Agenda – Executive Policy Committee – June 16, 2026

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

Moved by Councillor

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.

Item No. 7 Subdivision and Rezoning – Highland Pointe - Phase 6 (in the vicinity of Fernbank Avenue)
File DASZ 3/2026

STANDING COMMITTEE RECOMMENDATION:

On June 11, 2026, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee, as amended, and submitted the following to Council:

1. That the subdivision proposed under Development Application No. DASZ 3/2026 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 June 2, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following:

    A. That the "Plan" be amended in accordance with Section I of the report of the Administrative Coordinating Group dated May 19, 2026, and attached as Appendix "B" to this Report;

    B. That the developer be required to enter into a Development Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated May 19, 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; "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 June 2, 2026, and attached as Schedule "B" to this report, subject to the following conditions:

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

STANDING COMMITTEE RECOMMENDATION (continued):

A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

i. Private approaches serving all R2 zoning lots shall be adjoining and there shall be a minimum of 8.25 metres (27.06 feet) between the edges of driveways (or hard surfaced areas), to the satisfaction of the Director of Planning Property and Development.

ii. Flares for private approaches serving lots abutting the active transportation pathway must be located a minimum of 1 metre (3.28 feet) from the edge of the pathway, to the satisfaction of the Director of Public Works.

iii. That on Block 9 zoned "RMF-S" Residential Multi-Family (Small), 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. fencing
f. landscaping and
g. free-standing signage

On the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") 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.

iv. The Developer shall, at no expense to the City, install or construct the following along the entire eastern limit of the Developer's Land abutting the Canadian Pacific Railway Winnipeg Beach Subdivision right-of-way (the "Railway"):

a. a black chain link fence, with no openings or gaps, including no gates, 1.83 metres (6 feet) in height (the "Fence");

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

STANDING COMMITTEE RECOMMENDATION (continued):

b. a berm 2 metres (6.56 feet) in height and with a gradient no steeper than 2.5:1 (the "Railway Berm"); and

c. a uniform noise attenuation fence, with no openings or gaps, gates are permitted, 2.5 metres (8.2 feet) in height (the "Railway Noise Attenuation Fence") on top of the entire length of the Railway Berm,

All as determined by and to the satisfaction of the Director of Public Works.

v. The Owner shall maintain, repair and replace as required the Fence, the Railway Berm and the Railway Noise Attenuation Fence as originally constructed to the satisfaction of the Director of Planning, Property and Development.

vi. For any lot within the Developer's Land that abuts the Railway, the Owner shall provide a setback of no less than 15 metres (49.21 feet) between the Railway and any habitable room or living space within a building located on that lot.

3. That the City enter into, execute and deliver with the Developer

A. A Development Agreement in accordance with Recommendation 1; and

B. A Zoning Agreement in accordance with Recommendation 2,

and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

4. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Development Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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

STANDING COMMITTEE RECOMMENDATION (continued):

5. 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.

6. 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 of communication for second and third reading.

7. That Development Application No. DASZ 3/2026 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.

8. That the subdivision section of the By-law will come into force when the Development Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

9. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

10. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 7 and 8, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

11. That Development Application No. DASZ 3/2026 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 that 1 year period and Council approves the extension.

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

STANDING COMMITTEE RECOMMENDATION (continued):

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

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

Agenda – Executive Policy Committee – June 16, 2026

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

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On June 11, 2026, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee, with the following amendments:

- In Recommendation 2.A.iv.b., delete the words "1.22 metres (4 feet)" and replace with "2 metres (6.56 feet)"

- In Recommendation 2.A.iv.c. delete the words "1.83 metres (6 feet)" and replace with "2.5 metres (8.2 feet)"

and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 2, 2026, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 2.A.iv.b., delete the words "2 metres (6.56 feet)" and replace with "1.22 metres (4 feet)"

- In Recommendation 2.A.iv.c. delete the words "2.5 metres (8.2 feet)" and replace with 1.83 metres (6 feet)"

