Minutes – Standing Policy Committee on Property and Development – September 9, 2026

REPORTS

Item No. 26 Subdivision and Rezoning – King Edward Street (Waterford North) (Old Kildonan Ward) File DASZ 2/2026

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommended to Council:

1. That the subdivision proposed under Development Application No. DASZ 2/2026 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 August 10, 2026, and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following conditions.

    A. That the "Plan" be amended in accordance with Section II of the report of the Administrative Coordinating Group dated August 7, 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 August 7, 2026 and attached as Appendix "B" to this report, with the following amendments:

        i. Delete Section I – General Comments in its entirety.

        ii. In Section II – Plan Considerations, add the following new Condition:

            "12. The developer shall revise the proposed subdivision to increase the frontage of the lots on Block 6 by eliminating proposed Lot 7 and redistributing the available frontage. Lot 1 shall have a minimum frontage of 15 ft., with the remaining frontage redistributed among proposed Lots 2 through 6, or another alternative acceptable to the Director of Public Works."

        iii. In Section IV – Servicing Conditions

            a. Amend Condition 18 by adding the following new subclauses:

STANDING COMMITTEE RECOMMENDATION (continued):

"f) The City will reimburse the Developer for approved costs, as determined and to the satisfaction of the Director of Public Works, of the pathway connection to Luzon Bay from the 3.0m bike lane with adjacent sidewalk located in the former proposed Chief Peguis Trail alignment (approx. 60m) within three (3) years of submission of the costs.

g) The City will reimburse the Developer up to 50% of approved costs, as determined and to the satisfaction of the Director of Public Works, for the 3.0m bike lane with adjacent sidewalk located in the former proposed Chief Peguis Trail alignment (approx. 450m) within three (3) years of submission of the costs."

b. Amend Condition 24. d) i) by deleting the words "Dugald Road".

c. Amend Condition 30 by adding the following new subclauses:

"g) The Developer shall at no expense to the City include fencing in the public reserve, as determined and to the satisfaction of the Director of Public Works, along the public reserve's boundary with Jefferson Aveune, and if necessary, along the former railway lands.

h) The Developer shall at no expense to the City submit a park site and amenities plan, including the fence design referenced in clause g above, for approval of the Lord Selkirk-West Kildonan Community Committee."

C. That the City enter into, execute and deliver with the developer a Development Agreement in accordance with recommendation 1.B., 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"); and

D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Development 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.

STANDING COMMITTEE RECOMMENDATION (continued):

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

2. That the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to "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; and "PR-1" 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 August 10, 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 on Blocks 4 and 5 shall be adjoining and there shall be a minimum of 8 metres (26.2 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 public pathways 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 for lands 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.

STANDING COMMITTEE RECOMMENDATION (continued):

iv. That the developer shall submit architectural design guidelines for all single- and two- family dwellings in the planned area, which shall be subject to Plan Approval by the Lord Selkirk-West Kildonan Community Committee and the Director of Planning, Property and Development, and shall address, at minimum, the following elements:

a. building height
b. roof pitch
c. building elevation design
d. parking areas
e. facade materials and architectural features
f. location of entrances

v. That prior to the issuance of any building or development permit for construction of any single- or two-family building in the planned area, the applicant shall submit a signed statement confirming that the building plans adhere to the approved design guidelines referenced in Clause 2.A.iv of the Zoning Agreement for file DASZ 2/2026, with the statement to be submitted to the Director of Planning, Property and Development and including, at minimum, the following additional information:

a. name and contact information of the applicant and design professional(s);

b. address of the proposed building; and,

c. description of the proposed building, including but not limited to the number of storeys, the type of building (single-family or two family), and the exterior finishes.

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").

STANDING COMMITTEE RECOMMENDATION (continued):

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 2/2026 will be deemed to be concluded and all approvals in connection with the 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 the 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 after 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.

STANDING COMMITTEE RECOMMENDATION (continued):

11. That Development Application No. DASZ 2/2026 will be deemed to be concluded and all approvals in connection with this matter will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year after the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

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.

Carried

Moved by Councillor Santos,

That the recommendation of the Lord Selkirk-West Kildonan Community Committee be concurred in and forwarded to the Executive Policy Committee and Council.

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

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

- In Recommendation 1.B. delete the semicolon after "to this Report" and replace with the following:

  ", with the following amendments:

  i. Delete Section I – General Comments in its entirety.

  ii. In 'Section II – Plan Considerations', add the following new Condition:

  "12. The developer shall revise the proposed subdivision to increase the frontage of the lots on Block 6 by eliminating proposed Lot 7 and redistributing the available frontage. Lot 1 shall have a minimum frontage of 15 ft., with the remaining frontage redistributed among proposed Lots 2 through 6, or another alternative acceptable to the Director of Public Works."

  iii. In Section IV – Servicing Conditions:

  a. Amend Condition 18 by adding the following new subclauses:

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

"f) The City will reimburse the Developer for approved costs, as determined and to the satisfaction of the Director of Public Works, of the pathway connection to Luzon Bay from the 3.0m bike lane with adjacent sidewalk located in the former proposed Chief Peguis Trail alignment (approx. 60m) within three (3) years of submission of the costs.

g) The City will reimburse the Developer up to 50% of approved costs, as determined and to the satisfaction of the Director of Public Works, for the 3.0m bike lane with adjacent sidewalk located in the former proposed Chief Peguis Trail alignment (approx. 450m) within three (3) years of submission of the costs."

b. Amend Condition 24. d) i), by deleting the words "Dugald Road".

c. Amend Condition 30 by adding the following new subclauses:

"g) The Developer shall at no expense to the City include fencing in the public reserve, as determined and to the satisfaction of the Director of Public Works, along the public reserve's boundary with Jefferson Aveune, and if necessary, along the former railway lands.

h) The Developer shall at no expense to the City submit a park site and amenities plan, including the fence design referenced in clause g above, for approval of the Lord Selkirk-West Kildonan Community Committee."

