Agenda – City Centre Community Committee – February 23, 2026

REPORTS

Item No. 4 Plan Approval – 540 Kenaston Boulevard
(River Heights - Fort Garry Ward)
File DASZ 23/2003

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

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

Subject to the following condition(s):

1. That, the Plan Approval under File No. 26-114397 shall come into force and effect upon the coming into force and effect of the associated Conditional Use application under File No. DCU 25-211669/C.

ADMINISTRATIVE REPORT

Title: Plan Approval 26-114397 – 540 Kenaston Boulevard

Issue: Plans for a proposed 66-unit multi-family building

Critical Path: City Centre Community Committee

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Dylan Chyz-Lund, MCP		n/a	n/a	

RECOMMENDATIONS

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

Subject to the following condition(s):

1. That, the Plan Approval under File No. 26-114397 shall come into force and effect upon the coming into force and effect of the associated Conditional Use application under File No. DCU 25-211669/C.

REASONS FOR REPORT

This report is required because plans of development on the site require approval by the City Centre Community Committee as per Council's approval of DASZ 23/2003.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposal can **proceed,** pending the approval of the associated Conditional Use application (DCU 25-211669/C).

HISTORY

N/A.

FILE/APPLICANT DETAILS

FILE: **ZR PA 26-114397**

COMMUNITY: City Centre

NEIGHBOURHOOD #:	1.618 - (MATHERS)
SUBJECT:	Plans for a drive through only fast food restaurant
LOCATION:	540 Kenaston Blvd
APPLICANT:	Lilit Houlder (Arcadis Professional Services Canada Inc.) 10120 103 Ave NW Suite 300 Winnipeg, MB T5J 3R6

DISCUSSION

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 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.
    - Spandrel windows and façade signage located along the north façade.
    - Earth bins located at the east side of the building.
    - A pedestrian connection from the restaurant to the sidewalk running along Kenaston Boulevard.

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*, 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.*

  <u>Building Setbacks</u>

  - *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.

<u>Building Design</u>

- *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.*

<u>Pedestrian orientation</u>

- *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. The proposed building includes spandrel windows and façade signage along the north façade, creating some orientation to the street.

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.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning Division recommends **approval** of the submitted plans because they comply with *OurWinnipeg 2045* and the *Complete Communities Direction Strategy 2.0*.

CONSULTATION

- N/A

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg is the City of Winnipeg's long-range development plan. Applicable Policies for Mature 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.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the *Winnipeg Climate Action Plan* (*WCAP*)and it was determined that the *WCAP* is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the *Winnipeg 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 and Design
Prepared by:	Dylan Chyz-Lund, MCP
Date:	February 12, 2026
File No:	**ZR PA 26-114397**