Agenda – East Kildonan-Transcona Community Committee – January 7, 2026

REPORTS

Item No. 2 Plan Approval – 20 Dr. Michael K. Grace Lane (Transcona Ward)

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

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

2. The East Kildonan-Transcona Community Committee grant a blanket plan approval for any application to establish a stand-alone, conforming detached garage on lands zoned "RMF-S" subject to Plan Approval per DASZ 11/2013.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On November 20, 2025, the East Kildonan-Transcona Community Committee laid the matter over to its meeting on January 7, 2026 to allow the submission of colour plans, and for the Planning, Property and Development Department to provide wording to amend the Zoning agreement with respect to the recommendation to approve a blanket plan approval for any application to establish a stand-alone, conforming detached garage on lands zoned “RMF-S” subject to Plan Approval per DASZ 11/2013.

ADMINISTRATIVE REPORT

Title: Plan Approval 25-242932 – 20 Dr. Michael K. Grace Lane

Issue: For consideration of a Plan Approval for a new rear detached garage

Critical Path: East Kildonan-Transcona Community Committee as per DASZ 11/2013

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Choi Ho, RPP, MCIP	n/a	n/a	n/a	

RECOMMENDATIONS

1. The Urban Planning and Design Division recommends **approval** of the submitted plans.
2. The East Kildonan-Transcona Community Committee grant a blanket plan approval for any application to establish a stand-alone, conforming detached garage on lands zoned "RMF-S" subject to Plan Approval per DASZ 11/2013.

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 11/2013:

> 1. *For each lot of the Owner's Land that is located within an area zoned "RMF-S" Residential Multi-Family (Small) District and "RMF-M" Residential Multi-Family (Medium) District, the Owner must, at no expense to the City submit plans showing the location and design of any and all proposed buildings, potential shadow impacts, accessory parking areas, private approaches, garbage enclosures, fencing, landscaping, and signage ("Works") to the City's Director of Planning, Property and Development ("Director") and the City's East Kildonan-Transcona Community Committee ("Committee") for approval prior to the issuance of any building or development permit, and thereafter must construct and maintain the Works to the satisfaction of the Director;*

The applicant has submitted:

- Site Plan with dimensions
- Floor Plans and Elevations with dimensions

IMPLICATIONS OF THE RECOMMENDATIONS

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

HISTORY

DASZ 11/2013

- A Subdivision and Rezoning application was adopted by Winnipeg City Council, subject to a zoning agreement which stipulated Plan Approval as a condition.

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 25-242932**
COMMUNITY:	Transcona
NEIGHBOURHOOD #:	4.417 - (PEGUIS)
SUBJECT:	Plans for a new rear detached garage
LOCATION:	20 Dr. Michael K. Grace Lane
LEGAL DESCRIPTION:	LOT 13 PLAN 65750 86A/87A/88A K OTM
APPLICANT:	ONEIRO Homes (Matt Fatouros)
OWNER:	ESTHER ADEBUTU

DISCUSSION

SITE DESCRIPTION

- The subject property is located on Dr. Michael K. Grace Lane, in the Peguis Neighbourhood of the Transcona Ward.
- The site is within the “Established Neighbourhoods - Recent Communities” policy area under the *Complete Communities Direction Strategy 2.0.*
- The site is also within the “Proposed Low Density Residential” policy area under the *Transcona West Area Structure Plan*.
- The property is zoned “RMF-S” (Residential Multi-Family – Small).

- The lot is 2,125 square feet in area.
- The lot currently has a single-family dwelling use.

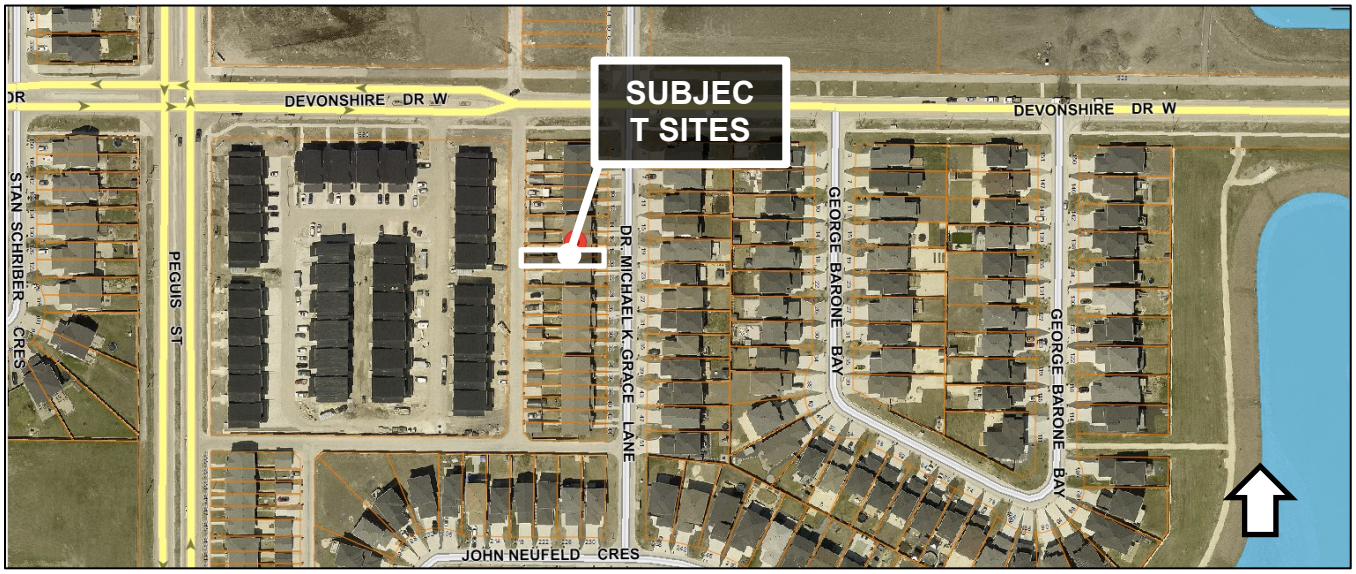


Figure 1: Air photo of subject site and surrounding context (*flown, 2024*)

