Minutes – Assiniboia Community Committee – June 22, 2026

REPORTS

Item No. 1 Plan Approval – Frontier Trail
(Waverley West Ward)
File DASZ 19/2019

COMMUNITY COMMITTEE DECISION:

The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved plans for Frontier Trail, subject to the following condition:

1. That, the Plan Approval shall not go into force and effect until approval of the associated Variance (DAV 26-146628C).

DECISION MAKING HISTORY:

Moved by Councillor Lukes,

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

Carried

ADMINISTRATIVE REPORT

Title: Plan Approval 26-121488 – Frontier Trail

Issue: For consideration at the Public Meeting of the plan approval drawing package for the multi-family stacked townhouse development.

Critical Path: Assiniboia Community Committee as per DASZ 19/2019

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, subject to the following condition(s):

1. That, the Plan Approval shall not go into force and effect until approval of the associated Variance (DAV 26-146628C).

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 19/2019:

Plan Approval required by the Assiniboia Community Committee per DASZ 43/2019 (B/L No. 110/2020).

2.) For any multi-family or commercial uses on those portions of the Owner's Land zoned "RMU-Residential Mixed Use zoning district, the Owner must submit plans showing the location and design of any and all proposed:

(i) buildings,

(ii) accessory parking areas,

(iii) private approaches,

(iv) garbage enclosures,

(v) fencing,

(vi) landscaping, and

(vii) 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:

- 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.

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-121488**
COMMUNITY:	Waverley West
NEIGHBOURHOOD #:	2.681 - (WAVERLEY WEST B)
SUBJECT:	Plans of Proposed Plans of a multi-family stacked townhouse development
LOCATION:	Frontier Trail
LEGAL DESCRIPTION:	LOT 1 BLOCK 11 PLAN 70195 1/7 ST V OTM
APPLICANT:	Streetside Development Corporation (David Hill)
OWNER:	SOUTHEAST LANDS CORP.

DISCUSSION

SITE DESCRIPTION

- The subject property is located on Frontier Trail, in the Waverley West B neighbourhood of the Waverley West ward.

- The subject site is 40,531 square feet (3765 square metres) in area. The site is currently vacant.
- The subject site is accessed by a paved back lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Recent Community policy area. The property is zoned “RMU” Residential Mixed-Use District.

