Agenda – Executive Policy Committee – December 9, 2025

REPORTS

Item No. 16 Zoning Agreement Amendment – 540 and 550 Kenaston Boulevard (River Heights-Fort Garry Ward) File ZAA 7/2025

COMMUNITY COMMITTEE RECOMMENDATION:

On November 24, 2025, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Zoning Agreement dated December 17, 2003 entered into pursuant to Development Application No. DASZ 23/2003 and registered against title to the land described therein as Caveat No. 2972338/1 be amended and restated in accordance with the following:

    A. That clause 3 be deleted in its entirety and replaced with:

    "The land and any building or structure on it shall be restricted to the following uses:

    - Supermarket/department store, including accessory and ancillary uses;
    - Gas bar; and
    - Restaurant and accessory drive through."

    B. That clause 6 be deleted in its entirety and replaced with:

    "That no facia signage shall be permitted on the east and south walls of the supermarket building, and no free standing signage shall be located between the east wall of the supermarket building and the east property limit."

    C. That clause 10 be deleted in its entirety and replaced with

    "Except for restaurants and accessory drive throughs, no business shall be conducted on the land except between the hours of 8:00 a.m. to 10:00 p.m. daily."

COMMUNITY COMMITTEE RECOMMENDATION (continued):

D. That the following clause be added:

"That no buildings, signs, or structures shall be permitted north or west of the Proposed Offset line shown on the map with City Drawing Number "F-2503-A-0.03" dated November 5, 2025 and included as Appendix "A" to this report, unless the Director of Public Works provides written confirmation of permission to construct north or west of the Offset line to the Director of Planning, Property and Development."

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement, as amended, in accordance with Recommendation 1, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements").

3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the Amending Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City

4. Subject to registration of the amended and restated Zoning Agreement required under Recommendation 1 against title to the Subject Land at the Winnipeg Land Titles Office, that Caveat No. 2972338/1 be discharged from title to the Subject Land

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

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On November 24, 2025, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

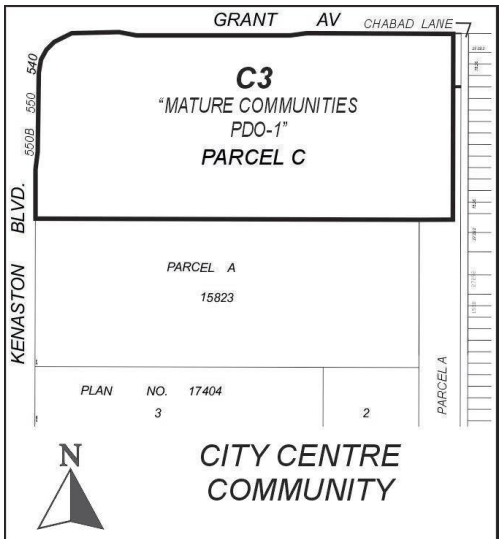
File: ZAA 7/2025

Before: City Centre Community Committee
Councillor Gilroy, Chairperson
Councillor Orlikow
Councillor Rollins

Public Hearing: November 24, 2025
Council Building, 510 Main Street

Applicant: Arcadis Professional Services (Canada) Inc. (Lilit Houlder)

Subject:



APPLICANT: Arcadis Professional Services (Canada) Inc. Lilit Houlder)
FILE: ZAA 7/2025
PROPOSAL: To amend the Zoning Agreement for DASZ 23/2003, By-law 181/05 affecting the land shown outlined above by amending Clause 3 which restricts uses that are permitted under the "C3 MATURE COMMUNITIES PDO-1" Commercial Corridor zoning district to allow for the establishment of a restaurant and accessory drive through, and Clause 6 which restricts the location of signage to allow for the installation of signage on the east and south façade of the proposed building, and to delete clause No. 10 which restricts business operating hours. **For information, phone D. Chyz-Lund Planner at 204-986-8289**

Premises Affected: 540 and 550 Kenaston Boulevard

For submission to: Executive Policy Committee

Prepared by: B. Harris, Senior Committee Clerk
City Centre Community Committee

Report date: November 26, 2025

Community Committee Recommendation:

On November 24, 2025, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Zoning Agreement dated December 17, 2003 entered into pursuant to Development Application No. DASZ 23/2003 and registered against title to the land described therein as Caveat No. 2972338/1 be amended and restated in accordance with the following:

    A. That clause 3 be deleted in its entirety and replaced with:

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    - Gas bar; and
    - Restaurant and accessory drive through."

    B. That clause 6 be deleted in its entirety and replaced with:

    "That no facia signage shall be permitted on the east and south walls of the supermarket building, and no free standing signage shall be located between the east wall of the supermarket building and the east property limit."

    C. That clause 10 be deleted in its entirety and replaced with

    "Except for restaurants and accessory drive throughs, no business shall be conducted on the land except between the hours of 8:00 a.m. to 10:00 p.m. daily."

    D. That the following clause be added:

    "That no buildings, signs, or structures shall be permitted north or west of the Proposed Offset line shown on the map with City Drawing Number "F-2503-A-0.03" dated November 5, 2025 and included as Appendix "A" to this report, unless the Director of Public Works provides written confirmation of permission to construct north or west of the Offset line to the Director of Planning, Property and Development."

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement, as amended, in accordance with Recommendation 1, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements").

3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the Amending Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City

4. Subject to registration of the amended and restated Zoning Agreement required under Recommendation 1 against title to the Subject Land at the Winnipeg Land Titles Office, that Caveat No. 2972338/1 be discharged from title to the Subject Land

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

The City Centre Community Committee provided the following supporting reasons for its recommendation:

1. Unfortunately for the applicant, had some interesting journey, the applicant had on this development, a very unique one. It has taken a while to get here, so I have been very aware of this development for quite a while.

2. Really, it lies down to the fact "do they have enough parking?", yes, they do. Even with this McDonald's, the parking, they have more than ample parking, I was quite surprised to see that too, but they do.

3. This is really up to the Superstore who decided they're agreeing to this, so that's private land, it doesn't have an impact on the traffic, we were concerned about that, I was at least.

4. I do think it's going to be interesting in that parking lot, but that's really the Superstore's issue at this point. The idea, it's an interesting idea that they're putting forward, I definitely don't disagree with that, but I think they've done their due diligence enough to try and fit this in. They talk about the theory about why they're moving to this new model, well good, not really germane to me as a land-use person, but that's fine. They're very passionate about it, I give them credit for that.

5. While there may be some concerns about the flow of parking and all the other goodies that are going to happen in this area, my major concern was, of course as it always is, "what are the residents going to feel about this", so they are aware of it and we have no people here today in opposition. On that basis, I'm easily able to support this one.