and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

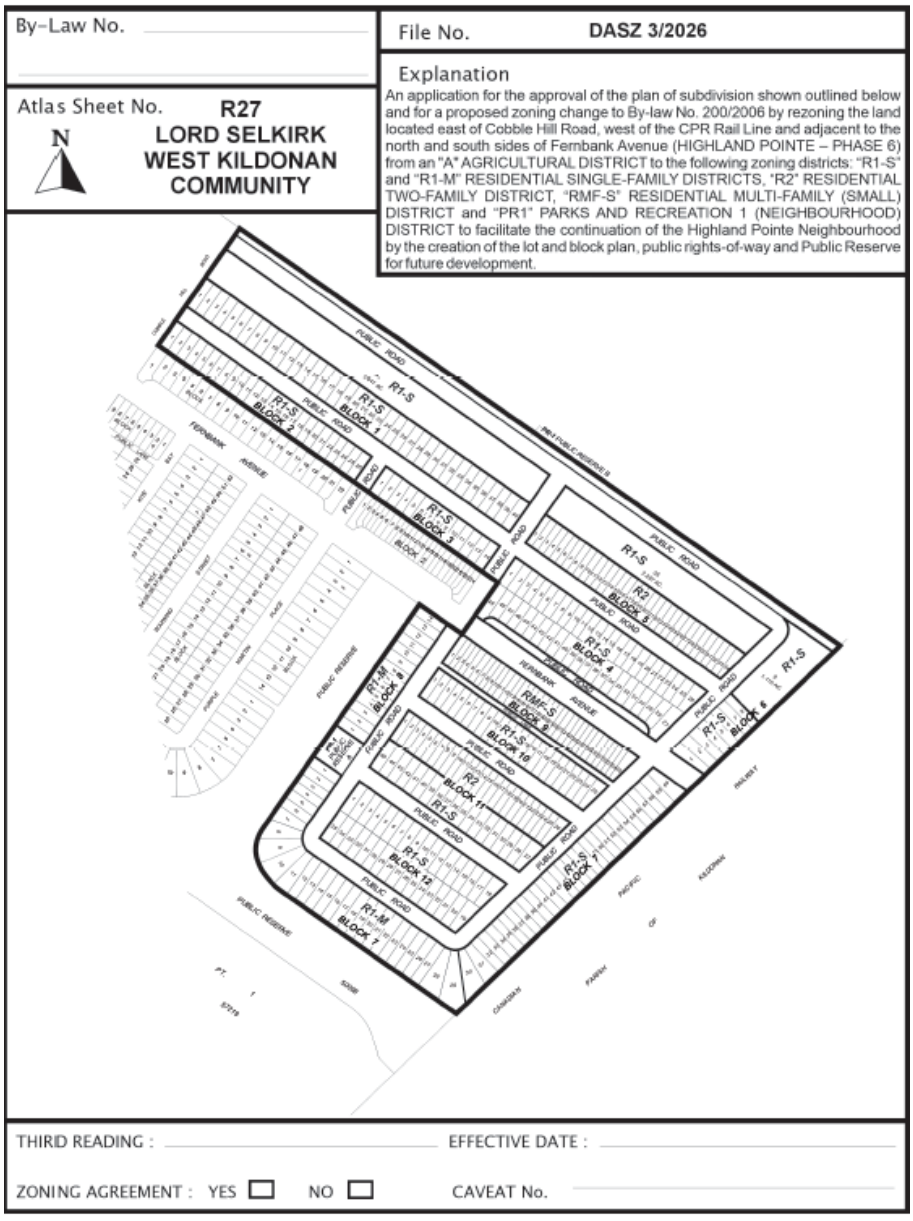
File: DASZ 3/2026

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Santos, Chairperson
Councillor Eadie
Councillor Sharma

Public Hearing: June 2, 2026
Council Building, 510 Main Street

Applicant: Landmark Planning and Design Inc. (Brendan Salakoh)

Subject:



Premises Affected:	Highland Pointe – Phase 6 (East of Cobble Hill Rod, West of the CPR Rail Line and adjacent to the North and South sides of Fernbank Avenue)
For submission to:	The Standing Policy Committee on Property and Development
Prepared by:	Pieter Prinsloo, Senior Committee Clerk Lord Selkirk-West Kildonan Community Committee
Report date:	May 21, 2026

Community Committee Recommendation:

On June 2, 2026, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 3/2026 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 June 2, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following:

    A. That the "Plan" be amended in accordance with Section I of the report of the Administrative Coordinating Group dated May 19, 2026, and attached as Appendix "B" to this Report;

    B. That the developer be required to enter into a Development Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated May 19, 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; "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 June 2, 2026, and attached as Schedule "B" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

i. Private approaches serving all R2 zoning lots shall be adjoining and there shall be a minimum of 8.25 metres (27.06 feet) between the edges of driveways (or hard surfaced areas), to the satisfaction of the Director of Planning Property and Development.

ii. Flares for private approaches serving lots abutting the active transportation pathway must be located a minimum of 1 metre (3.28 feet) from the edge of the pathway, to the satisfaction of the Director of Public Works.

iii. That on Block 9 zoned "RMF-S" Residential Multi-Family (Small), 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. fencing
f. landscaping and
g. free-standing signage

On the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") 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.

iv. The Developer shall, at no expense to the City, install or construct the following along the entire eastern limit of the Developer's Land abutting the Canadian Pacific Railway Winnipeg Beach Subdivision right-of-way (the "Railway"):

a. a black chain link fence, with no openings or gaps, including no gates, 1.83 metres (6 feet) in height (the "Fence");

b. a berm ~~***2 metres (6.56 feet)***~~ ***1.22 metres (4 feet)*** in height and with a gradient no steeper than 2.5:1 (the "Railway Berm"); and

c. a uniform noise attenuation fence, with no openings or gaps, gates are permitted, ~~***2.5 metres (8.2 feet)***~~ ***1.83 metres (6 feet)*** in height (the "Railway Noise Attenuation Fence") on top of the entire length of the Railway Berm,

All as determined by and to the satisfaction of the Director of Public Works.

v. The Owner shall maintain, repair and replace as required the Fence, the Railway Berm and the Railway Noise Attenuation Fence as originally constructed to the satisfaction of the Director of Planning, Property and Development.

vi. For any lot within the Developer's Land that abuts the Railway, the Owner shall provide a setback of no less than 15 metres (49.21 feet) between the Railway and any habitable room or living space within a building located on that lot.

3. That the City enter into, execute and deliver with the Developer

A. A Development Agreement in accordance with Recommendation 1; and

B. A Zoning Agreement in accordance with Recommendation 2,

and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

4. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Development Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

5. 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.

6. 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 of communication for second and third reading.

7. That Development Application No. DASZ 3/2026 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.

8. That the subdivision section of the By-law will come into force when the Development Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

9. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

10. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 7 and 8, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

11. That Development Application No. DASZ 3/2026 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 that 1 year period and Council approves the extension.

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

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

Note: The wording in bold and italics denotes amendments made by the Community Committee.

The Lord Selkirk – West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1. I'm super excited about this next phase, phase 6 madame chair, of LAdco's development, Highland Pointe, it's a well sought after area in northwest Winnipeg, we are experiencing growth and its great to see new housing coming online as Michael mentioned, it takes time to get to this phase but the planning stages are equally as important.

2. What we see here is a variety and the scale of housing that is going to be offered, this gives families more options in finding what suits their family's needs, it could be a starter home to an intergenerational family home and of course keeping every family's budget in mind, so very excited about this next phase and looking forward to working with closely with the developer to honour their detailed plans, I also want to thank Brendan from Landmark, I've worked with them since the very beginning in Highland Pointe and they do a good job communicating what the intent is and when it is coming forward, they did great work, and thanks for being here today with the whole team, congratulations.

