Minutes – Assiniboia Community Committee – September 4, 2026

REPORTS

Item No. 3 Plan Approval – Zimmerman Drive (Charleswood-Tuxedo-Westwood Ward) File DASZ 50/2013

COMMUNITY COMMITTEE DECISION:

The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for Zimmerman Drive.

DECISION MAKING HISTORY:

Moved by Councillor Lukes,

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

Carried

Jennifer Lim, Director of Planning, Barnes and Duncan, submitted a communication in support of the matter.

ADMINISTRATIVE REPORT

Title: Plan Approval 26-145321 – Zimmerman Drive

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

Critical Path: Assiniboia Community Committee as per DASZ 50/2013

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 50/2013:

> *"For that portion of the Owner's land zoned as "RMF-S" Residential Multi-Family (Small) District, the Owner must submit plans showing the location and design of any and all proposed buildings, accessory parking areas, private approaches, garbage enclosures, fencing, exterior lighting, and landscaping on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the City's Assiniboia Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct 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 50/2013

- *On February 4, 2014, the Assiniboia Community Committee approved DASZ 50/201310, which was a subdivision and rezoning application in Area 1 of the Ridgewood South Neighborhood. A zoning agreement was included as a condition of the DASZ.*

- *Among the conditions included was the requirement for plan approval for the multi-family zoned lands.*

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-145321**
COMMUNITY:	Charleswood - Tuxedo - Westwood
NEIGHBOURHOOD #:	2.649 (Ridgewood South)
SUBJECT:	Plans of Proposed Multi-Family Development
LOCATION:	Zimmerman Drive
LEGAL DESCRIPTION:	LOT 2 BLOCK 8 PLAN 58042 62/70 ST CHARLES
APPLICANT:	Barnes & Duncan (Jennifer Lim)
OWNER:	RIDGEWOOD WEST LAND CORP.

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the south side of Couture Crescent, between Zimmerman Drive and McCrindle Bay. It is in the Ridgewood South Neighbourhood of the Charleswood – Tuxedo – Westwood Ward.
- The subject property has a total land area of approximately 1.44 acres in size. It is currently vacant.
- The subject property is currently zoned “RMF-S” Residential Multi-Family (Small).
- The subject property is identified as an Established Neighbourhood Recent Communities policy area under the *Complete Communities Direction Strategy 2.0*. It is also located within the Low Density Residential Area under the *Ridgewood South Precinct Plan*.



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

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to construct a total of 22 residential bare land condominium dwelling units on the subject property. Of these 22 dwelling units, the applicant proposes:
    - 10 two-storey townhouse dwelling units facing Couture Crescent;
    - Six (6) two-storey duplex dwelling units facing Zimmerman Drive;
    - Six (6) two-storey duplex dwelling units facing McCrindle Bay.
- The proposed 10 townhouse dwelling units facing Couture Crescent will take vehicular access from a private rear lane. Plans submitted show that these dwelling units will be oriented to the front street. A total of 10 semi-detached garages will be constructed at the rear of the bare land condominium units.
- The proposed total of 12 duplex dwelling units will take vehicular access from the respective street they are facing (Zimmerman Drive or McCrindle Bay). Plans submitted show that these duplex units will have front attached garages.

Exterior Cladding

- Elevation drawings show that the proposed townhouse buildings along Couture Crescent will incorporate a mix of acrylic stucco, fibre cement lap siding, and cultured stone cladding.
- The proposed duplex dwellings along both Zimmerman Drive and McCrindle Bay will feature a similar mix of acrylic stucco, fibre cement lap siding, and cultured stone cladding.

Landscaping

- A total of 26 trees, 207 shrubs, and 24 bunches of grasses will be provided on the subject site. This includes the following street edge landscaping:
    - Eight (8) trees and 35 shrubs along Couture Crescent;
    - Nine (9) trees and 42 shrubs along Zimmerman Drive;
    - Nine (9) trees and 41 shrubs along McCrindle Bay.

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 Neighbourhood – Recent Community under *Complete Communities 2.0*. Key policies for Established Neighbourhoods include:

    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.

    1.3 The subdivision of land or the consolidation of land may occur when it is done in a context-sensitive manner, and only when in compliance with policy section 9.1 of the Strategic Infrastructure and Resources section.

    1.4 Support opportunities for further residential intensification within approximately 400 metres of a rapid transit station, where appropriate and in accordance with the TOD Handbook.

    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:

        a. Applicable City-endorsed policies or guidelines;

        b. Existing zoning of the property and adjacent properties;

        c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;

        d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;

        e. 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;

f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;

g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;

h. The supporting transit, pedestrian and active transportation network; and

i. 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.

RIDGEWOOD SOUTH PRECINCT PLAN (By-law No. 62/2013)

- Under the *Ridgewood South Precinct Plan*, the subject site is located within the Low Density Residential Area.
- The purpose of the Low Density Residential Area is to provide opportunities for a range of lower density residential development with opportunities for multi-family residential development allowed in select locations. Public parks and trails will be interspersed throughout Low Density Residential Areas to service the recreational needs of residents and the greater Charleswood community.
- Relevant policies guiding development in the Low Density Residential Area are:

6.1.2.1 Single family dwellings, two-family dwellings, triplexes, fourplexes and ground-oriented townhouses shall be the predominant use of land. When a property is located within approximately 50 metres of a collector road or when abutting a public lane, multi-family dwellings up to six units may be established.

6.1.2.2 Multi-family uses in low density residential areas shall be ground-entry only and should be designed in a street-oriented fashion.

6.1.2.4 For single family residential units in Sub-Areas 1-5 and 7, the density for the combined total of these areas shall be a minimum of 4.0 units per gross developed acre.

6.1.2.8 Alternative housing forms including special needs housing, institutional uses, recreational uses, public uses, local commercial uses, secondary suites, and other similar and accessory uses may be allowed.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommend approval of the submitted plans because the proposed development is consistent with policies in the Ridgewood South Precinct Plan, which supports multi-family residential development at a lower scale along collector streets and on lots.

CONSULTATION

NA

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Robert Galston, MCP
Date: August 10, 2026
File No: ZR-PA 26-145321