Minutes – East Kildonan-Transcona Community Committee – February 23, 2026

REPORTS

Item No. 4 Plan Approval – 415 Peguis Street (Transcona Ward) File DASZ 12/2013

COMMUNITY COMMITTEE RECOMMENDATION:

The East Kildonan-Transcona Community Committee laid the matter over to its special meeting on February 26, 2026.

DECISION MAKING HISTORY:

Moved by Councillor Durand-Wood,

That the matter be laid over to the February 26, 2026, special meeting of the East Kildonan-Transcona Community Committee.

Carried

ADMINISTRATIVE REPORT

Title: Plan Approval 25-268956 – 415 Peguis Street

Issue: For consideration at a Plan Approval for one (1) 4-unit multi-family dwelling and seven (7) 5-unit multi-family dwellings for a total of 39 dwelling units

Critical Path: East Kildonan - Transcona Community Committee as per DASZ 12/2013

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Choi Ho, RPP, MCIP	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 12/2013:

> *For those of for those portions of the Owner's Land zoned as:*
>
> *an "RMF-S" Residential multifamily (Small) District; and*
>
> *an "RMF-M" Residential multifamily (Medium) District,*
>
> *the owner must 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 (the "Works") to the City's Director of Planning, Property and Development ("Director") and to the City's East Kildonan-Transcona Community Committee for approval prior to the issuance of any Building or Development permit, and thereafter must construct and maintain the works to the satisfaction of the Director.*

The applicant has submitted:

- Letter of Intent
- Site Plan with dimensions
- Landscaping Plan

- Garage Plans
- Colour Elevations with dimensions
- Colour Elevation Renderings

IMPLICATIONS OF THE RECOMMENDATIONS

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

HISTORY

DASZ 12/2013

- A Subdivision and Rezoning application was passed by Council in 2013, subject to a Zoning Agreement which stipulated Plan Approval as a condition.

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 25-268956**
COMMUNITY:	Transcona
NEIGHBOURHOOD #:	4.417 - (PEGUIS)
SUBJECT:	Plans for one (1) 4-unit multi-family dwelling and seven (7) 5-unit multi-family dwellings for a total of 39 dwelling units
LOCATION:	415 Peguis Street
LEGAL DESCRIPTION:	LOT 43 PLAN 75563
APPLICANT:	Daytona Homes (Winnipeg) Ltd.
OWNER:	GENSTAR TITLECO LIMITED

DISCUSSION

SITE DESCRIPTION

The subject property is located on the east side of Peguis Street, between Concordia Avenue East and Devonshire Drive West, in the Peguis Neighbourhood of the Transcona Ward.

The site is 124,699 square feet (11,584.92 square meters or 2.86 acres) in area.

The site is currently vacant lands.

The property will have access from a rear public lane.

The subject property is located within an “Established Neighbourhood – Recent Community” under the *Complete Communities Direction Strategy 2.0*.

The site is also within the “Proposed Medium Density Residential” policy area under the *Transcona West Area Structure Plan.*

The property is zoned “RMF-S” Residential Multi-Family (Small) district.