Exhibits Filed:

1. Application dated September 25, 2025
2. Notification of Public Hearing dated September 10, 2025
3. Manitoba Status of Title 3090012/1
4. Letter of authorization dated August 6, 2025 from Loblaw Properties West (Mario Fatica) and BMO Life Insurance Company (Nicole Vicano) to Arcadis Professional Services (Canada) Inc. (Lilit Houlder)
5. Caveats 2972338, 2972339, 80-3044, 83-57939, 85-11934
6. Plans (5 pages)
7. Report from the Urban Planning Division dated October 22, 2025
8. Inspection Report
9. Recording of Representations

REPRESENTATIONS:

In Support:

Lilit Houlder
Amit Kapoor
Jeff Topping

In Opposition:

Nil

For Information:

Nil

For the City:

D. Chyz-Lund, 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 "7" referred to in File ZAA 7/2025

ADMINISTRATIVE REPORT

Title: ZAA 7/2025 – 540 and 550 Kenaston Boulevard

Issue: For consideration at the Public Hearing to amend / replace three Zoning Agreement conditions under File DASZ 23/2003 to allow for the establishment of a drive-through restaurant.

Critical Path: City Centre Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Department Head	CFO	CAO
D. Chyz-Lund, MCP	N/A	N/A	

RECOMMENDATIONS

1. That the Zoning Agreement dated December 17, 2003 entered into pursuant to Development Application No. DASZ 23/2003 and registered against title to the land described therein as Caveat No. 2972338/1 be amended and restated in accordance with the following:

   A. That clause 3 be deleted in its entirety and replaced with:

      The land and any building or structure on it shall be restricted to the following uses:

      - *Supermarket/department store, including accessory and ancillary uses;*
      - *Gas bar; and*
      - *Restaurant and accessory drive through*.

   B. That clause 6 be deleted in its entirety and replaced with:

      That no facia signage shall be permitted on the east and south walls of the supermarket building, and no free standing signage shall be located between the east wall of the supermarket building and the east property limit.

   C. That clause 10 be deleted in its entirety and replaced with

      Except for restaurants and accessory drive throughs, no business shall be conducted on the land except between the hours of 8:00 a.m. to 10:00 p.m. daily.

D. That the following clause be added:

That no buildings, signs, or structures shall be permitted north or west of the Proposed Offset line shown on the map with City Drawing Number "F-2503-A-0.03" dated November 5, 2025 and included as Appendix "A" to this report, unless the Director of Public Works provides written confirmation of permission to construct north or west of the Offset line to the Director of Planning, Property and Development.

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement, as amended, in accordance with recommendation 1, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements").

3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the Amending Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City

4. Subject to registration of the amended and restated Zoning Agreement required under Recommendation 1 against title to the Subject Land at the Winnipeg Land Titles Office, that Caveat No. 2972338/1 be discharged from title to the Subject Land

5. 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 is proposing to amend the Zoning Agreement under File DASZ 23/2003 to allow for the establishment of a drive-through restaurant on an existing commercially zoned lot. Specifically:
    - Clause 3 would be amended, thereby allowing restaurants and accessory drive throughs on the site.
    - Clause 6 would be amended, thereby allowing fascia signage on all of the proposed restaurant facades.
    - Clause 10 would be amended with a condition that allows restaurants and accessory drive throughs to operate without limits to business operating hours, while maintaining the limits for all other businesses on the site.
    - Independent of the applicant's proposal, the Public Service is recommending a new clause that would require no buildings or structures be permitted north or west of the offset line shown on the map attached as Appendix A to this report, unless the Director of Public Works approves the location. This is intended to ensure no structures are erected in lands needed for the Kenaston Boulevard widening.
- The Public Service has recommended discharging the caveat, subject to an amended Zoning Agreement being entered into.
- Modification of caveats on a Zoning Agreement requires a Zoning Agreement Amendment application.

- Approval of a Zoning Agreement Amendment application requires 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.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subject Zoning Agreement under File DASZ 23/2003 will be amended to enable a restaurant with an accessory drive through, to allow for fascia signage on the restaurant, to remove restrictions on business hours for restaurants and drive throughs on the site, and to require no buildings or structures be located north or west of the hatched line shown on the map attached as Appendix A to this report.

HISTORY

DASZ 23/2003

- In 2003, the subject site was rezoned under a previous Zoning By-Law (*Zoning By-Law No. 6400/94*) to "C2" Commercial District, to allow for the expansion of an existing supermarket, subject to a zoning agreement.

ZAA 2/2010

- In 2010, a Zoning Agreement Amendment application was made to allow for the installation of a 580 sq.ft. fascia sign along the east wall of the existing supermarket building.
- This application was rejected.

"C2" to "C3" Zoning District Change

- Under Winnipeg's previous Zoning By-Law (*Zoning By-Law No. 6400/94*), the subject site was rezoned to the "C2" Commercial District. This district was intended to accommodate large-scale commercial uses. When *Zoning By-Law No. 6400/94* was repealed and replaced by the current Zoning By-Law (*Zoning By-Law No. 200/2006*), existing "C2" Districts were changed to the "C3" District to continue to enable large-scale commercial uses.

CONSULTATION

In preparing this report there was consultation with:

Legal Services

Public Works

Land Development

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the Poverty Reduction Strategy (PRS) and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

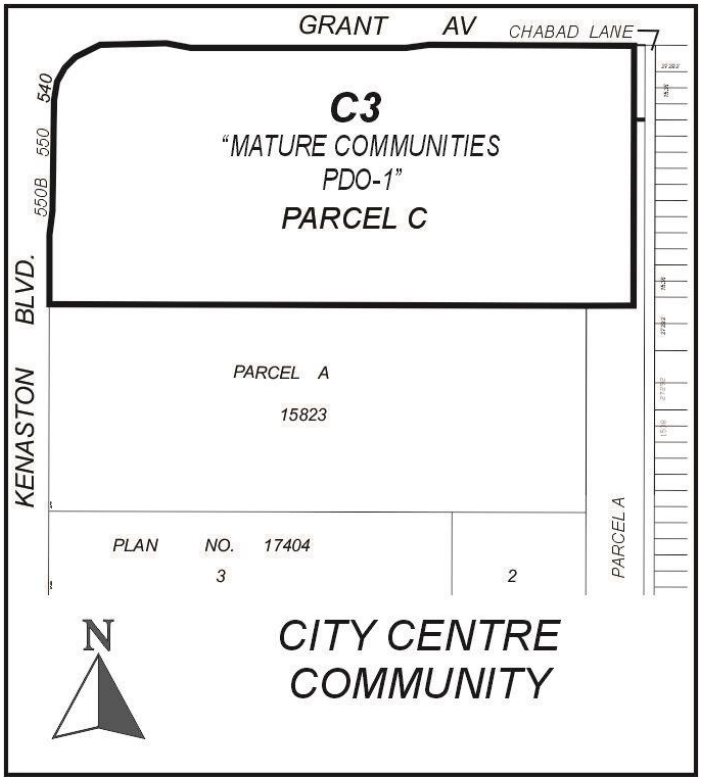
Department	Planning, Property and Development
Division	Urban Planning & Design Division
Prepared by:	Dylan Chyz-Lund MCP
Date:	October 22, 2025
File No.	ZAA 7/2025

List of Schedules and Attachments

- Schedule A – Planning Discussion
- Appendix A - City Drawing Number “F-2503-A-0.03”

SCHEDULE 'A'