- Add the following new Recommendations 2.A.iv. and 2.A.v.:

"iv. That the developer shall submit architectural design guidelines for all single- and two- family dwellings in the planned area, which shall be subject to Plan Approval by the Lord Selkirk-West Kildonan Community Committee and the Director of Planning, Property and Development, and shall address, at minimum, the following elements:

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

a. building height
b. roof pitch
c. building elevation design
d. parking areas
e. facade materials and architectural features and,
f. location of entrances.

v. That prior to the issuance of any building or development permit for construction of any single- or two-family building in the planned area, the applicant shall submit a signed statement confirming that the building plans adhere to the approved design guidelines referenced in Clause 2.A.iv of the Zoning Agreement for file DASZ 2/2026, with the statement to be submitted to the Director of Planning, Property and Development and including, at minimum, the following additional information:

a. name and contact information of the applicant and design professional(s);

b. address of the proposed building; and,

c. description of the proposed building, including but not limited to the number of storeys, the type of building (single-family or two family), and the exterior finishes."

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

PUBLIC HEARING SUMMARY

File: DASZ 2/2026

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

Public Hearing: September 3, 2026
Council Building, 510 Main Street

Applicant: Landmark Planning & Design Inc. (Jeff Pratte)

Subject:

APPLICANT : Landmark Planning & Design Inc. c/o Jeff Pratte
FILE : DASZ 2/2026
PROPOSAL : An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "A" AGRICULTURAL DISTRICT to the following zoning districts:

- "R1-S" RESIDENTIAL SINGLE-FAMILY (SMALL) DISTRICT,
- "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT,
- "R2" RESIDENTIAL TWO-FAMILY DISTRICT,
- "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT, and
- "PR1" PARKS AND RECREATION 1 NEIGHBOURHOOD DISTRICT;

to facilitate the continuation of the Waterford Green Neighbourhood by the creation of the lot and block plan, public rights-of-way, and public reserve land for future development.

For information, phone S. Jerez, Planner at 204-986-7175.

Premises Affected: King Edward Street

For submission to: The Standing Policy Committee on Property and Development

Prepared by: P. Prinsloo, Senior Committee Clerk
Lord Selkirk-West Kildonan Community Committee

Report date: September 4, 2026

Community Committee Recommendation:

On September 3, 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 2/2026 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 August 10, 2026, and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following conditions.

    A. That the "Plan" be amended in accordance with Section II of the report of the Administrative Coordinating Group dated August 7, 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 August 7, 2026 and attached as Appendix "B" to this report;***, with the following amendments:***

        i. Delete Section I – General Comments in its entirety.

        ii. In Section II – Plan Considerations, add the following new Condition:

            "12. The developer shall revise the proposed subdivision to increase the frontage of the lots on Block 6 by eliminating proposed Lot 7 and redistributing the available frontage. Lot 1 shall have a minimum frontage of 15 ft., with the remaining frontage redistributed among proposed Lots 2 through 6, or another alternative acceptable to the Director of Public Works."

        iii. In Section IV – Servicing Conditions:

            a. Amend Condition 18 by adding the following new subclauses:

f) ***The City will reimburse the Developer for approved costs, as determined and to the satisfaction of the Director of Public Works, of the pathway connection to Luzon Bay from the 3.0m bike lane with adjacent sidewalk located in the former proposed Chief Peguis Trail alignment (approx. 60m) within three (3) years of submission of the costs.***

g) ***The City will reimburse the Developer up to 50% of approved costs, as determined and to the satisfaction of the Director of Public Works, for the 3.0m bike lane with adjacent sidewalk located in the former proposed Chief Peguis Trail alignment (approx. 450m) within three (3) years of submission of the costs.***

b. ***Amend Condition 24. d) i) by deleting the words "Dugald Road".***

c. ***Amend Condition 30 by adding the following new subclauses:***

"g) ***The Developer shall at no expense to the City include fencing in the public reserve, as determined and to the satisfaction of the Director of Public Works, along the public reserve's boundary with Jefferson Aveune, and if necessary, along the former railway lands.***

h) ***The Developer shall at no expense to the City submit a park site and amenities plan, including the fence design referenced in clause g above, for approval of the Lord Selkirk-West Kildonan Community Committee."***

C. That the City enter into, execute and deliver with the developer a Development Agreement in accordance with recommendation 1.B., 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"); and

D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Development 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.

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

2. That the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to "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; and "PR-1" 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 August 10, 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 on Blocks 4 and 5 shall be adjoining and there shall be a minimum of 8 metres (26.2 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 public pathways 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 for lands 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. That the developer shall submit architectural design guidelines for all single- and two- family dwellings in the planned area, which shall be subject to Plan Approval by the Lord Selkirk-West Kildonan Community Committee and the Director of Planning, Property and Development, and shall address, at minimum, the following elements:

a. building height
b. roof pitch
c. building elevation design
d. parking areas
e. facade materials and architectural features and,
f. location of entrances.

v. That prior to the issuance of any building or development permit for construction of any single- or two-family building in the planned area, the applicant shall submit a signed statement confirming that the building plans adhere to the approved design guidelines referenced in Clause 2.A.iv of the Zoning Agreement for file DASZ 2/2026, with the statement to be submitted to the Director of Planning, Property and Development and including, at minimum, the following additional information:

a. name and contact information of the applicant and design professional(s);

b. address of the proposed building; and

c. description of the proposed building, including but not limited to the number of storeys, the type of building (single-family or two family), and the exterior finishes.

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 2/2026 will be deemed to be concluded and all approvals in connection with the 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 the 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 after 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 2/2026 will be deemed to be concluded and all approvals in connection with this matter will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year after the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

12. 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 am very excited about this development, we have here in northwest Winnipeg, we are growing, we are expecting a new school in the coming years down the street, not too far from here, around Commercial Avenue, we have Waterford Springs School as we all know, that was built just a few years ago and then came back to us for expansion for more classrooms, more classroom means more families, more people in he neighbourhood, more houses are needed and so the timing is very good for this, its been a long road that's been taken on the developers part to work through a lot of things with the City, so here we are today and I am excited; there's also as we all know a Sikh Temple down the street, we all participated in the sod turning to expand their building as well, and why are they doing that, because there is a real interest to be in that area, northwest Winnipeg, the growth speaks for itself, and the need for housing, so that's number one.