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 February 20, 2026
2. Notification of Public Hearing dated March 30, 2026
3. Manitoba Status of Title(s) 3274560/1, 3388096/1, 3388096/1
4. Letter of authorization dated January 15, 2026, from LCLSUB Fernbank Inc (Michael Carruthers) to Landmark Planning & Design Inc.
5. Caveat(s) 5289640/1, 5589738/1, 5589737/1
6. Schedule of Zoning Site Width and Area Calculations LCLSub Fernbank Inc. – Highland Pointe Phase 6 dated October 31, 2025
7. Plans (6 pages)
8. Report from the Urban Planning Division dated May 21, 2026
9. Inspection Report
10. Presentation dated June 2, 2026, in support of the application submitted by the Applicant at the public hearing
11. Recording of Representations

REPRESENTATIONS:

In Support:

Brendan Salakoh
Michael Carruthers
Sean Gallagher

In Opposition:

Nil

For Information:

Nil

For the City:

S. Jerez, Senior Planner, Planning, Property and Development Department
I. Stonehouse, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit “8” referred to in File DASZ 3/2026

ADMINISTRATIVE REPORT

Title: DASZ 3-2026 – Highland Pointe - Phase 6 (in the vicinity of Fernbank Avenue)

Issue: For consideration at the Public Hearing to Subdivide and Rezone approximately 54.98 acres of land in Precinct ‘G’.

Critical Path: Lord Selkirk - West Kildonan Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council as per the Development Procedures By-Law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
I. Stonehouse, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 3/2026 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 June 2, 2026 and attached as Schedule “B” to this report, with such minor changes as may be required, subject to the following:

    A. That the “Plan” be amended in accordance with Section I of the report of the Administrative Coordinating Group dated May 19, 2026, and attached as Appendix “B” to this Report;

    B. That the developer be required to enter into a Development Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated May 19, 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; “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 June 2, 2026, and attached as Schedule “B” to this report, subject to the following conditions:

A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

i. Private approaches serving all R2 zoning lots shall be adjoining and there shall be a minimum of 8.25 metres (27.06 feet) between the edges of driveways (or hard surfaced areas), to the satisfaction of the Director of Planning Property and Development.

ii. Flares for private approaches serving lots abutting the active transportation pathway must be located a minimum of 1 metre (3.28 feet) from the edge of the pathway, to the satisfaction of the Director of Public Works.

iii. That on Block 9 zoned "RMF-S" Residential Multi-Family (Small), 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) fencing;

(f) landscaping; and

(g) free-standing signage

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") 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.

iv. The Developer shall, at no expense to the City, install or construct the following along the entire eastern limit of the Developer's Land abutting the Canadian Pacific Railway Winnipeg Beach Subdivision right-of-way (the "Railway"):

(a) a black chain link fence, with no openings or gaps, including no gates, 1.83 metres (6 feet) in height (the "Fence");

(b) a berm 2 metres (6.56 feet) in height and with a gradient no steeper than 2.5:1 (the "Railway Berm"); and

(c) a uniform noise attenuation fence, with no openings or gaps, gates are permitted, 2.5 metres (8.2 feet) in height (the "Railway Noise Attenuation Fence") on top of the entire length of the Railway Berm,

All as determined by and to the satisfaction of the Director of Public Works.

v. The Owner shall maintain, repair and replace as required the Fence, the Railway Berm and the Railway Noise Attenuation Fence as originally constructed to the satisfaction of the Director of Planning, Property and Development.

vi. For any lot within the Developer's Land that abuts the Railway, the Owner shall provide a setback of no less than 15 metres (49.21 feet) between the Railway and any habitable room or living space within a building located on that lot.

3. That the City enter into, execute and deliver with the Developer

   A. a Development Agreement in accordance with recommendation 1; and

   B. a Zoning Agreement in accordance with recommendation 2,

   and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

4. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Development Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

5. 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.

6. 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 of communication for second and third reading.

7. That Development Application No. DASZ 3/2026 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.

8. That the subdivision section of the By-law will come into force when the Development Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

9. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

10. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 7 and 8, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

11. That Development Application No. DASZ 3/2026 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 that 1 year period and Council approves the extension.

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

13. 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

- The applicant intends to subdivide and rezone the land to land to an “R1-S” Residential Single-Family (Small); “R1-M” Residential Single-Family (Medium); “R2” Residential Two-Family; “RMF-S” Residential Multi-Family (Small); “PR-1” Parks and Recreation 1 (Neighbourhood); to facilitate Phase 6 of the Highland Pointe development.
- 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.

OURWINNIPEG 2045 POLICY ALIGNMENT

City Building Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan’s sustainable development goals. Facilitate growth and change strategically within Winnipeg’s unique Transformative Areas and Established Neighbourhoods.

01-1a OurWinnipeg Approach to City Building: Promote compact urban form and manage the extension of municipal services for new growth. Support new developments that are contiguous with existing developments to minimize the spatial use of land and the extension of services.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density.

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.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Isaiah Stonehouse, MCP
Date:	May 21, 2026
File No.	DASZ 3/2026

List of Schedules and Attachments

Schedule A	Planning Discussion
Schedule B	Plan of Subdivision and Rezoning
Appendix A	Proposed By-Law
Appendix B	Report of the Administrative Coordinating Group
Appendix C	Pedestrian Connectivity Plan

SCHEDULE 'A'

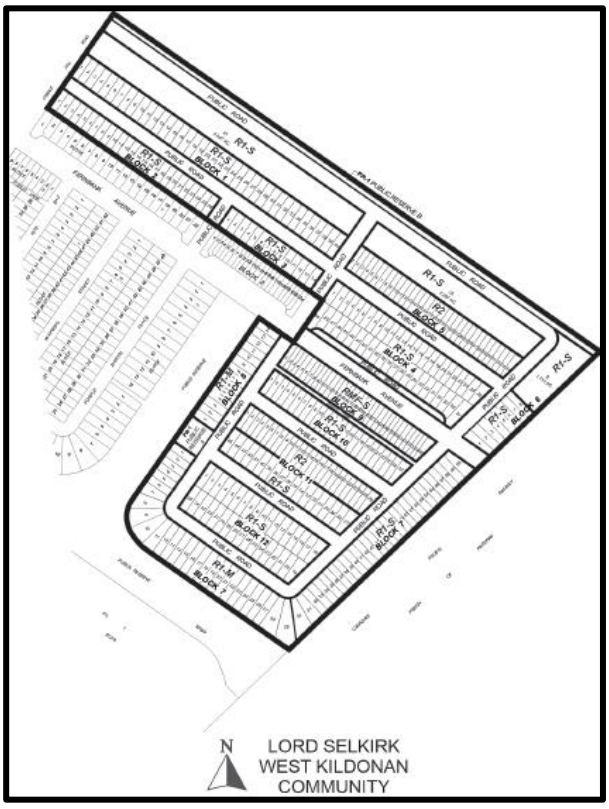
DATE: May 21, 2026
FILE: **DASZ 3/2026**
RELATED FILES: N/A
COMMUNITY: Lord Selkirk-West Kildonan Community
NEIGHBOURHOOD #: 3.335 - Rosser-Old Kildonan

SUBJECT: For consideration at the Public Hearing to Subdivide and Rezone approximately 54.98 acres of land in Precinct 'G'.