DATE:	October 22, 2025
FILE:	**ZAA 7/25**
RELATED FILES:	DCU 25-211699\C
COMMUNITY:	City Centre Community Committee
NEIGHBOURHOOD #:	1.618 - (MATHERS)
	For consideration at the Public Hearing to amend / replace three Zoning Agreement conditions under File DASZ 23/2003 to allow for the establishment of a drive-through restaurant.
LOCATION:	540 Kenaston Blvd
LEGAL DESCRIPTION:	PCL B,C PLAN 42647 60/63 ST B



APPLICANT:	Lilit Houlder (Arcadis Professional Services Canada Inc.) 10120 103 Ave NW Suite 300 Winnipeg, MB T5J 3R6
OWNER:	BMO LIFE ASSURANCE COMPANY 60 Yonge St TORONTO, ON M5E 1H5
RECOMMENDATION:	**Approval**

SITE DESCRIPTION

- The subject site is located at the southeast corner of Kenaston Boulevard and Grant Avenue in the Mathers neighbourhood of the River Heights – Fort Garry ward.
- The subject property is currently zoned “C3” Commercial – Corridor district.
- The subject property is located in an “Established Neighbourhood – Mature Community” policy area as designated in *Complete Communities 2.0*.
- The subject property has an assessed area of 360,478 square feet.
- Currently on the property there is a grocery store, gas bar, and outdoor garden centre.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2024)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Grant Avenue, then commercial uses zoned “C3” Commercial – Corridor district.

South: The parking area of the subject site, zoned “C3” Commercial – Corridor district, then multi-family residential buildings zoned “RMF-M” Residential Multi-Family (Medium) district.

East: The parking area of the subject site, zoned “C3” Commercial – Corridor district, then the grocery store.

West: Kenaston Boulevard, then the Naawi-Oodena lands.



Figure 2: Zoning of the Site and Surrounding Area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to amend the existing Zoning Agreement caveated on title when the site was rezoned to “C2” Commercial District in 2003.
- The applicant is proposing a restaurant and accessory drive through, to be located at the northwest corner of the subject site. The submitted plans show:
    - A one-storey, 1988 square foot restaurant with a drive through running along the east, north, and west sides of the building.
    - Earth bins located at the east side of the building.
    - A pedestrian connection from the restaurant to the sidewalk running along Kenaston Boulevard.

Collaboration with the Public Service:

- N/A.

ANALYSIS AND ISSUES

OURWINNIPEG

OurWinnipeg is the City of Winnipeg's long-range development plan. Applicable Policies for Recent Communities include the following:

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density
4.2 Ensure New Areas of Growth are Designed According to the Principles of Complete Communities

6.40 Commercial Areas

- *Facilitate the redevelopment, infill, and expansion of existing commercial areas as the preferred method of accommodating new commercial development, while also accommodating local commercial amenities in new neighbourhoods, to ensure completeness from its inception.*

The proposed development application **aligns** with *OurWinnipeg* for the following reasons:

- It facilitates the expansion of an existing commercial area.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg. *CCDS 2.0* provides policy guidance when assessing proposals that are seeking entitlements or changes to the *Winnipeg Zoning By-Law*.

The subject site is located in an "Established Neighbourhood – Mature Communities" policy area of *CCDS 2.0*. The following goals and policies of *CCDS 2.0* apply to the proposal:

- Goal 2 - *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.*

  Building Setbacks

  - *2.2 Encourage the location of commercial or mixed-use buildings at or near the front and corner side property lines to create a pedestrian orientation. Use setbacks to reinforce the public realm through landscaping and pedestrian amenities, such as entryways, patios, benches, and bicycle parking.*

The proposed building is located near the northwest corner property line, while also making room for a drive through queuing area and landscaping between the building and the flanking public streets.

Building Design

- *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.*

Pedestrian orientation

- *2.8 Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest which may include, but are not limited to, the following:*
  - *a. Direct pedestrian access to main building entrances from the street;*
  - *b. Transparent storefront displays;*
  - *c. Human scaled signage; and*
  - *d. Decorative lighting, awnings, benches and other pedestrian oriented amenities.*
- *Discourage building designs that orient the back of the building to the street.*

Massing and scale

- *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
- *2.14 Avoid buildings that create long blank walls facing public streets.*
- *2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.*

Generally, pedestrian orientation is a key consideration for intensifying commercial sites in Mature Communities. In this instance, the immediately surrounding uses do not have a significant pedestrian orientation, and are instead characterized by surface parking in the front yards. However, it is expected that the final building design will include some features that orient the building to pedestrians and mimic the surrounding area, such as transparent windows along the street-facing facades, human scaled signage on the building façade, awnings that create visual interest, etc. This building design will be a key feature in determining the Public Service's support for the required Plan Approval application.

Parking and loading

- *2.17 Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.*

While a drive through is proposed between the building and the public streets, the area context is auto-oriented and includes multiple examples of parking located between primary buildings and the public streets. No new approaches to either of the flanking public streets are proposed, and no parking is proposed between the building and the public streets.

Site design

- *2.21 Site 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.*
- *2.22 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.*

Drive through uses located between a building and a street are generally discouraged. However, a key component of support for the proposed drive through is the acknowledgement that the neighbourhood character immediately surrounding the Kenaston Boulevard and Grant Avenue intersection is characterized by auto-oriented uses. Parking areas in the front yards of surrounding commercial developments are common, including on the subject site itself and on the commercial sites on the north side of Grant Avenue. Sites with buildings located near the front property line and / or parking located away from the public street become common further from the intersection.

- Goal 4 - *Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.*

  General Policies

  - *4.1 Support commercial development where residential neighbourhoods are not well served by local and community commercial amenities.*
  - *4.2 In order to protect the vitality and viability of existing commercial areas, encourage the redevelopment and infill of existing commercial areas as the preferred method of accommodating new commercial development.*
  - *4.4 New commercial development should be complementary and context sensitive to nearby uses.*
  - *4.7 Encourage commercial areas to transition into mixed-use, pedestrian-oriented and transit- supported developments, where feasible.*
  - *4.8 Commercial signage should be pedestrian-oriented and contextually sensitive to adjacent uses.*

The proposed restaurant and drive through enables the intensification of an existing commercial site, introducing additional commercial uses to the area. The proposed one-storey restaurant and drive through is a similar scale to surrounding commercial amenities, which are between

one and three stories in height and include restaurants. Additionally, the location of the proposed restaurant and drive through at the northwest corner of the subject site ensures the development is situated near the public streets and existing commercial development, and away from the existing residential development that abuts the site to the south.

AMENDMENTS TO ZONING AGREEMENT ESTABLISHED THROUGH DASZ 23/2003

- As indicated under the "History" section of this report, a Zoning Agreement was established as a condition of approval associated with DASZ 23/2003 in 2003. There are three clauses from that Zoning Agreement that the applicant has proposed amending or deleting:
    - Clause 3: Prohibits all uses except for "supermarkets / department stores, including accessory and ancillary uses," and "gas bars."
    - Clause 6: Prohibits facia signage on the east and south walls of any principal building, and prohibits free standing signage from being located between the east wall of the supermarket building and the east property limit.
    - Clause 10: Restricts business hours to the hours of 8:00 AM to 10:00 PM.
- Together, the recommended amendments would enable a drive through restaurant to operate on the site, and would remove the current operating hour limits for drive throughs and restaurants on the subject site.

