consulted regarding the proposed changes considered within this application. A project website has

also been created to provide the public with an overview of the initiative, and public hearing information.

2. RELEVANT POLICY

OurWinnipeg 2045

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

Complete Communities Direction Strategy 2.0

- *B1 3.1 Where compatible with surrounding land uses and subject to other applicable policies of this By-law, direct the highest multifamily residential densities to the areas that provide the best transit service.*
- *C6 3.2 Encourage a variety of housing types and tenures within New Communities to meet lifecycle housing needs and to promote housing affordability.*
- *D1 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.*
- *D1 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.*
- *D1 1.15 Low-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.*

3. DISCUSSION

The proposed amendments to the Airport Area West Residential Area Secondary Plan and the Ridgewood South Precinct Plan are described below. A summary of the proposed amendments and the precise amendment wording for each plan is provided in Appendix “B”.

Airport Area West Residential Secondary Plan By-law No. 85/2016

- The Airport Area West Residential Secondary Plan By-law was adopted by Council in 2021. The Plan Area is designated as a new community in the Complete Communities Direction Strategy 2.0 and is undeveloped at this time.
- The Plan Area includes four land use designations, with the majority of the Plan Area designated as Lower Density Residential (see Figure 1).
- The Lower Density Residential Policy Area currently permits the establishment of lower density housing, including single family detached, duplexes, triplexes, fourplexes, townhomes and rowhomes.
- Under the current plan policies, the highest density uses that would be supported along collector roads would be townhomes or rowhomes. However, within Complete Communities 2.0, which provides city-wide policy direction, low rise residential uses (multi-family residential up to four storeys) may generally be considered along collector roads.

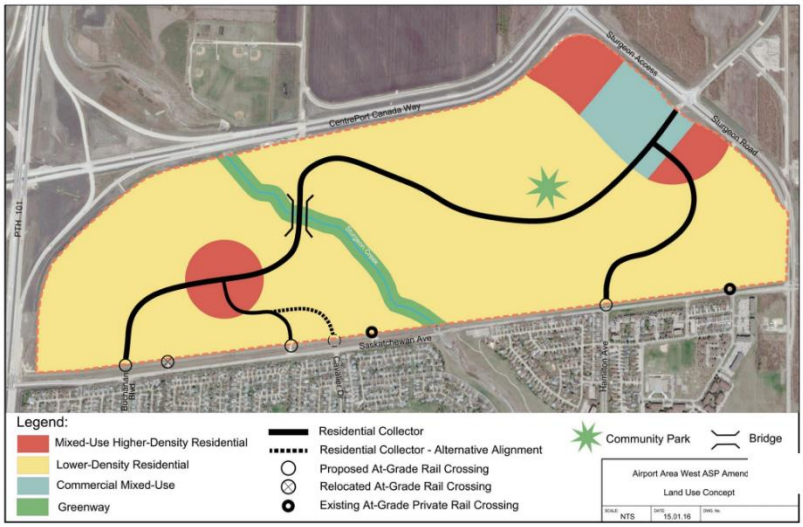


Figure 1: Airport Area West Residential Land Use Map

- The following amendment is proposed to the Airport Area West Residential Secondary Plan to better align the plan with policies in Complete Communities:
    - Policy 3.1.3.2 (Lower Density Residential Policy Area) is amended to add that low rise apartments may be established along collector roads or when abutting higher density residential uses.
- The proposed amendment is in alignment with Complete Communities 2.0, and the guiding principles for the Airport Area West Secondary Plan, which encourage the provision of a variety of housing types, and encourage the location of higher density development along primary roadways or nodes accessible by transit.

Ridgewood South (Precinct Q) Secondary Plan, By-law 62/2013

- The Ridgewood South (Precinct Q) Secondary Plan was adopted by Council in 2013. The plan area is a designated Recent Community in Complete Communities Direction Strategy 2.0 By-law No. 119/2020, and is partially developed with several remaining undeveloped areas.
- The Ridgewood South Secondary Plan contains three policy designations, with the majority of the Plan Area being designated as Low Density Residential.
- Currently within the Low Density Residential policy area, ground oriented residential development is the predominant land use. Residential development within this area is limited to a maximum of four units, however within approximately 50 meters of a collector road or when abutting a public lane, up to six units may be established.

Figure 2: Ridgewood South Land Use Policy Map

- Seven amendments to policies in the Ridgewood South Secondary Plan are proposed, the majority of which would affect policies in the Low Density Residential Area. The following changes are proposed to better align the plan with policies in Complete Communities 2.0:
    - Amend policy 6.1.2(1) to introduce policy support for locating low rise multi-family dwellings along collector roads in alignment with Complete Communities 2.0 policies for Recent Communities.
    - Amend policy 6.1.2(2) which currently requires that multi-family uses in low density areas are ground entry only. To provide greater flexibility for other housing forms where suitable, the proposed amendment would replace *"shall be ground entry only"* with *"are encouraged to have ground-entry access"*.
- The Public Service is also proposing to amend two policies that provide numerical density standards for certain uses in the Low Density Residential area.
- The densities stipulated in these policies no longer align with market conditions and are restrictive relative to existing built densities within the surrounding community. Additionally, as written, the policies only apply to single family development, despite a variety of housing types being permitted within the low density policy area which creates issues for implementation of the policies.
- To improve clarity of the intended density within the Low Density Residential Area and to introduce policies that address the form of development in these areas, the following changes are proposed:
    - Policy 6.1.2.4 (minimum density for single family residential in Sub Areas 1-5 and 7) is deleted.
    - Policy 6.1.2.5 which restricts single family development north of the Harte Trail to a maximum of 5 units per gross developable acre is deleted and replaced with a policy that would limit establishment of dwellings with more than four units and require that new development abutting existing lots reflect the pattern and character of existing development.

- Additionally, three additional housekeeping amendments are proposed to policies 6.1.2.8, 6.2.2.2, and definition 12.1.16 to improve the clarity of these policies, while maintaining their intent.
- The proposed amendments to the Ridgewood South plan align with Complete Communities 2.0 and Goals for the Ridgewood South Secondary Plan, which include accommodating future demand for urban housing, and accommodating a diversity of housing types.

4. RECOMMENDATION

The Urban Planning and Design Division recommends approval of the proposed amendments to the Airport Area West Residential Area Secondary Plan and Ridgewood South Precinct Plan By-law for the following reasons:

- The proposed amendments are in alignment with the intent of the Housing Accelerator Fund Agreement for Initiative 2, to remove policy barriers to housing development; and
- The proposed amendments align with policy direction in Complete Communities 2.0 to encourage a variety of housing types, and direct residential intensification to collector roadways.

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

Report Prepared by:
Anna McKinnon, MCP
PPD File # SPA 1/2026