LOCATION: Highland Pointe (Fernbank Ave)

LEGAL DESCRIPTION: PARCELS A AND B PLAN 50098 WLTO EXC PLANS 68404 WLTO, 70827 WLTO, 72400 WLTO AND 75863 WLTO IN RL 33 AND 34 PARISH OF KILDONAN

LOT 1 PLAN 57219 WLTO EXC PLAN 68404, 70827, 70840 AND 75863 WLTO IN RL 31 AND 32 PARISH OF KILDONAN



APPLICANT: Landmark Planning & Design Inc (Brendan Salakoh)
298 Waterfront Dr
Winnipeg, MB R3B 0G5

OWNERS: BOHDAN G A KAPELUS
3118 W 18th Avenue
Vancouver, BC V6L 1B9

RECOMMENDATION: Approval with conditions

DISCUSSION

SITE DESCRIPTION

- The subject site is located east of McPhillips Street, north of Ferrier Street, and west of the CP Rail Winnipeg Beach line, in the Rosser-Old Kildonan Neighbourhood and the Old Kildonan Ward.
- The subject land consists of approximately 54.98 acres of land zoned "A" Agricultural District under the Winnipeg Zoning By-law.
- Under the *Complete Communities Direction Strategy 2.0* (CCDS 2.0), the site is designated a "Recent Community" policy area and located in Precinct 'G'.
- Under the *Precinct 'G' Secondary Plan By-law*, the property is within the Low-Density Residential policy area.

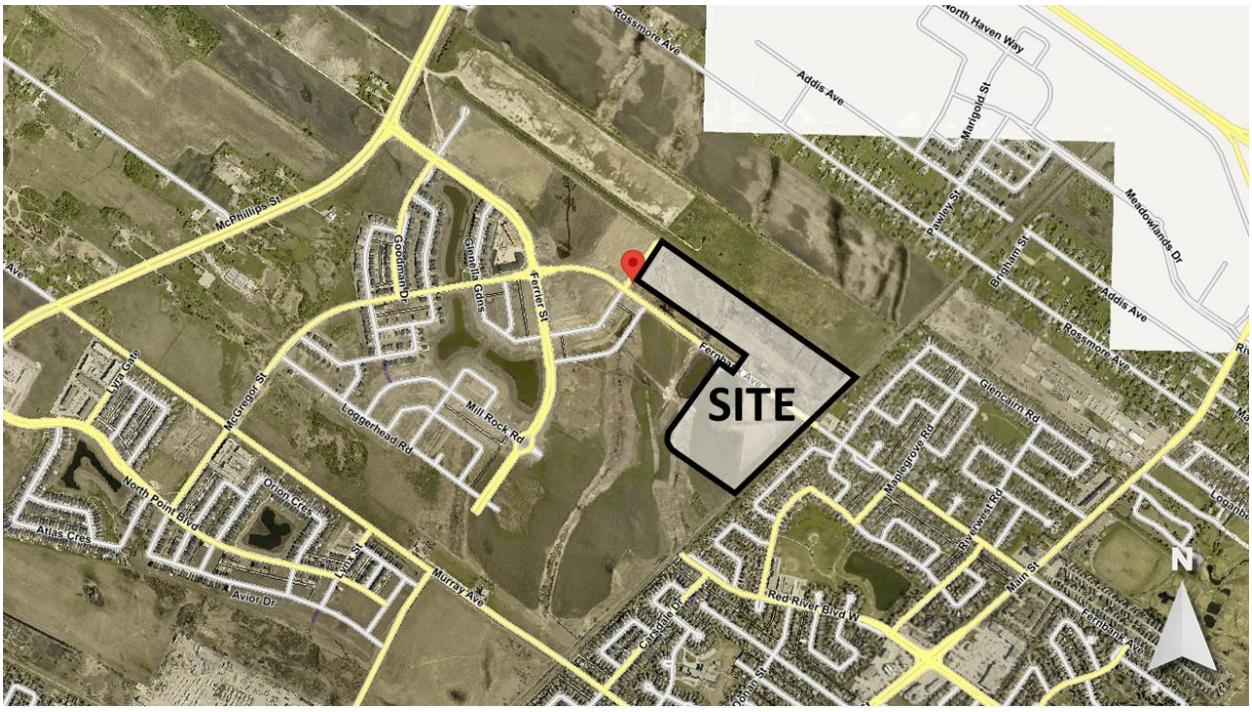


Figure 1: Aerial Photo of Subject Site and Surrounding Area.

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Undeveloped land zoned "A" Agricultural District and located within the Precinct 'G' policy area of the *Complete Communities Direction Strategy*.

South: Undeveloped land zoned "A" Agricultural District and located within Precinct 'G'.

East: Canadian Pacific Railway (Winnipeg Beach), then single-family homes zoned “R1-M” Residential Single-Family (Medium) in an “Established Neighbourhood - Recent Community” policy area per *CCDS 2.0*.

West: Phases 1, 2, 3, 4, and 5 of Highland Pointe (approved under files DASZ 24/2019, DASZ 40/2021, DASZ 25/2022, and DASZ 49/2024).