Clause 3:

- The current clause states:

    The land and any building or structure on it shall be restricted to the following uses:

    - *Supermarket/department store, including accessory and ancillary uses;*
    - *Gas bar.*
- The Public Service recommends deleting this clause and replacing it with the following:

    The land and any building or structure on it shall be restricted to the following uses:

    - *Supermarket/department store, including accessory and ancillary uses;*
    - *Gas bar; and*
    - *Restaurant and accessory drive through*.
- The recommended change to this clause maintains most of the previous restrictions on uses, while adding restaurants and accessory drive throughs as permitted uses.

Clause 6:

- The current clause states:

- *That no facia signage shall be permitted on the east and south walls of the supermarket or principal building, and no free standing signage shall be located between the east wall of the supermarket building and the east property limit.*

- The Public Service recommends deleting this clause and replacing it with the following:
    - *That no facia signage shall be permitted on the east and south walls of the supermarket building, and no free standing signage shall be located between the east wall of the supermarket building and the east property limit.*
    - The recommended change to this clause maintains the previous restrictions on the grocery store signage, but will allow for signage on the proposed restaurant and drive through use.

Clause 10:

- The current clause states:
    - *No business shall be conducted on the land except between the hours of 8:00 a.m. to 10:00 p.m. daily.*
- The Public Service recommends deleting this clause and replacing it with the following

  Except for restaurants and accessory drive throughs, no business shall be conducted on the land except between the hours of 8:00 a.m. to 10:00 p.m. daily.
- The recommended change would maintain the restrictions on business operating hours for the gas bar and the grocery store – both which are closer to the existing residential development – while enabling the restaurant and drive through closer to Kenaston Boulevard to operate without restrictions to business hours.

New Clause

- In consultation with Public Works, a new clause is recommended to be added to the zoning agreement. This clause prohibits any buildings or structures north or east of the hatched line as shown on the map with City Drawing Number “F-2503-A-0.03” dated November 5, 2025 and included as Appendix “A” to this report, unless the Director of Public Works provides written confirmation of permission to construct north or west of the dashed lines to the Director of Planning, Property and Development.
- This clause is intended to ensure no buildings or structures are constructed in lands that will be required for the Kenaston Boulevard widening project. The clause includes some flexibility at the discretion of Public Works – enabling buildings or structures in the prohibited area **only** if the Director of Public Works provides written confirmation to the Director of Planning, Property and Development that an exception could be allowed.

ADDITIONAL CONSIDERATIONS

Plan Approval

- Plan Approval to the City Centre Community Committee is not proposed to be removed through this application, and remains in place. Therefore, a Plan Approval application will be required prior to the issuance of development permits. As noted in the "Analysis" section of this report, features that orient the building to pedestrians and mimic the surrounding area, such as transparent windows along the street-facing facades, human scaled signage on the building façade, awnings that create visual interest, etc. will be a key consideration for the Public Service in supporting the future Plan Approval Application.

Conditional Use

- Under the "Use Specific Standards" of the *Winnipeg Zoning By-Law*, drive throughs are not permitted in the front yard of commercially zoned properties. To enable a drive through in the front yard therefore requires a Conditional Use application.
- The Conditional Use will be analyzed in greater detail in the forthcoming report for DCU 25-211699\C. The Conditional Use will be required to be advertised on the subject site. The Public Service is supportive of the Conditional Use, provided it complies with the recommended zoning agreement conditions.

RECOMMENDATION

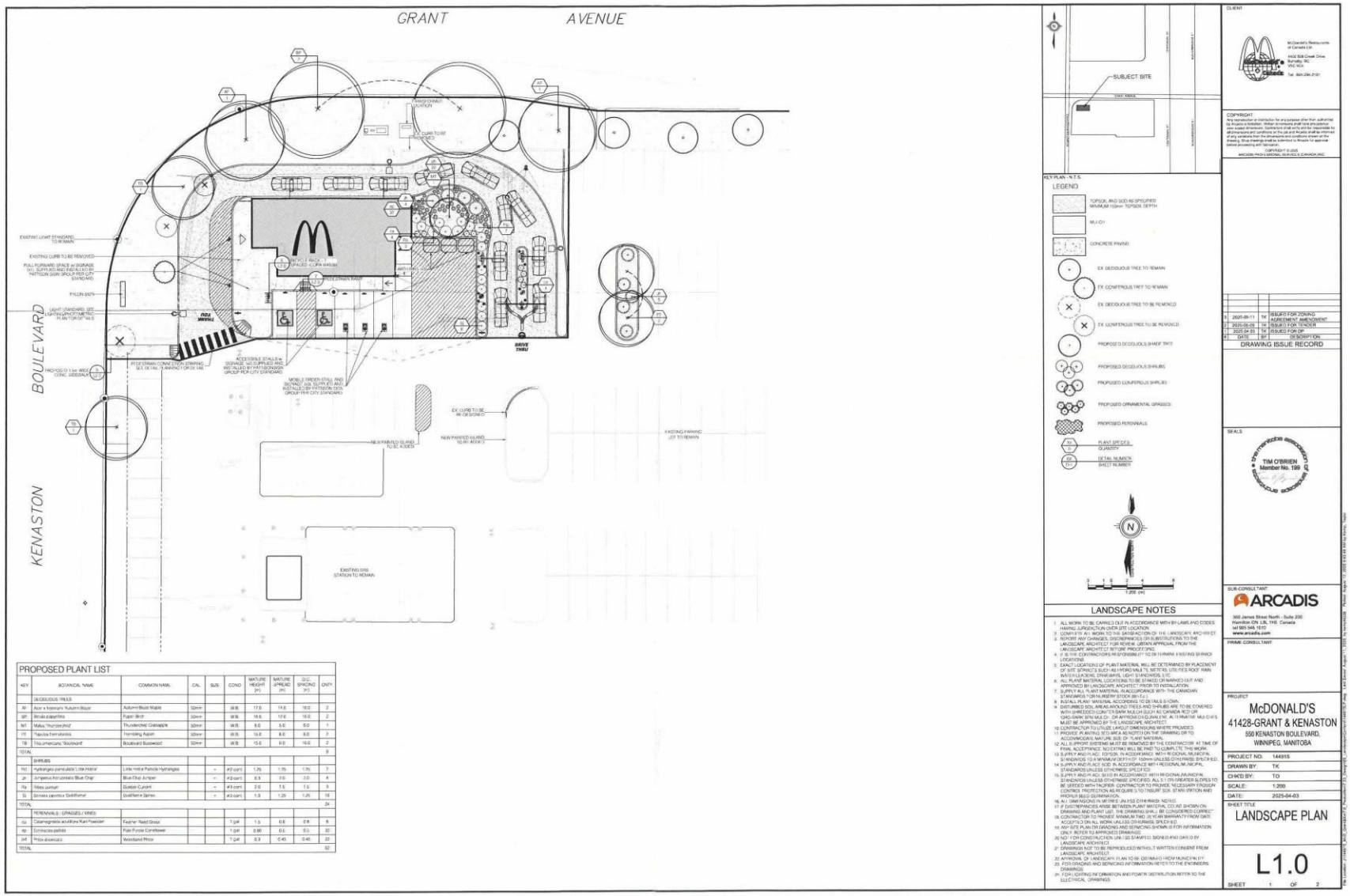
The Urban Planning Division recommends **approval** for the following reasons:

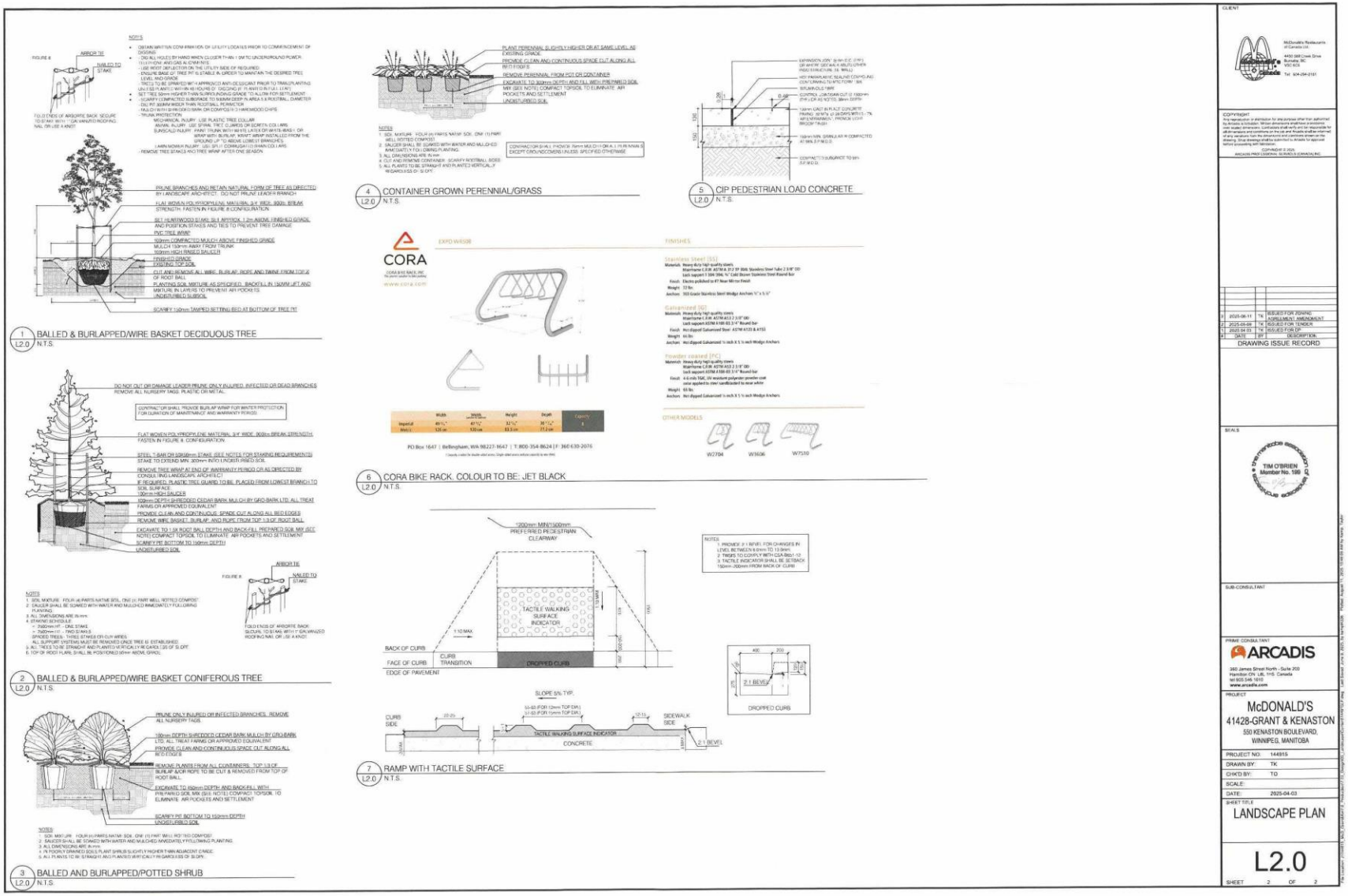
- The proposal will allow additional commercial uses along Kenaston Boulevard and Grant Avenue in an existing commercial area that is consistent with the policies of *Complete Communities 2.0* and *OurWinnipeg 2045*.
- Amending the Zoning Agreement associated with DASZ 23/2003 will enable the subject property to develop in alignment with established "C3" zoning rights and in a fashion consistent with other "C3" zoned properties in this area.

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

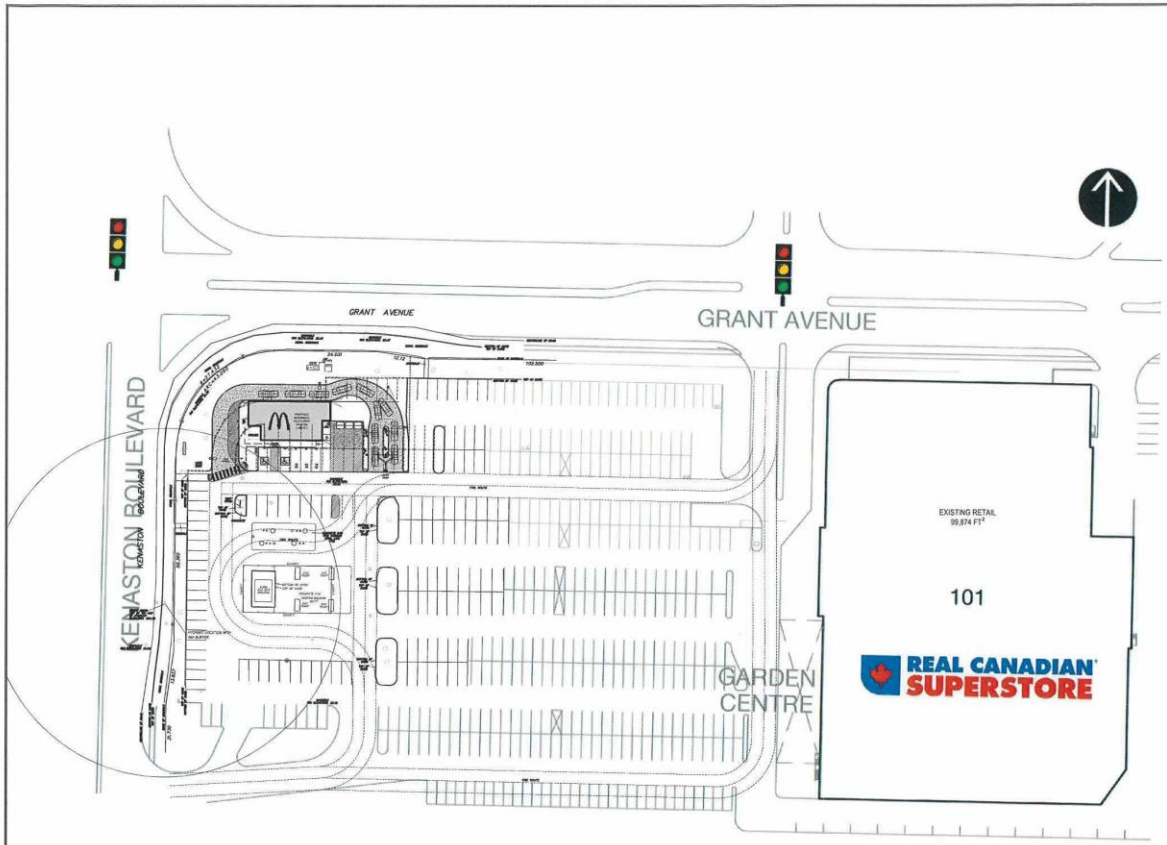
Report Prepared By: Dylan Chyz-Lund, MCP
PPD File # ZAA 7/2025