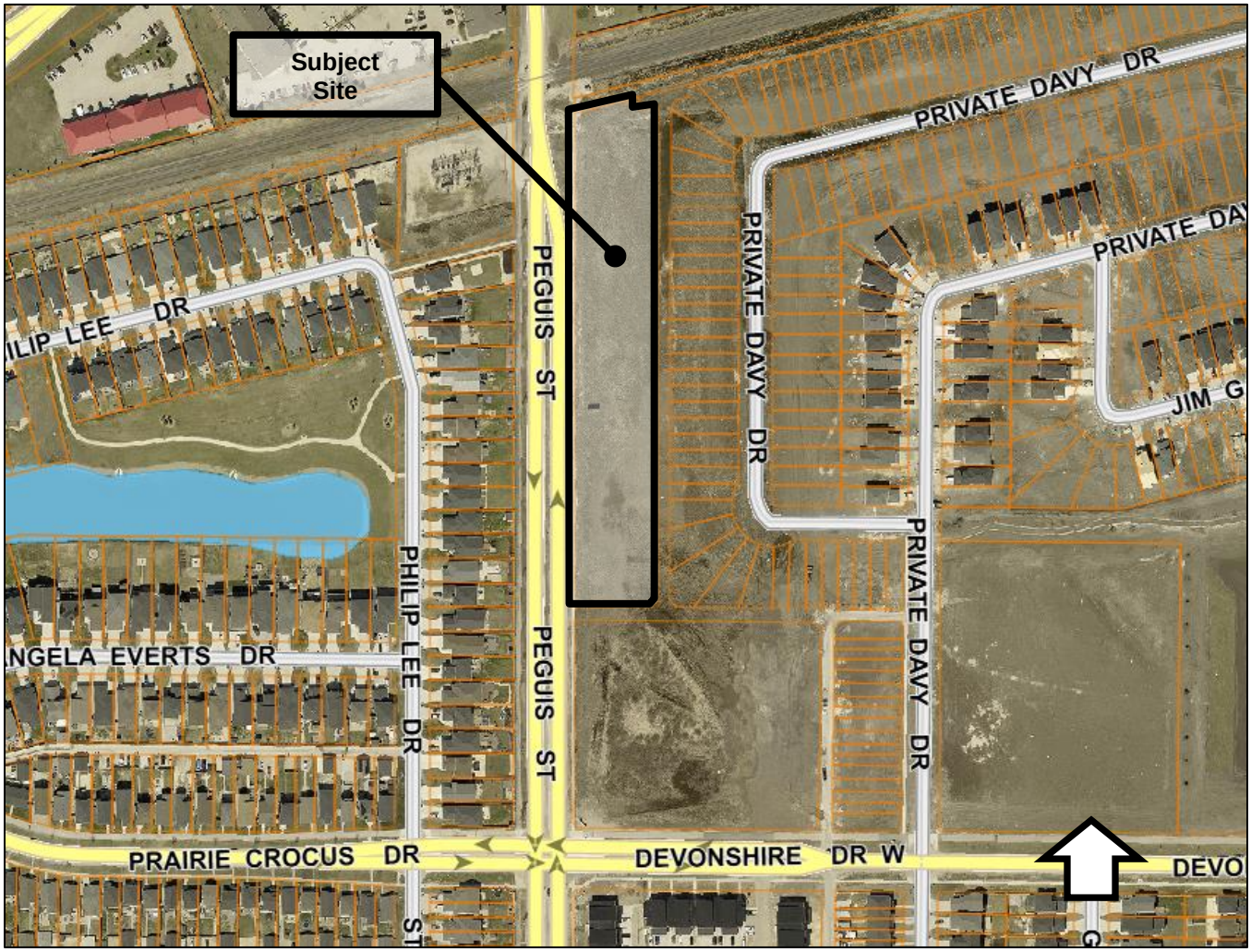

Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING

North: Railway use zoned “R1-M” Residential Single-Family (Medium)

South: Side public lane, then vacant land at the corner of Peguis Street and Devonshire Drive West zoned “RMF-M” Residential Multi-Family (Medium)

East: Rear public lane, then vacant land and single-family dwelling uses on Private Davy Drive zoned “R1-S” Residential Single-Family (Small) and “R1-M” Residential Single-Family (Medium)

West: Peguis Street, then a multi-use pathway, then single-family dwelling uses zoned “R1-M” Residential Single-Family (Medium)