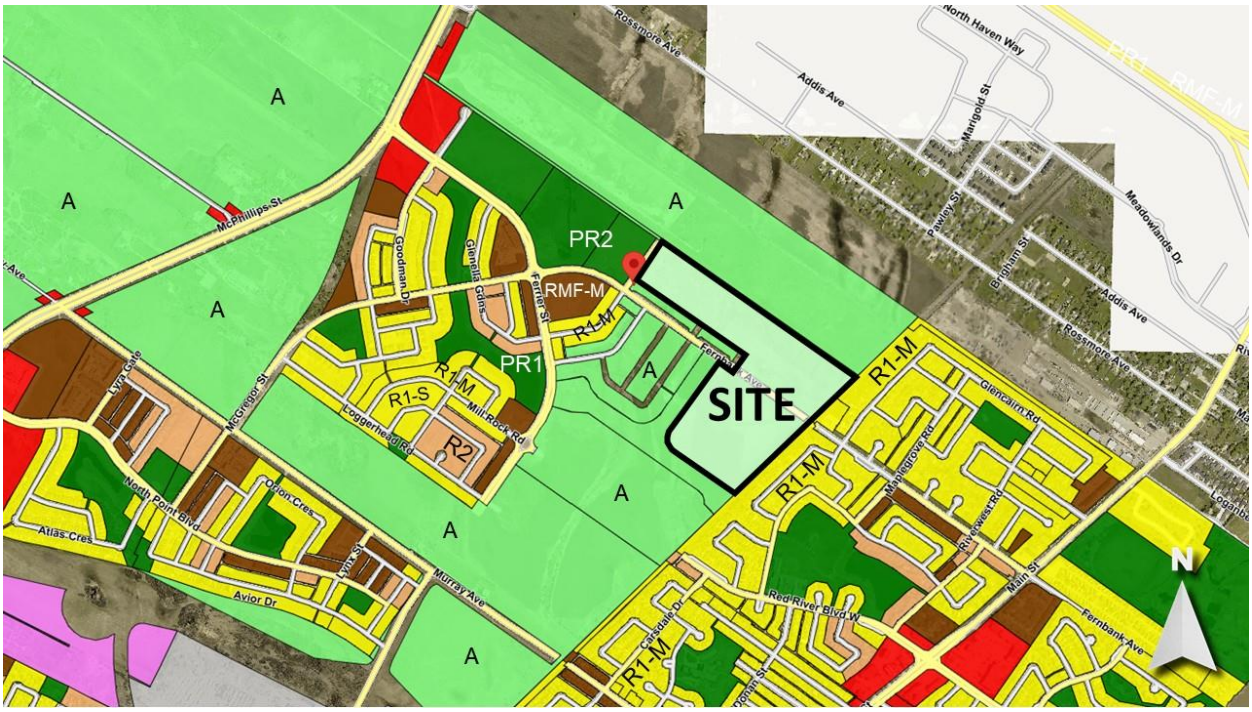


Figure 2: Zoning of the Site and Surrounding Area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide and rezone approximately 54.98 acres of land located within the boundaries of Precinct G to develop Highland Pointe Phase 6.
- The land, presently zoned "A" Agricultural District, would be rezoned to “R1-S” and “R1-M” Residential Single-Family (Small and Medium) Districts, “R2” Residential Two-Family District, “RMF-S” Residential Multi-Family (Small) District, and “PR1” Parks and Recreation (Neighbourhood) District to facilitate the continuation of the Highland Pointe Neighbourhood. The proposed subdivision would establish the creation of blocks and lots, public rights-of-way, and Public Reserve for future development.
- The proposed development will result in the establishment of two-hundred and ninety (290) single-family lots, sixty (60) two-family lots, and thirty-five (35) multi-family lots as follows:
    - Two-hundred and forty-seven (247) lots zoned “R1-S” Residential Single-Family (Small);
    - Forty-three (43) lots zoned “R1-M” Residential Single-Family (Medium);
    - Sixty (60) lots zoned “R2” Residential Two-Family; and
    - Thirty-five (35) lots zoned “RMF-S” Residential Multi-Family (Small).

- In addition, this phase of development proposes the inclusion of a +/- 0.36 acre dedicated public reserve parcel, zoned “PR1” to provide green space and a pathway connection to Purple Martin Place (part of a previous Highland Pointe phase).
- The proposed development area would be connected with planned active transportation routes (including sidewalks and a multi-use pathway on the north side of Fernbank Avenue) within the larger Highland Pointe community.