Exhibit “6” referred to in File ZAA 7/2025





1 BALLED & BURLAPPED/WIRE BASKET DECIDUOUS TREE
L2.0 N.T.S.
2 BALLED & BURLAPPED/WIRE BASKET CONIFEROUS TREE
L2.0 N.T.S.
3 BALLED AND BURLAPPED/POTTED SHRUB
L2.0 N.T.S.
4 CONTAINER GROWN PERENNIAL/GRASS
L2.0 N.T.S.
5 CIP PEDESTRIAN LOAD CONCRETE
L2.0 N.T.S.
6 CORA BIKE RACK. COLOUR TO BE: JET BLACK
L2.0 N.T.S.
7 RAMP WITH TACTILE SURFACE
L2.0 N.T.S.
CORA
TACTILE WALKING SURFACE INDICATOR
DROPPED CURB
CONCRETE
CLIENT
DRAWING ISSUE RECORD
SEALS
TIM O'BRIEN
Member No. 199
SUB-CONSULTANT
PRIME CONSULTANT
ARCADIS
PROJECT
McDONALD'S
41428-GRANT & KENASTON
550 KENASTON BOULEVARD,
WINNIPEG, MANITOBA
PROJECT NO: 144815
DRAWN BY: TK
CHK'D BY: TO
SCALE:
DATE: 2025-04-03
SHEET TITLE
LANDSCAPE PLAN
L2.0
SHEET 2 OF 2







DETAILS OF DEVELOPMENT

DATA		REQUIRED	PROPOSED
ZONING	COMMERCIAL CORRIDOR (C3) ZONE		
SETBACK	FY	7.62m	
	RY	7.62m	17.68m
	SY - INTERIOR	0m	
	SY - CORNER SIDE	7.62m	17.72m
LOT AREA		33,586.91 SM	
RESTAURANT AREA		186 SM	
GARBAGE ENCLOSURE		1	
SEATS			
LOT COVERAGE		1.33%	
# OF LOADING SPACES		1	
LANDSCAPE AREA			
DT STACKING		12	
PARKING REQUIRED		378	
PARKING PROVIDED		413	
EXISTING STANDARD ACCESSIBLE STALLS		8	
NEW VAN ACCESSIBLE STALLS		2	

NOTES

PARKING REQUIREMENTS: WINNIPEG ZONING BY-LAW NO. 200/2006

RESTAURANTS: 1 FOR EACH 150 SQUARE FEET OF FLOOR AREA
SUPERMARKETS: 1 FOR EACH 250 SQUARE FEET OF FLOOR AREA OVER 2,000 SQUARE FEET
UTILITIES: 1 FOR EVERY 5,000 SQUARE FEET OF FLOOR AREA

4,840ft² / 150ft² = 32.2 STALLS
86,329ft² / 250ft² = 345.315 STALLS
±3,218ft² / 5,000ft² = 0.64 STALL

TOTAL PARKING STALLS: 378 PARKING STALLS

- ALL SITE FEATURES ARE EXISTING UNLESS OTHERWISE NOTED.
- THESE DRAWINGS ARE COMPILED FROM INFORMATION SUPPLIED BY McDONALD'S AND SHALL BE SITE VERIFIED BY CONTRACTOR AT BID TIME.
- QC TO COORDINATE AND PROVIDE SERVICING LOCATES TO IBI GROUP PRIOR TO CONSTRUCTION START TO CONFIRM THERE ARE NO CONFLICTS WITH PROPOSED.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PERTINENT TO WORK BEING PERFORMED, PRIOR TO STARTING CONSTRUCTION, AND REPORT ANY DISCREPANCIES OR VARIANCES TO PROJECT MANAGER.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR SAME.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.

LEGAL DESCRIPTION

PARCELS B AND C, PLAN NO. 42647 WLTO IN RIVER LOTS 60 TO 63, PARISH OF ST. BONIFACE 550 KENASTON BOULEVARD, CITY OF WINNIPEG

CLIENT

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#	DATE	BY	DESCRIPTION
2	2025 09 09	DL	ISSUED FOR TENDER
1	2025 09 02	DL	ISSUED FOR CONSTRUCTION

DRAWING ISSUE RECORD

SEALS

SUB-CONSULTANT

PRIME CONSULTANT

PROJECT

PROJECT NO:
DRAWN BY:
CHK'D BY:
SCALE: 1 : 500
DATE:

SHEET TITLE
SITE PLAN

SP1.1

SHEET 1 OF 2

File Location: C:\Users\dlaurin\OneDrive - IBI GROUP\Documents\Projects\Real Canadian Superstore - 550 Kenaston Blvd\Drawings\Site Plan.dwg
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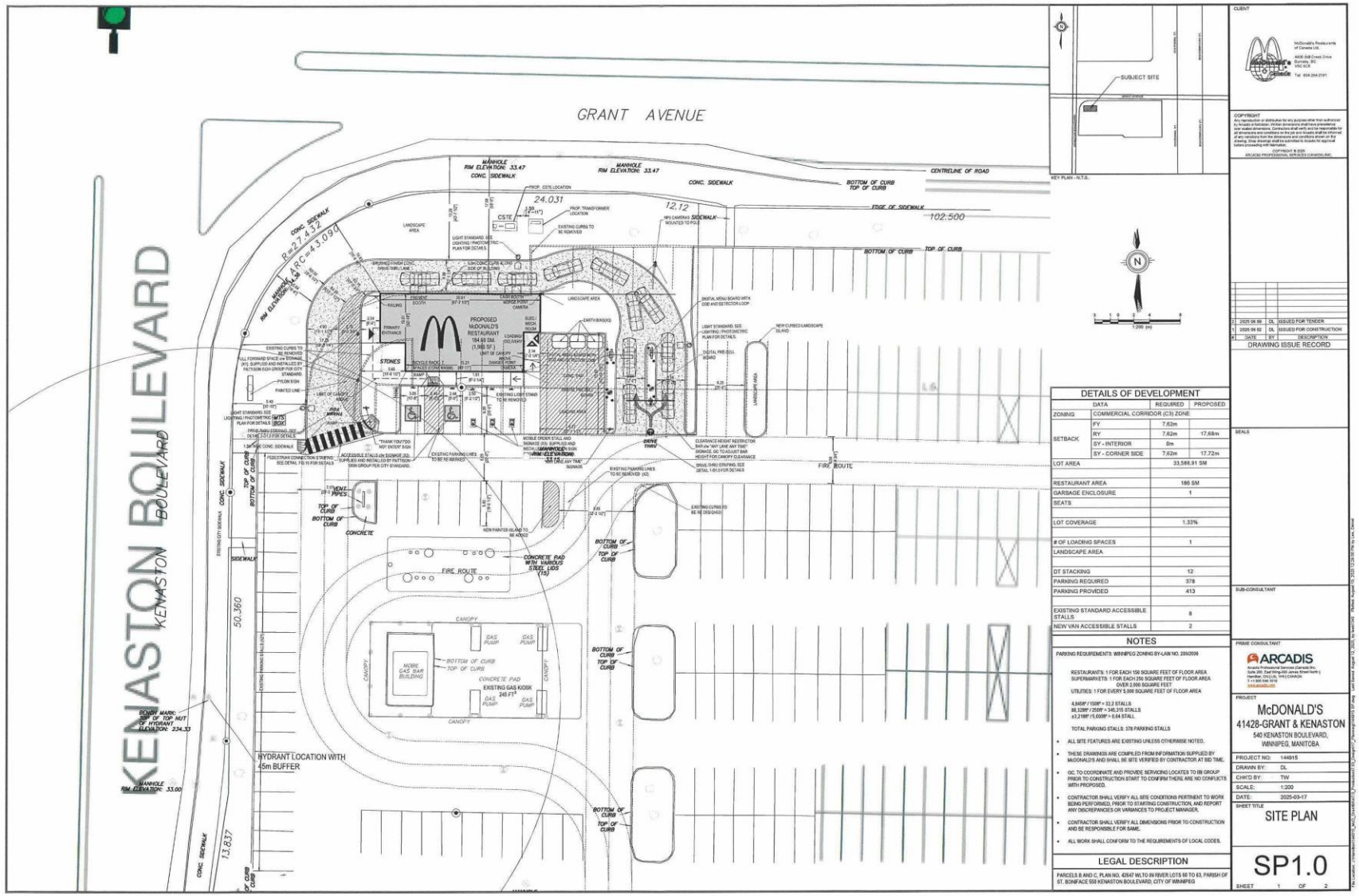

DETAILS OF DEVELOPMENT			
DATA		REQUIRED	PROPOSED
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	RY	7.62m	17.68m
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	SY - CORNER SIDE	7.62m	17.72m
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SEATS			
LOT COVERAGE			1.33%
# OF LOADING SPACES			1
LANDSCAPE AREA			
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SUPERMARKETS: 1 FOR EACH 250 SQUARE FEET OF FLOOR AREA OVER 2,000 SQUARE FEET

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LEGAL DESCRIPTION

PARCELS B AND C, PLAN NO. 42647 WLTO IN RIVER LOTS 60 TO 63, PARISH OF ST. BONIFACE 550 KENASTON BOULEVARD, CITY OF WINNIPEG

CLIENT

McDonald's Restaurants of Canada Ltd.
4400 Still Creek Drive
Burnaby, BC
V5C 6C6
Tel: 604-294-2181

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#	DATE	BY	DESCRIPTION
2	2025 08 08	DL	ISSUED FOR TENDER
1	2025 06 02	DL	ISSUED FOR CONSTRUCTION

DRAWING ISSUE RECORD

SEALS

SUB-CONSULTANT

PRIME CONSULTANT

ARCADIS
Arcadis Professional Services (Canada) Inc.
Suite 200, Deel Wing-360 James Street North |
Hamilton, ON L8L 1H5 CANADA
T +1 905 546 1010
www.arcadis.com

PROJECT

McDONALD'S
41428-GRANT & KENASTON
540 KENASTON BOULEVARD,
WINNIPEG, MANITOBA

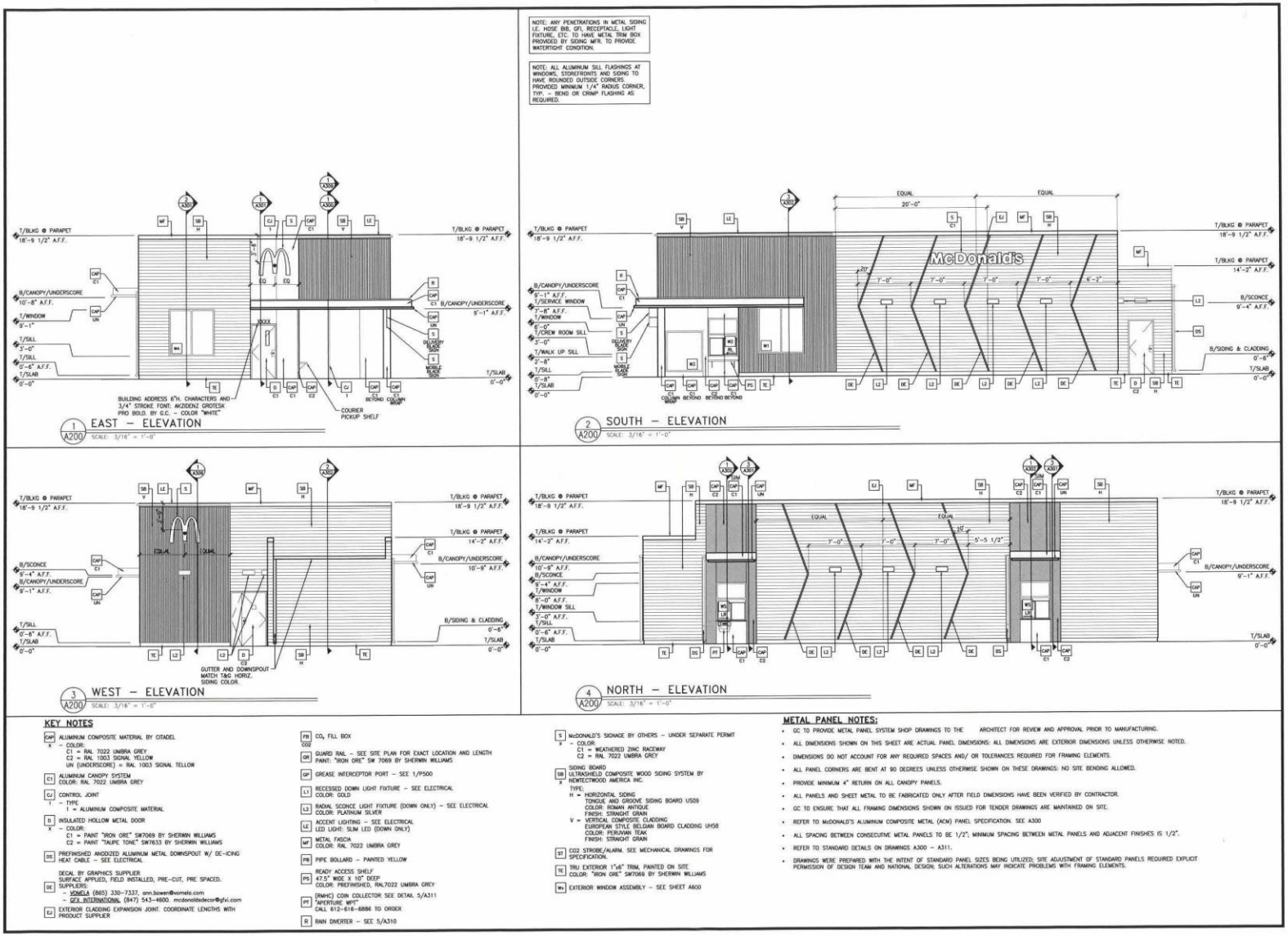
PROJECT NO:	144915
DRAWN BY:	DL
CHK'D BY:	TW
SCALE:	1:200
DATE:	2025-03-17