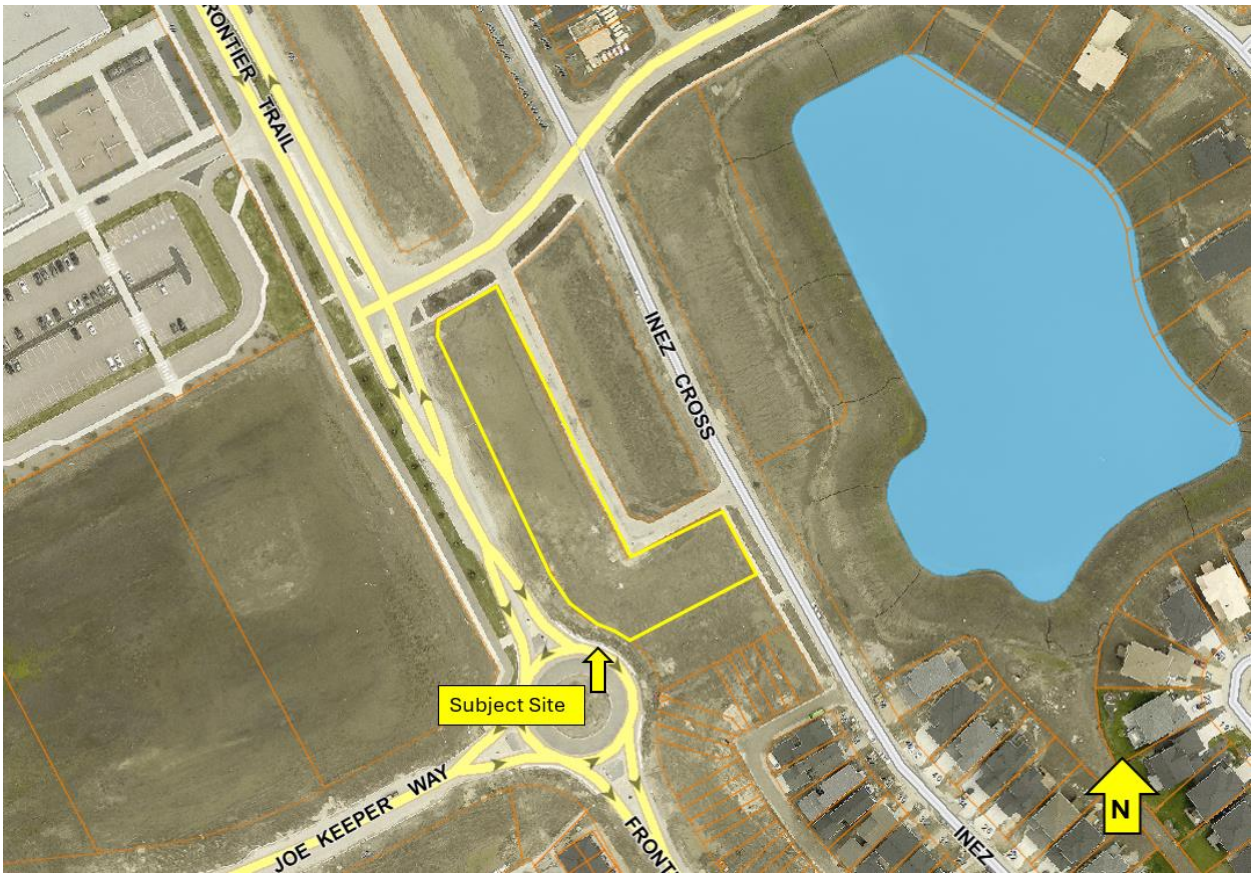

Figure 1: Air photo of subject site and surrounding context (*Flown, 2024*)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant is proposing a 50 unit stacked townhouse multi-family development.

Parking is provided at a 1:1 ratio.

26 secured bicycle parking stalls are provided.

All units will have ground level access.

The exterior will be finished in a combination of hardy board and stucco in the colours of burgundy, white, black, and gray.

Landscaping includes:

- 7 Dwarf Korean Lilac Trees
- 7 Flame Amur Maple Trees

- 10 Spring Snow Flowering Crabapple Trees
- 2 Triumph Elm Trees
- 10 Aurora False Spirea shrubs
- 22 Froebelli Spirea shrubs
- 29 Goldflame Spirea shrubs
- 46 Goldmound Spirea shrubs
- 18 Golden Variegated Dogwood shrubs
- 16 Pygmy Peashub shrubs

ANALYSIS AND ISSUES

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 Established Neighbourhood designated as a "Recent Community" as outlined in *CCDS 2.0.*

- 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.
- 1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.
- 1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context
- 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.

WAVERLEY WEST NEIGHBOURHOOD "B" SECONDARY PLAN

- 3.2.2.1 Multi-family dwellings such as row dwellings, townhomes and multi-storey residential buildings, shall be the predominant style of development in the Medium Density Residential areas.
- 3.2.2.7 Ground entry and street oriented multi-family dwellings should take exclusive access from a back lane, unless a design solution can be provided, to the satisfaction of the Director of Public Works, that can address the following design considerations:
    - a. the availability of front yard areas for landscaping and tree growth;
    - b. adequate snow storage areas;
    - c. on-street parking capacity; and
    - d. street lighting.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommend approval of the submitted plans because the application is consistent with the intent of *Complete Communities 2.0* and the *Waverley West Neighbourhood "B" Secondary Plan*.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Sawyer Klassen, MCP
Date:	May 12, 2026
File No:	ZR-PA 26-121488