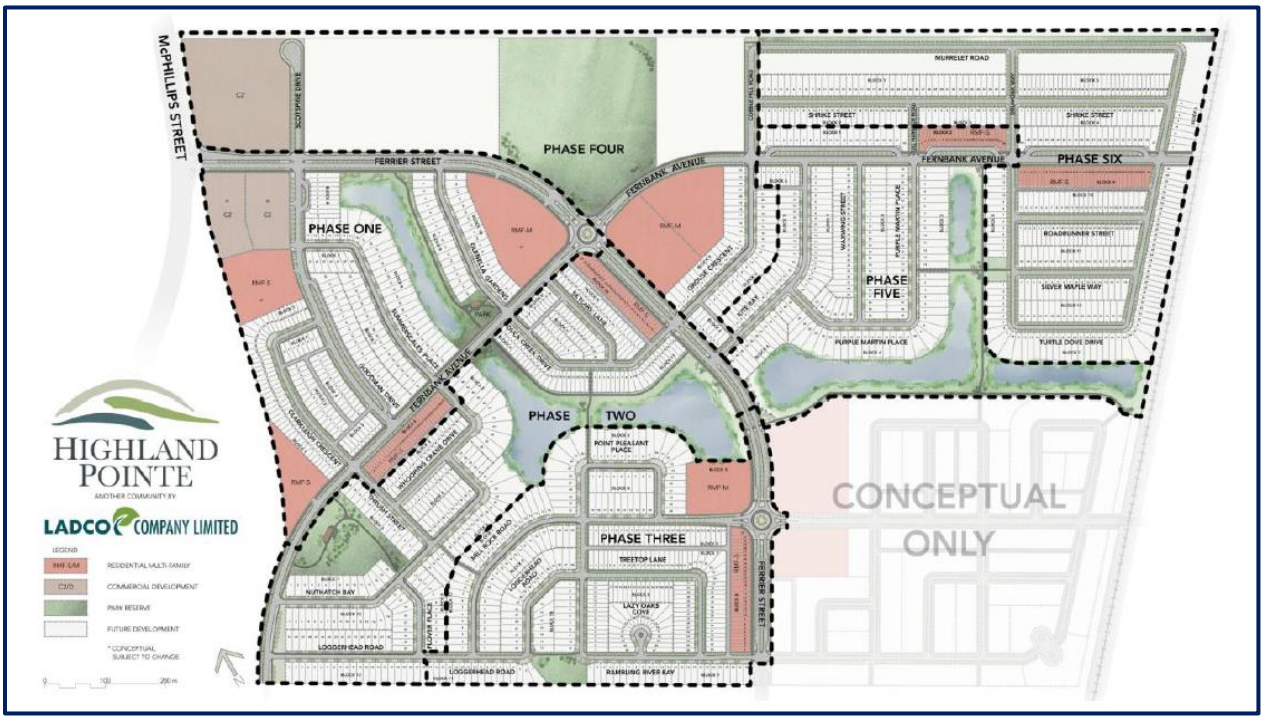


Figure 3: Proposed Development (Phase 6) in the context of planned and potential future Highland Pointe development.

COLLABORATIVE PLANNING

- The applicant consulted with the Urban Planning & Design Division prior to submitting the subject application.
- The applicant engaged in discussions with other City of Winnipeg stakeholder departments to address concerns identified.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy 2.0

- The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the City’s long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is located in an Emerging Community, which is a subset of Recent Communities under the Established Neighbourhood policy designation of the *Complete*

Communities Direction Strategy 2.0. Key goals for Established Neighbourhoods that are relevant to the subject proposal include:

Goal 1: Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.

Goal 3: Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs

Goal 6: Ensure Neighbourhoods and communities are well served by parks, open spaces, and recreational facilities that contribute to sustainability, wellness and active living.

Goal 7: Strategically encourage and guide growth within Established Neighbourhoods through the use of secondary plans.

- The Vision for Established Neighbourhoods is to continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- With regard to this proposal, the key goal and policies guiding the development of Established Neighbourhoods include:

  1.0 Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.

  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.

  1.15 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.

  2.0 Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.

  2.4 Encourage the use of high-quality, energy efficient, and durable exterior building facade materials.

  2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.

  2.9 Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:

  a) Window placement that supports passive surveillance;

  b) Unit entrances with direct access to the street;

  c) Front porches;

  d) Balconies;

  e) Awnings;

  f) Lighting; and

  g) Height of primary entrances

2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.

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.

- The proposed subdivision and rezoning generally align with the goals for Established Neighbourhoods.

Precinct 'G' Secondary Plan

Key relevant policies under the Precinct 'G' Plan include:

- *Low Density Residential Policy Areas:*
    - *Single-family dwellings, two-family dwellings, triplexes, fourplexes, and ground-oriented townhouses shall be the predominant use of land.*
    - *The minimum net density should be 7 units per acre over the entirety of the Low-Density Residential Policy Areas.*

The proposed subdivision and rezoning would achieve the Precinct Plan policy requirements for net density targets for each policy area and would be generally consistent with the Secondary Plan.

ANALYSIS OF PROPOSED SUBDIVISION AND REZONING

The applicant is proposing to subdivide the subject site and rezone lands to the following zoning districts:

- The "R1-S" and "R1-M Residential Single-Family Districts are intended to accommodate primarily single-family residential development.
- The "R2" Residential Two-Family District is intended to accommodate the development of side-by-side (attached) duplexes.
- The "RMF-M" Residential Multi-Family District is intended to accommodate the development of multi-family (rowhouse) units.
- The "PR-1" Parks and Recreation 1 (Neighbourhood) District is intended for sites that are generally passive neighbourhood and community parks and facilities with predominantly pedestrian and cyclist access. These sites may provide unstructured drop-in play and recreation opportunities, including play structures, passive parks, plazas and natural areas. Generally, there are no parking facilities associated with these uses. These parks and open spaces typically occur in a residential neighbourhood or riverbank context and are generally accessed by residential streets.

Taken together, the above zoning districts contribute to a broader mix of land uses which are important to support the development of Complete Communities. The proposed zoning districts also enable the development within the precinct to meet the residential density targets identified in the Precinct Plan.

Proposed Public Reserve

- The applicant is proposing to dedicate +/- 0.36 acres of land as a public reserve, which would be rezoned to “PR-1” Parks and Recreation (Neighbourhood) to provide green space and a pathway connection to Purple Martin Place (part of a previous Highland Pointe phase).
- The Urban Planning & Design Division supports the proposed Public Reserve area and considers it compatible with the surrounding area because it will provide an amenity to the surrounding community and include a pedestrian connection to other areas of the Highland Pointe neighbourhood.
- Conditions of approval for the proposed Public Reserve lands are detailed within the ACG report attached as Appendix B to this report.

Proposed Multi-Family Lots

- The applicant proposes to establish one multi-family block which would be rezoned to “RMF-S” Residential Multi-Family (Small) and would consist of 35 rowhouse lots (6 buildings) accessed from a paved rear lane.
- The Urban Planning & Design Division supports the establishment of the proposed multi-family sites and considers these compatible with the surrounding area for the following reasons
    - The proposed “RMF-S” zoning and rowhouse dwellings would provide a mix of housing types and slight variation in densities within the neighbourhood, consistent with the *Precinct “G” Secondary Plan* policies regarding the Low Density Residential area.
    - Rowhouse dwellings in this location are a modest increase in density, compatible in form with the surrounding “R1-S” Single-Family (Small), “R1-M” Single-Family (Medium), and “R2” Two-Family zoning districts.

Proposed Two-Family Lots

- The applicant proposes to establish a total of 60 lots for two-family development.
- The two-family lots would consist of side-by-side (attached) duplexes with front driveways accessed from proposed new local public rights of ways.