2. This development combines and helps us with our housing targets, they went through the process through the Executive Policy Committee as we talked not long ago to have the amendments go forward to add this land to Precinct C from the Precinct B area, it's a logical extension as we heard in the presentation for the Waterford Green neighbourhood that you represent Madame Chair, and I a small portion and so it's a very logical next step, this is exciting, we have heard that we are going to have good builders at the table, good design, good options for families, we are going to see intergenerational families serviced here with designs that work for them, there's going to be smaller lots, we are going to have multifamily options as well, so this is all very very good, I think this has been a thoughtful process, with the administration, I want to thank Ms. Jerez, and Isaiah, for all of their work and many things, the active transportation path, Madame Chair that you pointed out really excited about that, its going to be an excellent asset for this City and our folks in our communities are really going to enjoy using it, so I put my full support behind this project today, there are a few amendments, those are normal and it's a good thing because it means we are having robust discussions, I want to congratulate the developer, the consulting team, they have reached out to me many years ago when they embarked on this project and took their time to make sure that we went back and lots of discussions, very excited, and I think our families will be happy, it's the right thing.

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 June 3, 2026 2. Notification of Public Hearing dated July 7, 2026 3. Manitoba Status of Title 3136887/1 4. Letter of authorization dated July 9, 2026, Jasmail Singh Brar (Jefferson Heights Development Inc.) to Landmark Planning & Design. 5. Plans (6 pages) 6. Report from the Urban Planning Division dated August 10, 2026 7. Inspection Report 8. Presentation in support of the application, submitted by the Applicant at the public hearing 9. Recording of Representations

REPRESENTATIONS:

In Support:

Jas Kalar
Adam Markewich
Riley Pollard
Jeff Pratte

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 "6" referred to in File DASZ 2/2026

ADMINISTRATIVE REPORT

Title: DASZ 2/2026 – King Edward (Waterford North)

Issue: For consideration at the Public Hearing to Subdivide and Rezone approximately 48.3 acres of land in Precinct 'C'.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Jerez, RPP MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 2/2026 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 August 10, 2026, and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the following conditions.

    A. That the "Plan" be amended in accordance with Section II of the report of the Administrative Coordinating Group dated August 7, 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 August 7, 2026 and attached as Appendix "B" to this report.

    C. That the City enter into, execute and deliver with the developer a Development Agreement in accordance with recommendation 1.B., 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"); and

    D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Development 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.

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

2. That the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to “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; and “PR-1” 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 August 10, 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 on Blocks 4 and 5 shall be adjoining and there shall be a minimum of 8 metres (26.2 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 public pathways 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 for lands 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.

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 2/2026 will be deemed to be concluded and all approvals in connection with the 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 the 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 after 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 2/2026 will be deemed to be concluded and all approvals in connection with this matter will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year after the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.
12. 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 approximately 46 acres of land in Precinct ‘C’ to establish of 214 residential lots and park space, and to open public rights-of-way in the “Waterford North” community, which is generally bound by Dr. Jose Rizal Way (east); King Edward Street (west); Jefferson Avenue (south); additional agricultural lands and the future Chief Peguis Trail extension (north).
- Subdivision and rezoning applications (DASZ) 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.

SUBMITTED BY

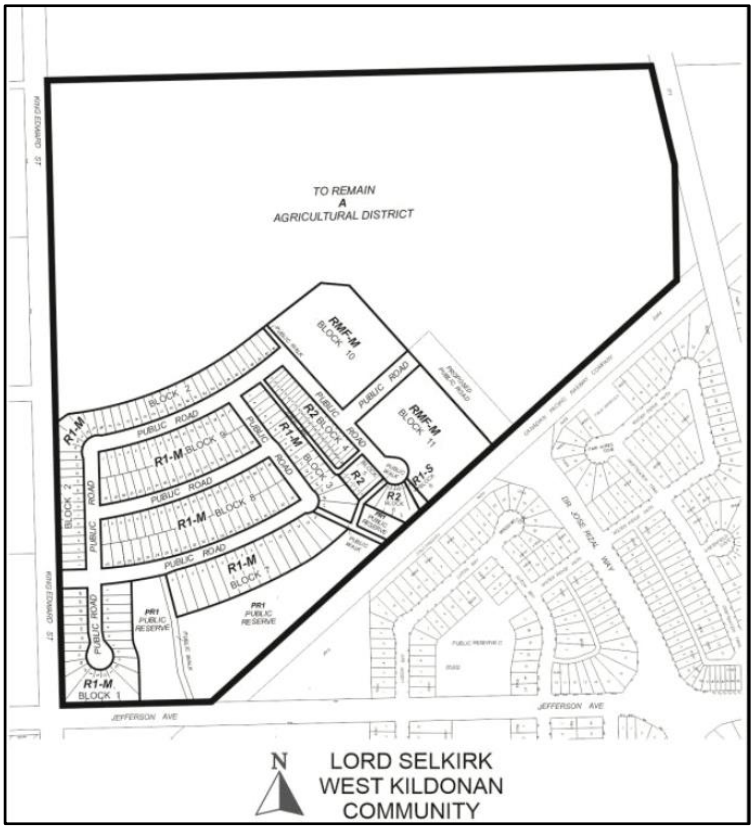
Department	Planning, Property and Development
Division	Urban Planning & Design Division
Prepared by	Simi Jerez, RPP MCIP
Date:	August 10, 2026
File No.	DASZ 2/2026

List of Schedules and Attachments

Schedule A	Planning Discussion
Schedule B	File No. DAZ 204/2026 Lord Selkirk West Kildonan Community Committee, dated August 10, 2026
Appendix A	Proposed By-law
Appendix B	Report of the Administrative Coordinating group, RE: Proposed Subdivision and Rezoning of land located northeast of Jefferson Avenue and King Edward Sreet (Waterford North), dated August 10, 2026.
Appendix C	Active Transportation Map