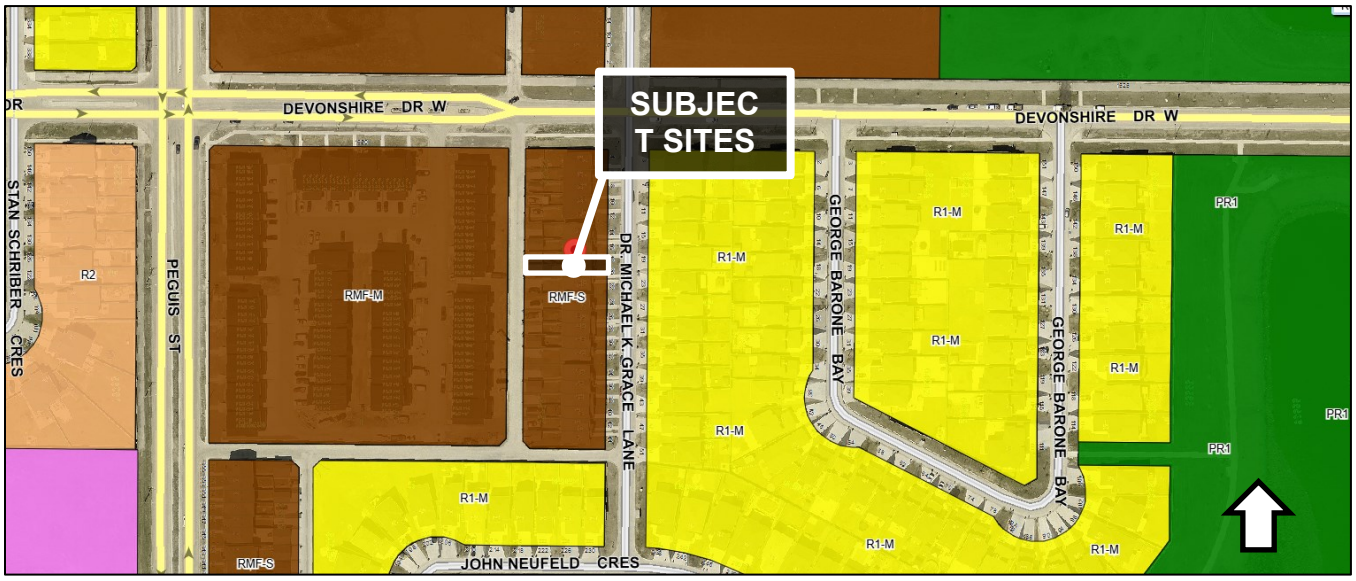


Figure 2: Zoning of the site and surrounding area.

SURROUNDING LAND USE AND ZONING

North: 18 Dr. Michael K. Grace Lane – a single-family dwelling use zoned “RMF-S” (Residential Multi-Family – Small).

South: 22 Dr. Michael K. Grace Lane – a single-family dwelling use zoned “RMF-S” (Residential Multi-Family – Small).

East: Dr. Michael K. Grace Lane, then 19 and 23 Dr. Michael K. Grace Lane – single-family dwelling uses zoned "RMF-S" (Residential Multi-Family – Small)

West: Rear paved lane, then 1650 Devonshire Drive West – a 130-unit multi-family dwelling use zoned "RMF-M" (Residential Multi-Family – Medium).

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing a new rear detached garage measuring 12 feet in width and 20 feet in depth.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- *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 property is located in a "Established Neighbourhoods – Recent Communities" policy area as outlined in *CCDS 2.0*. The goals and policies from *CCDS 2.0* that apply to the property include:

- ***Goal 2*** *2.0 Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.*

    - *2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:*

        - *a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right of-way to access private property;*

        - *b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and*

        - *c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing.*

    - *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.

Goal 2 policy alignment:

- The site takes access from a public lane which helps reduce potential conflicts between people and cars, preserve green space, protect existing trees, and prevent fragmentation of the public boulevard.
- The site design takes cues from the neighbourhood and is context-sensitive design in that the garage is accessed from the rear public lane.
- The site design reinforces a pedestrian-oriented urban development pattern.

TRANSCONA WEST AREA STRUCTURE PLAN

- The subject site is located within the "Proposed Low Density Residential" policy area of the *Transcona West Area Structure Plan*. Policies from the Transcona West Area Structure Plan that apply to the proposal include:
    - *5.1 Proposed Residential Areas*
        - *5.1.2 Policies*
            - *3. Design of Residential Area*
                - *a. The design of the Residential Area shall:*
                    - *i. be determined through the Development Application process,*
                    - *ii. emphasize opportunities for distinct neighbourhoods that comprise unifying elements to create a cohesive community, and*
                    - *iii. provide for linkages for residents to access adjacent communities through roadway, walkway, pathway, and bikeway connections.*

Section 5 policy alignment:

- The submitted plans meet the policies within the Plan.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommends ***approval*** of the submitted plans for the following reasons:

- The plans are consistent with the applicable policies in *Complete Communities Direction Strategy 2.0* and the *Transcona West Area Structure Plan.*

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Choi Ho, RPP, MCIP
Date: October 31, 2025
File No: ZR-PA 25-242932