Agenda – Assiniboia Community Committee – January 6, 2026

REPORTS

Item No. 2 Plan Approval – 1745 Kenaston Boulevard
(Waverley West Ward)
File DASZ 22/1998

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval of the submitted plans.

ADMINISTRATIVE REPORT

Title: Plan Approval 25-231745 – 1745 Kenaston Boulevard

Issue: For consideration at the Public Meeting of the plan approval drawing package for the reconstruction of a gas station, convenience store, and car wash.

Critical Path: Assiniboia Community Committee as per DASZ 22/1998

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Sawyer Klassen, MCP	n/a	n/a	n/a	

RECOMMENDATIONS

The Urban Planning and Design Division recommends approval of the submitted plans.

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 22/1998:

> *No building, structure or works shall be erected or located on the land and no building permit issued for construction on the land unless and until final construction plans indicating design and location of the proposed buildings, including elevations and details of exterior finishing materials, accessory parking and loading area, vehicular access to the site and onsite traffic circulation, fencing, landscaping, garbage enclosures and free-standing signage are submitted to and approved by the Chief Administrative Officer or her designate and the Assiniboia Community Committee and thereafter identified by the signature of the Chief Administrative Officer or her designate under the designation of Schedule "A" to Zoning Agreement DASZ 22/98, and no building, structure or works shall be erected or located on the land except in accordance with Schedule "A" and amendments to that schedule or this agreement.*

IMPLICATIONS OF THE RECOMMENDATIONS

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

HISTORY

DASZ 22/1998

In 1998, Council approved the subdivision and rezoning of the subject land, on the condition that the owner enters into a Zoning Agreement with the City. Among the conditions placed in this Zoning Agreement was that plan approval by the Assiniboia Community Committee and the Director of Planning, Property and Development be required prior to the construction of any new development.

FILE/APPLICANT DETAILS

FILE:	**VC-PA 25-231745**
COMMUNITY:	Waverley West
NEIGHBOURHOOD #:	2.661 - (WEST FORT GARRY INDUSTRIAL)
SUBJECT:	Plans of Proposed Reconstruction of a Gas Station, Convenience Store, and Car Wash
LOCATION:	1745 Kenaston Boulevard
LEGAL DESCRIPTION:	LOT 3 PLAN 73015 29 & 31/33 ST V
APPLICANT:	CTM Design Services Ltd. (Paul Ellis)
OWNER:	RED RIVER CO-OPERATIVE LTD

DISCUSSION

SITE DESCRIPTION

- The subject property is located on Kenaston Blvd, in the West Fort Garry Industrial neighbourhood of the Waverley West ward.
- The subject site is 59,222 square feet (5,501.9 square metres) in area. The site is currently occupied by a fuel station, convenience store, and car wash building.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Regional Mixed Use Centre policy area. The property is zoned “C4” Commercial – Regional District.



Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING

- **North:** Kleysen Drive, then commercial uses zoned “C4” Commercial – Regional.
- **South:** A commercial use zoned “C4” Commercial – Regional.
- **East:** A private road, then commercial uses zoned “C4” Commercial – Regional.
- **West:** Kenaston Boulevard, then residences zoned “R1M” Single-Family Residential.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a new 2,635 square feet convenience store, 2,635 square feet two-bay automated car wash, and 8 covered fuel pumps.
- The existing fuel station, convenience store, and car wash on site will be demolished.
- The submitted site plan shows the existing perimeter landscaping, trees, and shrubs will be maintained.
- The submitted site plan shows 10 proposed parking stalls.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

Goal 4

- 4.0 *Use Corridors to provide local commercial amenities and opportunities for the surrounding neighbourhood and community*.
- 4.3 *Auto-oriented commercial uses such as those that cater to the drive-by or travelling customer as well as those requiring outdoor storage or sales may be permitted in Regional Mixed Use Corridors where*:

    a. *The proponent can demonstrate compliance with the design considerations articulated in the policies under Goal 3*;

    b. *Negative impacts detracting from the potential achievement of this By-law's vision for Regional Corridors can be minimized through appropriate means; and*

    c. *Strong on-site pedestrian connectivity between buildings, parking areas, public sidewalks, and/or transit is provided.*

- 4.4 *Support and protect Corridors' continued retail and service function by encouraging retail and service use intensification and by supporting reinvestment in existing Corridors.*

<u>Rear Yard Setback</u>

- The rear yard, where the setback variance is required, abuts a private road. On the far side of the road is the rear of commercial use buildings.
- Given the depth of the site, it is difficult to meet the setback requirement. The proposed variance is minor in nature, is compatible with the area, and will not have an adverse impact on adjoining properties.
- For these reasons, it is recommended that the Variance be approved.

<u>Foundation Landscaping</u>

- Foundation landscaping is meant to provide a screen for aesthetic purposes.
- The proposal adds 16 new shrubs to the existing perimeter landscaping.
- The requirement for foundation landscaping is 14 shrubs.
- The applicant is proposing more screening shrubs than required.
- The proposal is consistent with the *Complete Communities Direction Strategy 2.0*

REASONS FOR THE RECOMMENDATIONS

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

CONSULTATION

N/A

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Sawyer Klassen, MCP
Date:	November 19, 2025
File No:	VC-PA 25-231745