SCHEDULE 'A'

DATE:	August 10, 2026
FILE:	**DASZ 2/2026**
RELATED FILES:	
COMMUNITY:	Lord Selkirk-West Kildonan Community
NEIGHBOURHOOD #:	3.335 - Rosser-Old Kildonan
SUBJECT:	An application for consideration at the Public Hearing to Subdivide and Rezone approximately 48.3 acres of land in Precinct 'C'.
LOCATION:	Land located northeast of Jefferson Avenue and King Edward Sreet (Waterford North)
LEGAL DESCRIPTION:	PT SW 1/4 36 11 2E LYING NW OF NW LIMIT OF THE ROW OF CPR PL 2444 EXC CPR ROW PLAN 371



APPLICANT:	Landmark Planning & Design Inc. (Jeff Pratte) 298 Waterfront Drive Winnipeg, Manitoba R3B 0G5
OWNERS:	Jefferson Heights Development Inc. 6670 126 Street Surrey, BC V3W 1V8
RECOMMENDATION:	Approval with conditions

DISCUSSION

SITE DESCRIPTION

- The subject lands consist of one parcel located at the northeast corner of Jefferson Avenue and King Edward Street (see Figure 1), in the Rosser – Old Kildonan neighbourhood which part of the Old Kildonan ward.
- The subject site is +/-48.3 acres in area with approximately 376 meters of frontage along the east side of King Edward Street. The site is currently vacant and under limited cultivation. The property is currently zoned “A” Agricultural.
- Under the *Complete Communities Direction Strategy 2.0* (CCDS 2.0), the subject lands are within the Established Neighbourhoods – Recent Communities policy area. Under the *Precinct C (Waterford Green) Secondary Plan* the subject lands encompass the Low Density, Medium Density and Parks policy areas.

Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2021)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Land zoned “A” Agricultural which is identified as part of Precinct ‘B’ in CCDS 2.0 (see Figure 2), and a future east-west collector street (the proposed future extension of Leila Avenue) established during the functional design of the western extension of Chief Peguis Trail.

South: Existing residential neighbourhood in the *Waterford Green Secondary Plan* area. The former CPR Bergen right of way forms the southern edge of the site area.

East: West: Land zoned “A” Agricultural which is identified as part of Precinct ‘B’ in CCDS 2.0.

West: Land zoned “A” Agricultural which is identified as part of Precinct “A” and intended for industrial development.

