Minutes – Assiniboia Community Committee – September 4, 2026

REPORTS

Item No. 2 Plan Approval – 1204 Sturgeon Road
(St. James Ward)
File DASZ 19/2025

COMMUNITY COMMITTEE DECISION:

The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 1204 Sturgeon Road.

DECISION MAKING HISTORY:

Moved by Councillor Dobson,

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

Carried

Brad McGregor, Development Manager, Broadstreet Properties, submitted a communication in support of the matter

ADMINISTRATIVE REPORT

Title: Plan Approval 26-206949 – 1204 Sturgeon Road

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

Critical Path: Assiniboia Community Committee as per DASZ 19/2025

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
R. Galston, 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 19/2025:

> *For those portions of the Owner's Land zoned "RMF-M PDO-1 Airport Vicinity" Residential Multi-Family (Medium), 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*
>
> g. *free-standing signage*
>
> *on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the Assiniboia Community Committee 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.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposal can proceed.

HISTORY

DASZ 19/2025

- *On June 23, 2025, the Assiniboia Community Committee concurred in the recommendations of the Public Service and approved the application to rezone the subject site to the "RMF-M" Residential Multi-Family (Medium) District, subject to a condition requiring Plan Approval by the Assiniboia Community Committee and the Director of Planning Property and Development.*

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-206949**
COMMUNITY:	St James
NEIGHBOURHOOD #:	2.212 (Heritage Park)
SUBJECT:	Plans for a Proposed Multi-Family Development
LOCATION:	1204 Sturgeon Road
LEGAL DESCRIPTION:	LOT 1 DASZ 19/2025
APPLICANT:	Broadstreet Properties, Ltd. (Brad McGregor)
OWNER:	10043897 MANITOBA, LTD.

DISCUSSION

SITE DESCRIPTION

- The subject property is located at the southwest corner of Sturgeon Road and Saskatchewan Avenue. It is in the Heritage Park Neighbourhood of the St. James Ward.
- The subject property is comprised of two (2) separate parcels, Parcel A and Parcel B. Together, these parcels have a total area of 4.85 acres. A two-storey commercial building and accessory parking area is currently located on Parcel B, along Sturgeon Road. The remainder of the subject property is currently vacant.

- The subject property is located in an Established Neighbourhoods – Recent Communities policy area under the *Complete Communities Direction Strategy 2.0* Urban Structure Map.
- The property is currently zoned “A” Agricultural.



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

SURROUNDING LAND USE AND ZONING

North: Saskatchewan Avenue, then vacant land zoned ”A” Agricultural.

South: A mix of natural and recreational green space zoned “A” Agricultural.

East: Sturgeon Road, then vacant land zoned “M2” General Manufacturing.

West: Residential multi-family uses zoned “RMF-S” Residential Multi-Family (Small).

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to consolidate the subject property into one (1) lot and rezone this proposed lot to the “RMF-M” Residential Multi-Family (Medium) district. This is to accommodate the construction of a multi-family residential development. (Please refer to Figure 3, below.)
- Plans submitted show the proposed multi-family development is made up of three (3) separate buildings, each with a height of four storeys. Plans submitted show that the building heights will be approximately 42.5 feet to the midpoint of the peaked roof.
- A total of 236 dwelling units are proposed. This is an increase from the 186 dwelling units originally proposed under DASZ 19/2025. These 236 units include:
    - Building A – 76 units;

- Building B – 80 units;
- Building C – 80 units.

Each of the buildings contain a mix of studio, 1, 2, and 3-bedroom units.

- Exterior cladding materials include a mix of stone veneer, fibre cement boards, and stucco.

Vehicular Access and Parking

- Access to the proposed development on Lot 1 will be taken from two (2) bi-directional approaches from Sturgeon Road, approximately 375 feet (114 metres) south of the intersection of Sturgeon Road and Saskatchewan Avenue.
- No private approaches from Saskatchewan Avenue are proposed.
- A total of 312 accessory parking stalls are proposed. This is a change from the 282 parking stalls originally proposed under DASZ 19/2025. This is a ratio of 1.32 stalls per unit.
- Of the 312 parking stalls proposed, the applicant proposes:
  - 36 designated visitor parking stalls;
  - Eight (8) accessible stalls.
  - Eight (8) EV capable stalls.

  Plans also show a total of 40 bicycle parking stalls are proposed.

Tree Conservation

- The proposed preservation of trees in the northern portion of the subject site is supported by the arborist report submitted with file no. DASZ 19/2025. In particular, the arborist report notes that 53 percent of the mature trees on the subject site are in either fair or good condition. The arborist report also recommends tree protection zones during the after construction on the subject site.

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 Neighbourhoods – Recent Communities policy area under *Complete Communities 2.0*. Key policies include:

Goal 1

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

Policies

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.

1.6 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:

- *Applicable City-endorsed policies or guidelines;*
- *Existing zoning of the property and adjacent properties;*
- *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
- *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
- *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;*
- *The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
- *The supporting transit, pedestrian and active transportation network; and*
- *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.*

1.14Mid-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.

Goal 2

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.

Policies

2.3 Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.

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

2.5 Encourage a variety of architectural styles.

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*

2.10Discourage building designs that orient the back of the building to the street.

2.11Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.

2.12New development should respect and complement the existing character of the built form of surrounding properties.

2.14Avoid buildings that create long blank walls facing public streets.

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

2.21Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.

2.22Create 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.

Goal 6

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

Policies

General policies

6.1 Maintain and improve the quality of open spaces and community facilities in Established Neighbourhoods to ensure the current and future recreational needs of residents are met.

6.2 Provide a variety of park experiences and opportunities for active and passive enjoyment in all communities in Established Neighbourhoods.

6.3 The City should acquire lands where possible to add to the linear parkway network and riverbank areas.

6.4 Where significant intensification of housing occurs within a neighbourhood, ensure parks, open spaces, and community facilities respond to community needs through strategic investment.

6.5 Encourage the expansion of the urban tree canopy on private and public property to improve the aesthetics of properties and streetscapes, assist in storm water management, provide shade, and improve the overall quality of life of our communities.

6.6 Ensure a variety of public spaces, facilities, parks, and other community amenities are provided in Established Neighbourhoods to support well-being, inclusiveness, and the social fabric of a community.

6.7 Improve the quality and increase the coverage of the urban tree canopy in Established Neighbourhoods by 10% over the next five years.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommend approval of the submitted plans because they are consistent with *Complete Communities Direction Strategy 2.0.*

CONSULTATION

NA

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Robert Galston, MCP
Date:	August 7, 2026
File No:	ZR-PA 26-206949