SHEET TITLE

SITE PLAN

SP1.0

SHEET 1 OF 2



KEY NOTES

- CAP — ALUMINUM COMPOSITE MATERIAL BY CITADEL
  - X = COLOR
  - C1 = RAL 7022 UMBRA GREY
  - C2 = RAL 1003 SIGNAL YELLOW
  - UN (UNDERSCORE) = RAL 1003 SIGNAL YELLOW
- C1 — ALUMINUM CANOPY SYSTEM COLOR: RAL 7022 UMBRA GREY
- CJ — CONTROL JOINT
  - T = TYPE
  - 1 = ALUMINUM COMPOSITE MATERIAL
- D — INSULATED HOLLOW METAL DOOR
  - X = COLOR:
  - C1 = PAINT "IRON ORE" SW7069 BY SHERWIN WILLIAMS
  - C2 = PAINT "TAUPE TONE" SW7633 BY SHERWIN WILLIAMS
- DS — PREFINISHED ANODIZED ALUMINUM METAL DOWNSPOUT W/ DE-ICING HEAT CABLE - SEE ELECTRICAL
- DE — DECAL BY GRAPHICS SUPPLIER SURFACE APPLIED, FIELD INSTALLED, PRE-CUT, PRE SPACED. SUPPLIERS:
  - VOMELA (865) 330-7337, ann.bowen@vomela.com
  - GFX INTERNATIONAL (847) 543-4600. mcdonaldsdecor@gfxi.com
- EJ — EXTERIOR CLADDING EXPANSION JOINT. COORDINATE LENGTHS WITH PRODUCT SUPPLIER
- FB — CO_2 FILL BOX
- GR — GUARD RAIL - SEE SITE PLAN FOR EXACT LOCATION AND LENGTH PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- GP — GREASE INTERCEPTOR PORT - SEE 1/P500
- L1 — RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL COLOR: GOLD
- L2 — RADIAL SCONCE LIGHT FIXTURE (DOWN ONLY) - SEE ELECTRICAL COLOR: PLATINUM SILVER
- LE — ACCENT LIGHTING - SEE ELECTRICAL LED LIGHT: SLIM LED (DOWN ONLY)
- MF — METAL FASCIA COLOR: RAL 7022 UMBRA GREY
- PB — PIPE BOLLARD - PAINTED YELLOW
- PS — READY ACCESS SHELF 47.5" WIDE X 10" DEEP COLOR: PREFINISHED, RAL7022 UMBRA GREY
- PT — (RMHC) COIN COLLECTOR SEE DETAIL 5/A311 "APERTURE MFT" CALL 612-616-6886 TO ORDER
- R — RAIN DIVERTER - SEE 5/A310
- S — McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT
  - X = COLOR
  - C1 = WEATHERED ZINC RACEWAY
  - C2 = RAL 7022 UMBRA GREY
- SB — SIDING BOARD ULTRASHIELD COMPOSITE WOOD SIDING SYSTEM BY NEWTECTWOOD AMERICA INC.
  - TYPE:
  - H = HORIZONTAL SIDING TONGUE AND GROOVE SIDING BOARD US09 COLOR: ROMAN ANTIQUE FINISH: STRAIGHT GRAIN
  - V = VERTICAL COMPOSITE CLADDING EUROPEAN STYLE BELGIAN BOARD CLADDING UH58 COLOR: PERUVIAN TEAK FINISH: STRAIGHT GRAIN
- ST — CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- TE — TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE COLOR: "IRON ORE" SW7069 BY SHERWIN WILLIAMS
- WA — EXTERIOR WINDOW ASSEMBLY - SEE SHEET A600

METAL PANEL NOTES:

- GC TO PROVIDE METAL PANEL SYSTEM SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING.
- ALL DIMENSIONS SHOWN ON THIS SHEET ARE ACTUAL PANEL DIMENSIONS. ALL DIMENSIONS ARE EXTERIOR DIMENSIONS UNLESS OTHERWISE NOTED.
- DIMENSIONS DO NOT ACCOUNT FOR ANY REQUIRED SPACES AND/ OR TOLERANCES REQUIRED FOR FRAMING ELEMENTS.
- ALL PANEL CORNERS ARE BENT AT 90 DEGREES UNLESS OTHERWISE SHOWN ON THESE DRAWINGS. NO SITE BENDING ALLOWED.
- PROVIDE MINIMUM 4" RETURN ON ALL CANOPY PANELS.
- ALL PANELS AND SHEET METAL TO BE FABRICATED ONLY AFTER FIELD DIMENSIONS HAVE BEEN VERIFIED BY CONTRACTOR.
- GC TO ENSURE THAT ALL FRAMING DIMENSIONS SHOWN ON ISSUED FOR TENDER DRAWINGS ARE MAINTAINED ON SITE.
- REFER TO McDONALD'S ALUMINUM COMPOSITE METAL (ACM) PANEL SPECIFICATION. SEE A300
- ALL SPACING BETWEEN CONSECUTIVE METAL PANELS TO BE 1/2", MINIMUM SPACING BETWEEN METAL PANELS AND ADJACENT FINISHES IS 1/2".
- REFER TO STANDARD DETAILS ON DRAWINGS A300 - A311.
- DRAWINGS WERE PREPARED WITH THE INTENT OF STANDARD PANEL SIZES BEING UTILIZED. SITE ADJUSTMENT OF STANDARD PANELS REQUIRED EXPLICIT PERMISSION OF DESIGN TEAM AND NATIONAL DESIGN; SUCH ALTERATIONS MAY INDICATE PROBLEMS WITH FRAMING ELEMENTS.

reprise Architecture Incorporated

McDONALD'S RESTAURANT
NEW FREESTANDING BUILDING - ON THE GO
GRANT & KENASTON
WINNIPEG, MB

EXTERIOR ELEVATIONS

PREPARED FOR: McDonald's Restaurants of Canada Limited

DATE ISSUED

DRAWN BY KW
CHECKED BY GJ
JOB NO. 24208

A200