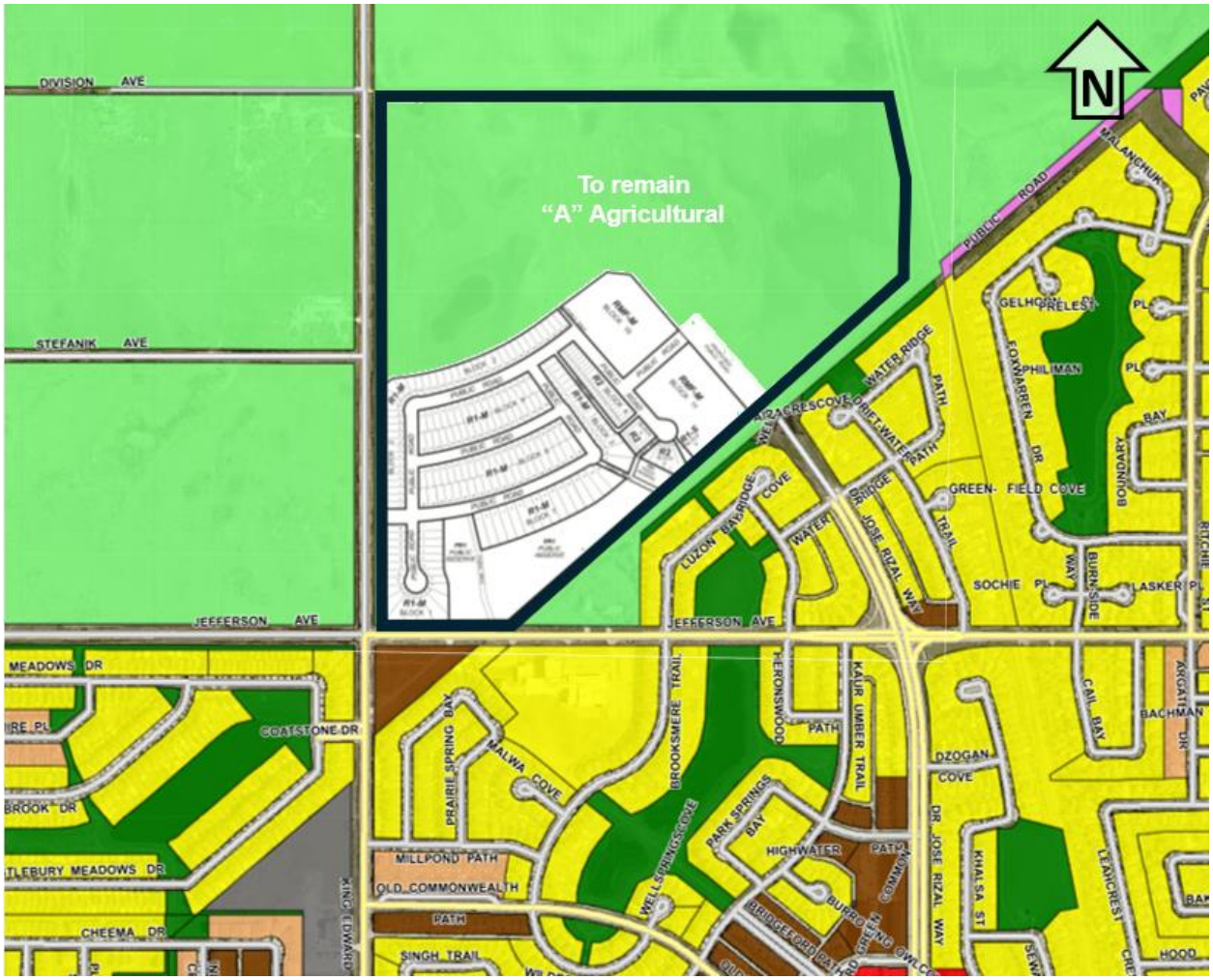


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide and rezone +/-48.3 acres of land from an "A" Agricultural District to to facilitate the development of the Waterford North neighbourhood lands with the creation of a lot and block plan, public rights-of-way, and public reserve land.
- The applicant is proposing to establish 214 residential lots and park space as follows:
  - 2 lots zoned “RMF-M” Residential Multi-Family Medium;
  - 34 “R2” Residential Two-family lots;
  - 177 “R1-M” Residential Single-family Medium lots;
  - 1 “R1-S” Residential Single-family Small lot; and,
  - Public reserve land zoned “PR1” Parks and Recreation 1 (Neighbourhood)
- Approximately 78.6 acres of residual lands north of the plan area are to remain zoned “A” Agricultural.
- Plans of development have not been submitted at this time.
- A related text amendment to the Precinct C (Waterford Green) Secondary Plan By-Law No. 58/2025 (File SPA 6/2025) expanded the Plan area to include the subject site.

Proposed Subdivision and Rezoning (Figure 3)

- As noted, a total of 214 residential lots are proposed under the subject application. The proposed plan of subdivision and rezoning is described in more detail as follows:
  - Block 1 would be subdivided into 24 “R1-M” Residential Single-family Medium lots with future development to include front access driveways.
  - Block 2 would be subdivided into 41 “R1-M” Residential Single-family Medium lots with future development to include front access driveways.
  - Block 3 would be subdivided into 17 “R1-M” Residential Single-family Medium
    - Lots 10-14 would take access from a public lane.
    - Lots 15-17 would take access via front access driveways.
  - Block 4 would be subdivided into 22 “R2” Residential Two-family lots having access from a public lane.
  - Block 5 would be subdivided into 6 “R2” Residential Two-family lots with front approaches.
  - Block 6 would be subdivided into 6 “R2” Residential Two-family lots and 1 “R1-S” Residential Single-family Small lot with future development to include front access driveways.
  - Block 7 would be subdivided into 16 “R1-M” Residential Single-family Medium lots backing onto a park with future development to include front access driveways.
  - Block 8 would be subdivided into 43 “R1-M” Residential Single-family Medium lots with future development to include front access driveways.
  - Block 9 would be subdivided into 36 “R1-M” Residential Single-family Medium lots with future development to include front access driveways.
  - Blocks 10 and 11 would each be rezoned to “RMF-M” Residential Multi-family Medium for the creation of multi-family lots.

- The proposed subdivision and rezoning plan (Figure 3) shows a walkway between Blocks 2 and 10 to connect to future development north of the plan area, and walkways between Blocks 3 and 7 and Blocks 5 and 6 to connect to “PR1” Public Reserve lands.
- In addition, plans show pathways connections through the proposed park to a crossing on Jefferson Avenue, and to future active transportation pathways through the decommissioned CPR Bergen right of way south of the subject lands.

Figure 3: Proposed Plan of Subdivision and Rezoning

COLLABORATIVE PLANNING AND CONSULTATION

- The applicant shared plans 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 2045*, 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 – Recent Community" in *Complete Communities'* Urban Structure map. Established Neighbourhoods will accommodate contextually sensitive growth and change to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- Recent Communities are characterized by dispersed, low-to-medium-density residential areas with supportive commercial uses. The street network is a mix of modified grid and curvilinear streets, often without sidewalks. These neighbourhoods present opportunities to expand housing choice and improve pedestrian connections across arterial roads and between neighbourhoods.
- With regard to this proposal, the key 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.

  1.14 Mid-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.

  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.

8.1 Protect, maintain and expand the pedestrian network within Established Neighbourhoods to create a more comfortable and accessible pedestrian environment.

PRECINT 'C' (WATERFORD GREEN) SECONDARY PLAN

- The subject lands fall within the Precinct "C" (Waterford Green) Secondary Plan per SPA 6/2025.
- The Secondary Plan is organized into land use policy areas to achieve the vision and overarching objectives. See Figure 4 – Current Land Use and Transportation Map.
- Under the *Precinct C - Waterford Green Secondary Plan* the subject lands encompass the Low Density, Medium Density and Parks policy areas.
- The objectives and policies for the Low Density Residential policy area include the following:
  - The Low Density Residential areas may be comprised of the following land uses:
  - secondary suites, single- and two-family dwellings and townhouses;
  - other compatible land uses such as parks and open space; and
  - a school site, located as is generally shown in the Land Use and Transportation Policy Map.
  - The minimum density target is 5 units per gross acre.
- The objectives and policies for the Medium Density Residential land use policy area include the following:
  - The Medium Density Residential areas may be comprised of the following land uses:
  - townhouses (which are considered in this Plan to be buildings comprised of at least three dwelling units each of which with direct access to the outdoors) and apartment-type buildings, located next to a collector or an arterial street, where appropriate and compatible with adjoining land uses; and
  - land uses that are compatible with residential uses, such as parks and open spaces.
  - The minimum density target is 10 units per gross acre.