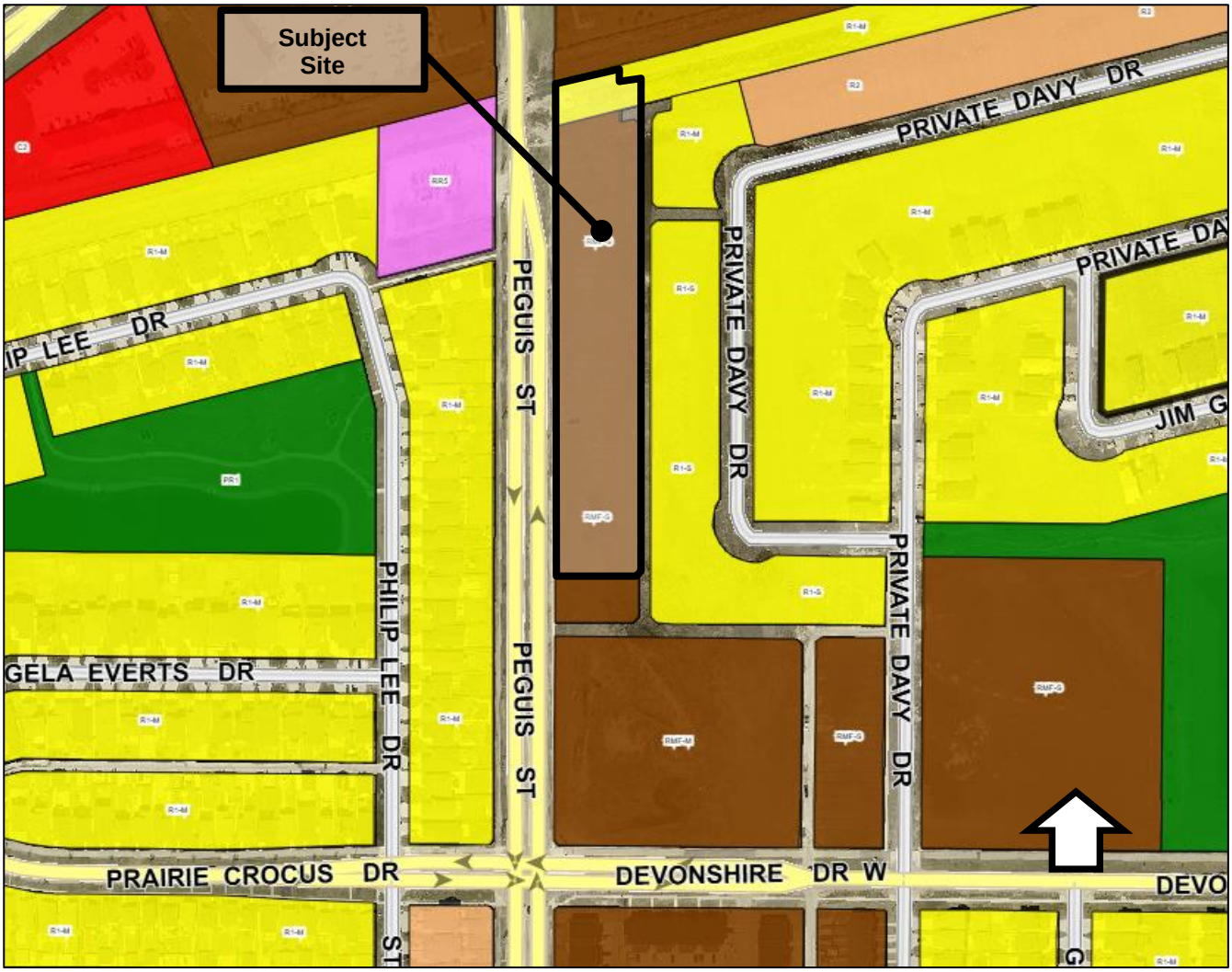

Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing one (1) 4-unit multi-family dwelling and seven (7) 5-unit multi-family dwellings for a total of 39 dwelling units
- The eight (8) proposed buildings are two (2) storeys in height.
- The 5-unit multi-family dwellings are approximately 90 feet wide by 42 feet deep by 33 feet high. The 4-unit multi-family dwelling is approximately 63 feet wide by 42 feet deep by 33 feet high.

- Vehicle access is via a proposed new rear public lane.
- There is parking off the rear lane for each dwelling unit.
- The landscaping plan shows street edge and foundation plantings totaling 25 trees and 199 shrubs.
    - 12 Prairie Spire Ash, 13 Muckle Plum, 113 Goldflame Spirea, and 86 Russian Sage.
- There are front porches for each unit.
- The façade of the buildings features horizontal sidings as well as board and battens.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

- The applicant engaged the Urban Planning and Design Division for preliminary discussions prior to submitting a formal plan approval application.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- *The Complete Communities Direction Strategy 2.0* (CCDS 2.0) is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg.
- The subject property is located in an Established Neighbourhood designated as a "Recent Community" as outlined in *Complete Communities Direction Strategy 2.0.*
- **Goal 2** states "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.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

    2.3. Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.

    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 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.*

2.12 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.

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 proposed multi-family dwellings meet the policies mentioned above. Namely, the buildings are pedestrian oriented with respectful setbacks to provide landscaping and a relationship to the street, there are high-quality building façade materials, architectural features that create visual interest such as windows placed to support eyes on the street, unit entrances with direct access to the public street, and front porches, lastly, the site design reinforces a pedestrian-oriented urban development pattern and takes cues from the character of Peguis Street and nearby.

TRANSCONA WEST AREA STRUCTURE PLAN

- The subject site is located within an “Proposed Medium 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:
    - *The design of the Multiple Family Residential Area shall:*
        - *i. be determined through the Development Application process,*

- *ii. emphasize opportunities for providing buffering and landscaping to integrate the parking area into the surrounding neighbourhood,*
- *iii. mitigate the impact of the building's mass and density; and address the issue of privacy for the immediate neighbours,*
- *iv. strive for distinct design elements to differentiate each building,*
- *v. provide for linkages for residents to access adjacent communities through roadway, walkway, pathway, and bikeway connections; and*
- *vi. be served by a network of streets, sidewalks, and paths that provides pedestrian access to transit stops that may be within 200 metres of all Multiple Family Residential dwellings.*

Multiple Family Residential Area Plan Alignment:

- The proposed buildings meet all the design requirements for the Multiple Family Residential Area in the Plan. Namely, the building mass and density respects privacy for neighbours on Peguis Street and Private Davy Drive, there are distinct design elements such as varying colours, materials, door types/glazing, and roof articulation to differentiate each building, and there are pedestrian connections, sidewalks and paths that access transit at Peguis Street and Devonshire Drive West.

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:	February 13, 2026
File No:	ZR 25-268956