Proposed Single-Family Lots

- The applicant proposes establishing a total of 290 lots for single-family development.
- Of these, 247 lots would be zoned “R1-S” Residential Single-Family (Small) and accommodate construction of single-family dwellings with front driveways accessed from proposed new local public rights of ways.
- 43 lots would be zoned “R1-M” Residential Single-Family (Medium) and accommodate construction of single-family dwellings. The proposed R1-M lots would be accessed from Turtle Dove Drive via front driveways.
- The proposed residential lots would be consistent with the applicable policies under the Precinct G Secondary Plan.

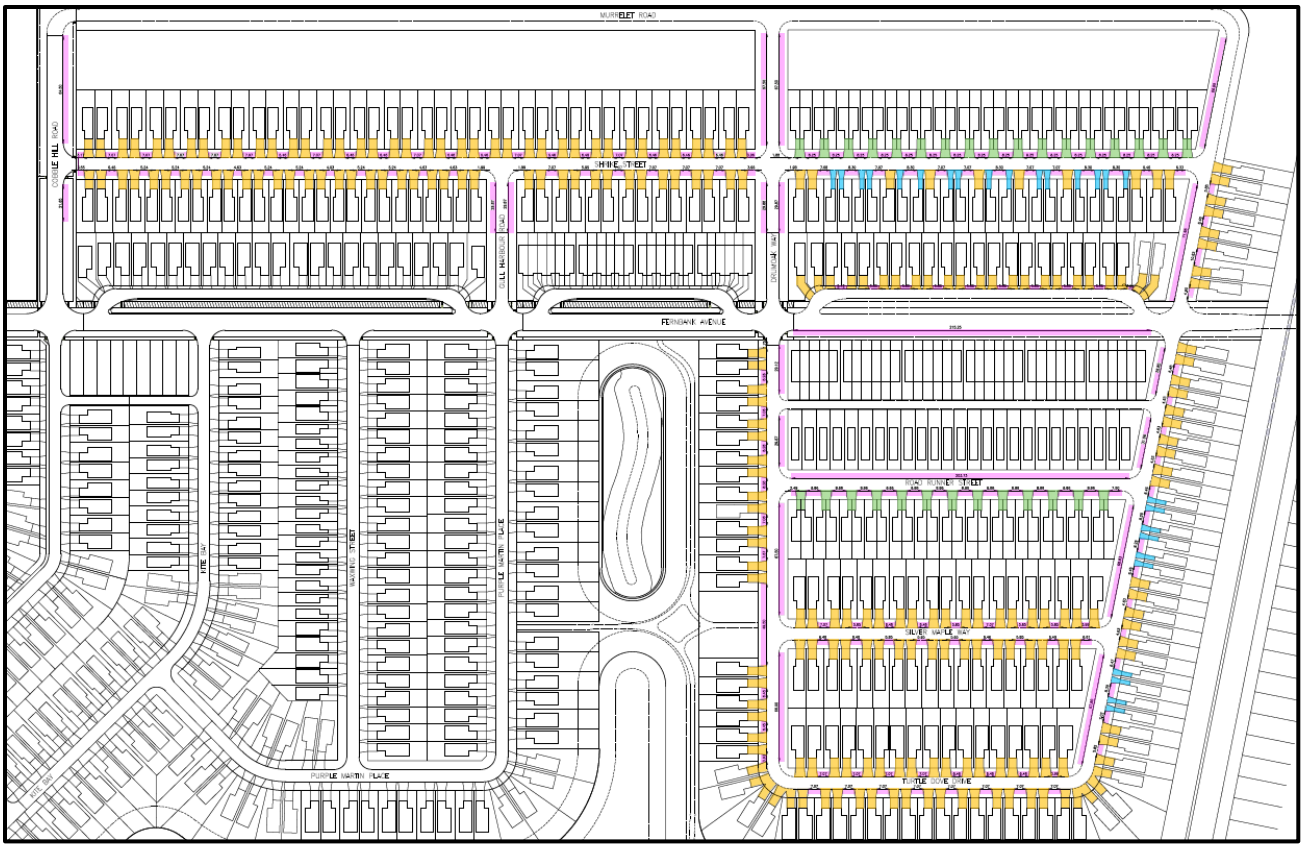


Figure 4: Proposed driveway plan.

REASONS FOR RECOMMENDATIONS

- The proposed development application is generally consistent with the *Complete Communities Direction Strategy 2.0* and the *Precinct 'G' Secondary Plan*. Key supporting reasons are as follows:
    - The proposal contributes positively to the emerging neighborhood character by contributing to a mix of housing types in accordance with the *CCDS 2.0* policy 1.1.
    - The proposed development adheres to the density requirements of the *Precinct 'G' Precinct Plan's* applicable policies, supporting a range of housing options and promoting efficient land use.
    - Conditions of approval are included in the recommended zoning agreement (as described further below in this report) to ensure the development addresses driveway separation distances, as well as setback and berm requirements related to the adjacent Canadian Pacific Railway line.

In summary, with the recommended conditions of approval, the proposed development is supportable and consistent with the applicable land use policies, as it contributes to a range of housing options, ensures compatibility with the surrounding neighborhood, promotes efficient land use, and adheres to relevant planning policies and guidelines.

CONDITIONS OF APPROVAL

Zoning Agreement

- Development of buildings on the proposed "RMF-S" lots would require a Plan Approval application to the Director of the Planning, Property, and Development Department.
- In order to accommodate adequate on street parking, snow storage, and permeable surfacing, while reducing potential vehicle and pedestrian conflicts, the Public Service is recommending as a condition of approval that there shall be a minimum of 8.25 metres (27.06 feet) between the edges of driveways (or hard surfaced areas) on all R2 zoning lots, to the satisfaction of the Director of PPD.
- To ensure an appropriate transition between the front approaches and a future Active Transportation Pathway on the north side of Fernbank Avenue, it is recommended that development on the proposed "R1-S" Block 4 be subject to the provision of a minimum 1 metre separation between driveway flares and the AT pathway.
- Per Federation of Canadian Municipalities guidelines, it is recommended that any lot abutting the Canadian Pacific Railway (Winnipeg Beach) line provides a setback of no less than 15 metres (49.21 feet) between said Railway and any habitable room or living space within a building. It is also recommended that the Developer installs or constructs:
    - A black chain link fence, with no openings or gaps, including no gates, 1.83 metres (6 feet) in height (the "Fence");
    - A berm 2 metres (6.56 feet) in height and with a gradient no steeper than 2.5:1 (the "Railway Berm"); and
    - A uniform noise attenuation fence, with no openings or gaps, gates are permitted, 2.5 metres (8.2 feet) in height (the "Railway Noise Attenuation Fence") on top of the entire length of the Railway Berm.