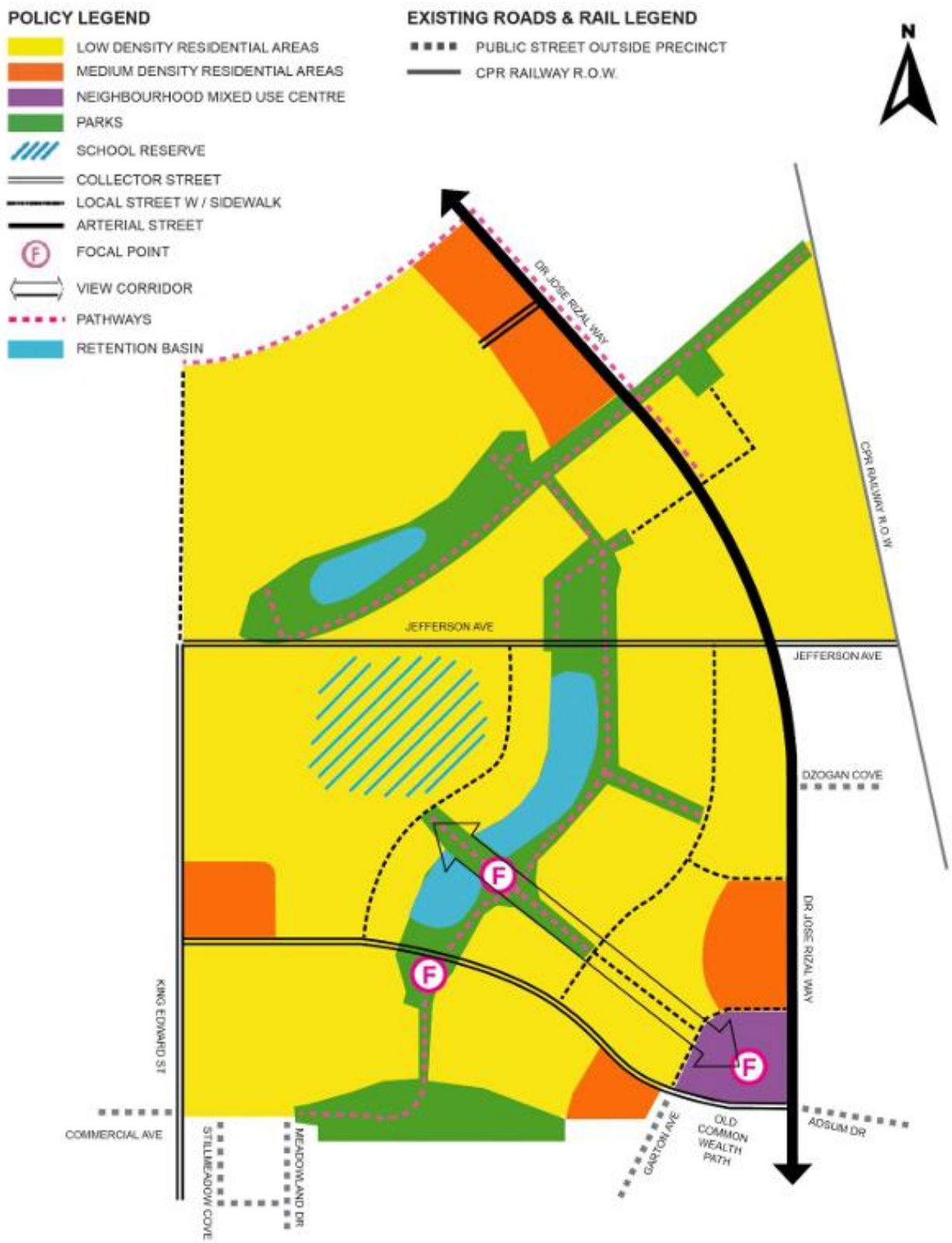


Figure 4: Land Use and Transportation Map

- The Plan outlines the following Parks objectives and policies:
  - The parks of Waterford Green shall provide residents of Waterford Green and of adjacent and nearby neighborhoods with active recreation opportunities (sports fields); passive recreation and leisure opportunities such as places to play, sit, enjoy nature, garden, learn, walk, cycle or ski; and land in which an AT path may be located.
  - Parks shall enable a variety of experiences and year-round activities for people of all ages and abilities.
  - Parks should be located such that most dwellings in Waterford Green are within approximately 400 metres of a park or open space.
  - Parks shall be an appropriate size and configuration for their intended uses but, in order to provide an equitable distribution of parks, shall not be much larger than is necessary for their intended uses and not concentrated in one area.
  - Orientation and quality of the parks should be appropriate for the intended use.
  - Parks should be planned to maximize passive surveillance through site configuration placement of access points, amount of frontage and sightlines.
  - Parks will incorporate principles of sustainable landscapes, which may include but are not limited to naturalized plantings and low maintenance vegetation.
  - The parks located along stormwater retention basins shall include space in which a path with appropriate land drainage can be accommodated.
  - Principles of CPTED (Crime Prevention Through Environmental Design) and Universal Design shall apply.
  - Section C-2 (Precinct-Wide Urban Design Policies) shall apply to all parks.

- The Plan provides precinct-wide urban design policies all land use designations as follows (Section C-2.1):
  - **Public Realm That Places People First:** Designing for people means that communities and neighborhoods should be designed with consideration as to how people experience space. This will include, but not be limited to the following:
    - Having sidewalks on arterial streets collect roads and certain local roads to strengthen the connectivity as shown on the Land Use and Transportation Policy Map;
    - having green spaces within which are paths that connect people with the neighborhood to school(s), green spaces, amenities, bus stops and commercial amenities; and,
    - having public realm elements (e.g. lighting, street furniture, public art, and plantings) that are pedestrian in scale contribute to an inviting environment and add visual interest at the street edge.
  - **Active Frontages:** Buildings that have the ability to enliven and positively contribute to the public realm by orientating them to the street and creating pedestrian first environments. To promote a comfortable and safe neighborhood environment encourage the development of active frontages where:
    - building entrances are prominent from the street;
    - doors and windows are closely spaced;
    - blank walls and tallow peak fencing are avoided;
    - front facades include attractive architectural details (e.g. bay windows, porches, etc.); and,

- plazas, patios and other seating areas are provided.

- **Sustainable landscapes:** The green space network will be designed to promote a sustainable relationship between human activity and the landscape, promote biodiversity and incorporate the use of native plant species.
- **Gateways and view corridors:** incorporate gateways and view corridors where possible to help define the neighborhood, foster an appreciation of place, and create a sense of 'arrival' when entering the community at a major street gateway… Key entrances to the neighbourhood should be marked by gateway features.

- In addition, the Plan provides Urban Design Policies for residential policy areas as follows:
  - **Low Density Residential Urban Design Policies**
    General Low Density Residential
    - Diversity and uniqueness in the look and feel of houses will be promoted by encouraging diversity in the character and style of houses, elevations, and colour schemes.

