Minutes – Assiniboia Community Committee – June 30, 2026

REPORTS

Item No. 1 Plan Approval – Falcon Ridge Drive
(Waverley West Ward)
File DASZ 21/1998

COMMUNITY COMMITTEE DECISION:

The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for Falcon Ridge 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 26-116088 – Falcon Ridge 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 21/1998

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 21/1998:

> *'No building, structure or works shall be erected or located on the land and no building permit issued for construction on the land unless and until detailed construction plans, indicating design and location of the proposed buildings and signs, including elevations and details or exterior finishing materials, accessory parking and loading areas, fencing, landscaping and garbage enclosures, are submitted to and approved by the Chief Administrative Officer, or her designate, and the Assiniboia Community Committee, and thereafter identified by the signature of the Chief Administrative Officer, or her designate, under the designation of Schedule "A" to Zoning Agreement DASZ 21/98, and no building, structure or works shall be erected or located on the land except in accordance with Schedule "A" and amendments to that schedule or this agreement.'*

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 26-116088**
COMMUNITY:	Waverley West
NEIGHBOURHOOD #:	2.664 - (LINDEN RIDGE)
SUBJECT:	Plans of Proposed Multi-Family Building and Accessory Parking Area
LOCATION:	Falcon Ridge Drive
LEGAL DESCRIPTION:	LOT 3 PLAN 75111 OTM 33/55 ST V
APPLICANT:	Pre-Con Builders (Robin Lee)
OWNER:	7577380 MANITOBA LTD.

DISCUSSION

SITE DESCRIPTION

The subject property is located on Falcon Ridge Street, in the LINDEN RIDGE Neighbourhood of the Waverley West Ward.

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

The property is zoned “RMF-L” Residential Two-Family and is approximately 134,156 square feet in area.

The property is located on the north side of Falcon Ridge Drive, and on the west side of Linden Ridge Drive.

There is one transit route within 400 metres of the site. The stop is located immediately adjacent to the subject site.

- The route is Route 650, which runs approximately every 30 minutes from 5:30am to 6:30pm Monday to Friday.
- This is a Community Route, which is the least frequent type of route.



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

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant is proposing a 134-unit multi-family building.

- Units come in 2 bed/2 bath, and 1 bed/1bath forms.
- 21 of the units are accessible, universal design suites. These are available in 1 bed/1 bath, studio, 2 bed/1 bath, and 2 bed/2 bath forms.

The building is 69 feet tall and has 6 storeys.

The building includes studio, single-bedroom, and two-bedroom units.

Landscaping includes:

- 94 Dwarf Mugo Pine shrubs,
- 69 Pygmy Caragana shrubs,
- 36 Karl Foerster Grass shrubs,
- 62 Calgary Carpet Juniper shrubs,
- 9 Amur Maple trees,
- 9 Harvest Golden Linden trees,

- 8 Japanese Lilac trees, and
- 14 Black Hills Spruce trees.
- There are a total of 40 trees and 261 shrubs, which exceeds the requirements of 35 trees and 180 shrubs.

The proposed building has balconies, a dog run, and a large, landscaped area.

There are 173 parking stalls and 1 car share.

- 10 parking stalls are accessible, which exceeds the requirement of 6.

There are 116 bicycle stalls, with a mix of indoor and outdoor stalls.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES 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.*
- *3.0 Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.*
  - *3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*
  - *3.2 Encourage a mix of types, tenures and unit sizes within residential developments. Make provisions for unit sizes that can accommodate varying family sizes and multi-generational households.*

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommend approval of the submitted plans because they align with the goals and objectives of *Complete Communities 2.0*.

SUBMITTED BY

Department: Planning, Property and Development

Division: Urban Planning and Design
Prepared by: Sawyer Klassen, MCP
Date: June 19, 2026
File No: ZR-PA 26-116088