  * It is also recommended that the Owner maintains, repairs and replaces as required the Fence, the Railway Berm and the Railway Noise Attenuation Fence as originally constructed to the satisfaction of the Director of PPD.

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.

RECOMMENDATION

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

- The subdivision and rezoning application would comply with the *Complete Communities Direction Strategy 2.0,* and with the *Precinct 'G' Secondary Plan By-law,* subject to conditions of approval, and would be compatible with the surrounding area.

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

Report Prepared by: I. Stonehouse, MCP
PPD File #: DASZ 3/2026

Schedule "B" for File No. DASZ 3/2026, Lord Selkirk-West Kildonan Community Committee, June 2, 2026

By-Law No. _____

File No. **DASZ 3/2026**

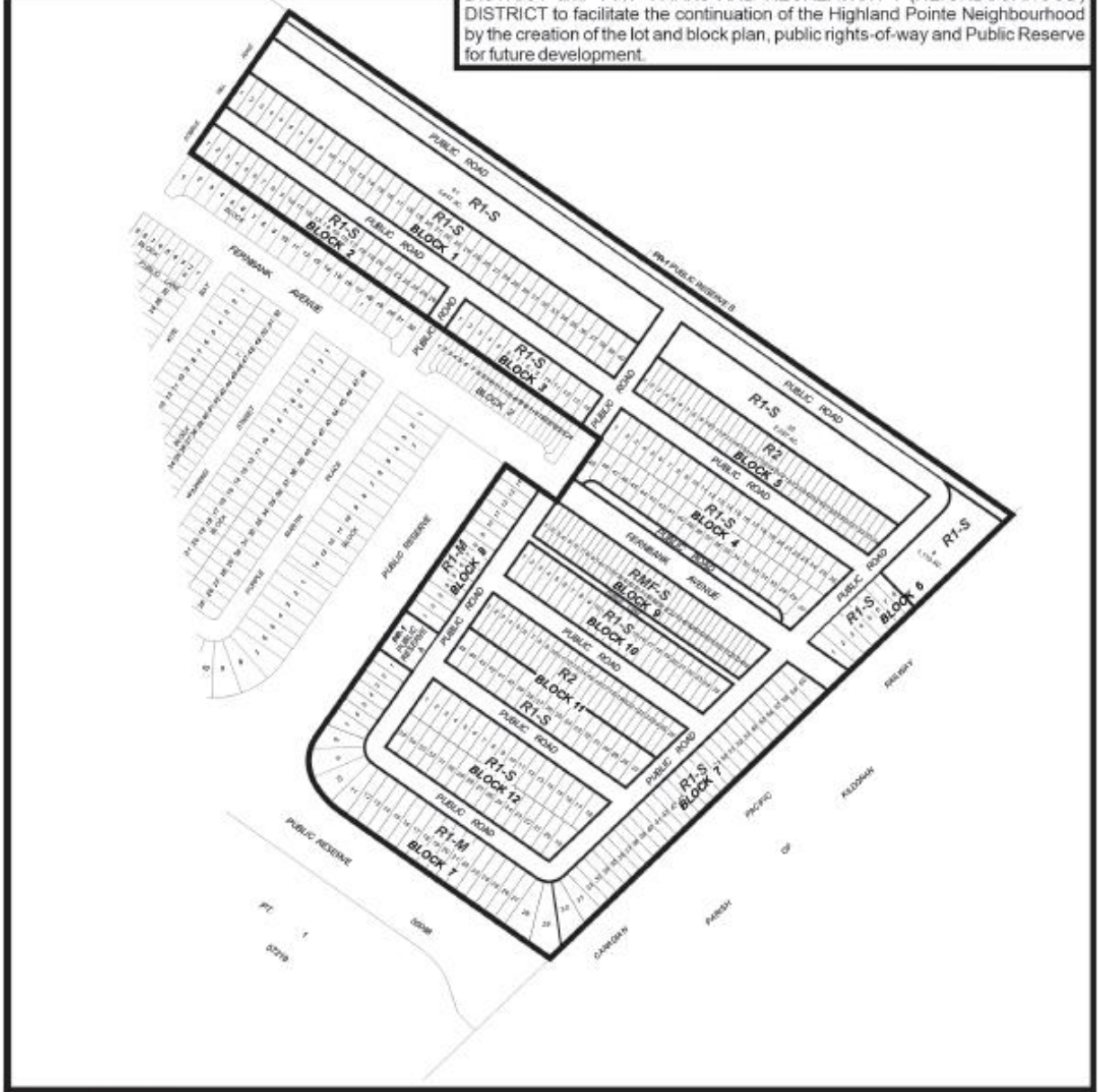
Atlas Sheet No. **R27**

N

LORD SELKIRK WEST KILDONAN 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 east of Cobble Hill Road, west of the CPR Rail Line and adjacent to the north and south sides of Fernbank Avenue (HIGHLAND POINTE – PHASE 6) from an "A" AGRICULTURAL DISTRICT to the following zoning districts: "R1-S" and "R1-M" RESIDENTIAL SINGLE-FAMILY DISTRICTS, "R2" RESIDENTIAL TWO-FAMILY DISTRICT, "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT and "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to facilitate the continuation of the Highland Pointe Neighbourhood by the creation of the lot and block plan, public rights-of-way and Public Reserve for future development.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____