    Residential & Townhouses
    - Duplex, triplex and fourplex dwellings and townhouses… are an important part of meeting the housing lifestyle needs of the community and will:
    - have reduced front yard setbacks to provide a more pedestrian scale streetscape and create more useable rear yards; and,
    - have articulation in facades, different roof pitches and various materials and colours to highlight architectural uniqueness and avoid repetitive design.
  - **Medium Density Residential Urban Design Policies**
    - *Location, Built Form and Relationship to the Street*
    - Medium density multi-family housing should contribute to a sustainable, diverse and pedestrian-focused environment by locating and massing the building(s) in:
      - Locations with convenient access to collector and arterial streets, such as Dr. Jose Rizal Way… to provide ease of access and decrease traffic infiltration into predominantly lower density areas;
      - Areas in proximity to commercial uses to capitalize on the potential to create nodes of activity;
      - a manner that provides a transition between areas of different development densities and scale, including but not limited to, setbacks and a stepping down of heights toward lower density residential policy areas; and
      - a manner that minimizes shadow impacts on adjacent lower scale areas.
    - Medium density multi-family residential developments may be subject to site plan approval to ensure compatibility with adjoining land uses.
    - To maintain a lovely pedestrian environment, the built form should:
      - avoid featureless and blank building facades that face a public street;
      - encourage architecturally innovative building design that positively contributes to the neighbourhood;
      - incorporate design details that are pedestrian in scale and engage the pedestrian at grade;
      - be designed to direct their primary facades to the street;
    - have main entrances and windows incorporated into the street front side of the multiple-family building facing the street; and,

        - maximize, as much as practical, the width of buildings along street frontages.
    - Multiple-family apartment buildings located on a corner shall maintain the pedestrian focus of both streets.
    - Corner buildings will include in their design significant architectural detail(s) that highlight the corner as an important place in the neighbourhood. These could include:
        - A corner articulated building design;
        - Public art;
        - Bay windows; or
        - Balconies.
    - Multiple-family building design and site plans will address issues such as sunpath and shadows, wind and protection from prevailing prairies winds and preserve important views and vistas of natural, public and commercial spaces.

- The Precinct Plan outlines the following Active Transportation (AT) Network objectives and policies:
    - The AT network shall connect with existing and planned AT facilities adjacent to the Precinct.
    - The AT network shall be designed, where possible and practical to make it more convenient and attractive to access local neighborhood and community amenities by AT than by using the private motor-vehicle.
    - The AT network will provide access to parks, sports fields, the Neighborhood Mixed Use Centre, a school (if constructed), transit facilities and residential areas to facilitate connectivity and access for human-powered and public transportation.
    - Where warranted to avoid conflicts between cyclists and pedestrians at transit stops, pedestrians and similar modes shall have a separate path or sidewalk from cyclists and similar modes.
    - The detailed design of the AT network will be generally consistent with:
        - Crime Prevention Through Environmental Design (CPTED) principles; and,
        - The City of Winnipeg's Universal Design Policies such that it
            - can be efficiently used by people with a wide range of abilities operating in a wide range of situations and
            - provides people with the same opportunity to access various destinations in, and adjacent to, the Precinct, regardless of age, ability or life circumstances.
    - Sidewalks or paths shall be provided on all streets that function as collectors or arterials, which are shown on the Land Use and Transportation Policy Map.
    - Sidewalks or paths may be provided on local streets that are not identified on the Land Use and Transportation Policy Map where deemed necessary by the Director of Public Works.
    - The design of the at network along Dr. Jose Rizal Way will consider providing a path for pedestrians and cyclists and similar modes of transport that is separate from the roadway in order to improve safety for all users of the public street.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- The property is zoned "A" Agricultural district under the Winnipeg Zoning By-Law, which is intended for general agricultural and related activities.
- The applicant is proposing to subdivide the subject site and rezone lands to the following zoning districts:
  - The “R1-M Residential Single-Family District is intended to accommodate primarily single-family residential development in lower-density neighbourhoods.
  - The “R2” Residential Two-Family District is intended to accommodate the development of single and two-family, limited multi-family units in lower density neighbourhoods units.
  - The “RMF-S” Residential Multi-Family Small District is intended to accommodate the development of multi-family units in neighbourhoods with medium to high residential densities.
  - The “PR1” 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.
- Collectively, the above zoning districts provide a selection of housing types that are important to help meet the lifecycle needs of Winnipeg residents. The proposed zoning districts enable the development within the precinct to meet the residential density targets identified in the Precinct Plan.

COMPATIBILITY WITH THE SURROUNDING AREA

- In terms of compatibility with the area surrounding the proposed development area:
- Lands south of the subject planned area are within the Waterford Green neighbourhood and have been developed in accordance with the Precinct ‘C’ Plan.
- Residual lands to the north of the subject planned area are also within Precinct ‘C’ and future development will be evaluated under the relevant policies of the Precinct Plan, as well as land earmarked for the future Chief Peguis Trail extension and related works.
- The proposed subdivision and rezoning would extend the Waterford Green neighbourhood north toward the future Chief Peguis Trail extension.

RECOMMENDED ZONING AGREEMENT

- A zoning agreement is recommended, aimed at ensuring that future development of the subject lands is compatible with the surrounding area and does not create a substantial adverse effect, as follows:
  - 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 “R2” zoned lots on Blocks 4 and 5, to the satisfaction of the Director of PPD.
  - To ensure an appropriate transition between the front approaches and a future public pathways and active transportation pathways in the plan area, it is recommended that a minimum 1 metre separation is provided between driveway flares and proposed pathways.

- A condition of approval has been added for lands zoned “RMF-S” Residential Multi-family Small requiring Plan Approval by the Director of Planning, Property and Development and the Lord Selkirk-West Kildonan Community Committee to ensure development reflects conditions of approval and will be compatible with the area.

PLAN CONSIDERATIONS AND RECOMMENDED DEVELOPMENT AGREEMENT

- Per the report of the Administrative Coordination Group (Appendix “B” of this report), key Plan Considerations include the following recommended requirements:
  - The Developer is required to legally open property for the extension of Dr. Jose Rizal Way, as determined by and to the satisfaction of the Director of Public Works.
  - The Developer shall legally open property for right-of-way corner cuts with dimensional requirements specified by street and public lane widths.
  - The Developer must legally open right-of-way to accommodate proposed cul-de-sac turnarounds consistent with dimensions consistent with the City’s Transportation Standards Manual. In addition, proposed cul-de-sac streets shall not exceed a length of 105 metres.
  - Developer must delete Lot 17 Block 3 and incorporate the land with the adjacent public reserve.
    - The current proposed configuration of the public reserve neighborhood park establishes an isolated park area with poor sight lines in the easterly area adjacent to Block 6. As stated in *Winnipeg Parks Strategy* policy (4.5.1.12), principles of Crime Prevention Through Environmental Design (CPTED) should be applied to park design, with consideration to “configuration, frontage, and maintenance of sightlines”.
    - Parks recognizes that this reduces the number of developable lots and had proposed an additional residential lot could be added west of Block 7 lot 1.
  - The Draft Legal Plan in its entirety shall be reviewed and approved by the Public Works and Planning, Property and Development Departments prior to submitting to Winnipeg Land Titles Office. Additional Engineering drawings may be required to confirm rights-of-ways.

- Per the report of the Administrative Coordination Group (Appendix “B” of this report), conditions in the Development Agreement include the following key recommended requirements:

  Parks and Open Space

  - The developer is required to undertake improvements within the Public Reserve including grading, leveling, constructing pathways, providing tree plantings in accordance with the Winnipeg Urban Forest Strategy, and installing a playground, picnic area with shade structure, and multiple use space.

  Transportation

  - In addition to constructing concrete sidewalks asphalt pathways, and a 3 metre wide asphalt bike lanes conceptually as shown on the Active Transportation map (Appendix “C”), the Developer must pay their share of additional Active Transportation items shown on the Active Transportation map as determined by the Director of Public Works.

- The Developer is required to pay their share of the development of the road (50%) and related works, for the south side of the future east-west Collector located north of the plan area, as well as ornamental street lighting in the south boulevard; an active transportation facility in the south boulevard; and landscaping (sod and trees) in the south boulevard.
- The Developer must extend King Edward Street between Jefferson Avenue and the proposed east-west Collector with a 10 metre wide roadway and related works including a sidewalk on the east side, ornamental street lighting, boulevard landscaping, land drainage sewer and appropriate transitions.
  - In addition, the Developer is required to pay their share of the costs to construct a 10 metre wide roadway and related works including a sidewalk on the east side, ornamental street lighting, boulevard landscaping, land drainage sewer and appropriate transitions as required within King Edward Street abutting the plan area.

- The Developer is required to extend Dr. Jose Rizal Way from the existing pavement and the proposed east-west Collector with an 8 metre roadway and related works including ornamental street lighting, a 3 metre wide asphalt bike lane and a 1.5 metre sidewalk on the west side, pathway lighting, boulevard landscaping, and land drainage sewer.
  - In addition, the Developer is required to pay their share of the development of Dr. Jose Rizal Way along the full length of the plan area, including a 4 metre wide paved lane; a 3 metre wide asphalt bike lane adjacent to a 1.5 metre sidewalk; ornamental street lighting in the west boulevard; pathway lighting if required; and landscaping (sod and trees) in the west boulevard.
- The Developer is required to pay their share of a 5.0 metre wide expansion of the north side Jefferson Avenue along the full length of the plan area and related works including ornamental street lighting and landscaping in the north boulevard
- The Developer is required to make the following contributions for traffic control signals and related works:
  - 12.5% of the costs associated with the installation of traffic control signals and related works at the intersection of Dr. Jose Rizal Way and Jefferson Avenue.
  - 25% of the costs associated with the installation of traffic control signals and related works at the intersection of Jefferson Avenue and King Edward Street, and at the intersection of the future east-west collector street north of the plan area and the future extension of Dr. Jose Rizal Way.
  - 50% of the costs associated with traffic control signals and related works at the intersection of Dr. Jose Rizal Way and the proposed east-west Collector to the plan area, and the intersection of King Edward Street and the proposed east-west Collector to the plan area.

- The Developer must pay all costs associated with the installation of a Rectangular Rapid Flashing Beacon across Jefferson Avenue at the proposed pathway connection and all related works including a sidewalk connection on the south side of Jefferson Avenue.

Water and Waste

- The Water and Waste Department (WWD) advises that the stormwater management engineering analysis remains under review. As a result, revisions to the subdivision plan, including the potential for additional land dedication to accommodate the stormwater management facilities, may be necessary once the stormwater management plan has been accepted.

RECOMMENDATION

The Urban Planning and Design Division recommends **approval with conditions** as the subdivision and rezoning application generally complies with the *Complete Communities Direction Strategy 2.0* and the *Precinct 'C' (Waterford Green) Secondary Plan,* and with the recommended conditions of approval the proposal would be compatible with the surrounding area.

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

Report Prepared by: S. Jerez, RPP MCIP
PPD File #: DASZ 2/2026

Schedule "B" for File DASZ 2/2026
Lord Selkirk West Kildonan Community Committee, dated August 10, 2026

By-Law No. _____

File No. **DASZ 2/2026**

Atlas Sheet No. **R20**

LORD SELKIRK WEST KILDONAN COMMUNITY

N

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 northeast of Jefferson Avenue and King Edward Sreet (Waterford North) from a "A" AGRICULTURAL DISTRICT to the following zoning districts:

- "R1-S" RESIDENTIAL SINGLE-FAMILY (SMALL) DISTRICT,
- "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT,
- "R2" RESIDENTIAL TWO-FAMILY DISTRICT,
- "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT, and
- "PR1" PARKS AND RECREATION 1 NEIGHBOURHOOD DISTRICT;

to facilitate the continuation of the Waterford Green Neighbourhood by the creation of the lot and block plan, public rights-of-way, and public reserve land for future development.

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____