Agenda – Assiniboia Community Committee – February 24, 2026

REPORTS

Item No. 5 Plan Approval – Unit 100-3965 Portage Avenue (Charleswood - Tuxedo - Westwood Ward) File DASZ 5/98

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

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

ADMINISTRATIVE REPORT

Title: Plan Approval 25-269440 – 3965 Portage Avenue, Unit 100

Issue: For consideration at the Public Meeting of the plan approval drawing package for exterior renovations of an existing commercial building.

Critical Path: Assiniboia Community Committee as per DASZ 5/98

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 5/98:

> *"5. Final construction plans indicating the design and location of the proposed building and structures, including elevations and details of exterior finishing materials, accessory parking and loading areas, vehicular access to the site and onsite traffic circulation, fencing, landscaping, garbage enclosures, free standing signage, and banners/flagpoles/streamers, shall be subject to the approval of the Chief Administrative Officer or her designate, and the Assiniboia Community Committee, prior to the issuance of a building permit."*

IMPLICATIONS OF THE RECOMMENDATIONS

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

FILE/APPLICANT DETAILS

FILE: **ZR-PA 25-269440**

COMMUNITY: Charleswood - Tuxedo - Westwood

NEIGHBOURHOOD #:	2.227 - (ASSINIBOIA DOWNS)
SUBJECT:	Plans of Proposed Renovations to an Existing Commercial Development
LOCATION:	3965 Portage Avenue, Unit 100
LEGAL DESCRIPTION:	UNIT 10 CONDOMINIUM NO 401 PL 37255 INCL 12.024 INT IN COMMON ELEMENTS
APPLICANT:	Raymond S. C. Wan Architect (Taren Wan)
OWNER:	BAG REAL ESTATE INC.

DISCUSSION

SITE DESCRIPTION

The subject property is located on Portage Street, in the ASSINIBOIA DOWNS Neighbourhood of the Charleswood - Tuxedo - Westwood Ward.

The site is located within the “Recent community” policy area under the *Complete Communities Direction Strategy*.

The property is zoned “C3” Commercial Corridor and is approximately 202,508 square feet in area.

The site is occupied by Birchwood Kia, a car dealership.

It is located within Birchwood Auto Mall.



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

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant is proposing to refurbish the exterior and interior of the building.

The existing vestibule will be removed.

There will be no addition to the existing building footprint.

After redevelopment, there will be 342 total parking stalls.

Landscaping considerations include planting 2 Siberian Pearls Dogwood trees and 20 Goldmound Spirea shrubs.

Some of the existing exterior cladding will be retained.

The primary focus is on the portion of the building with frontage on Nick Laping Way.

The proposal includes new windows, a new black metal heading, and new silver steel panel siding.

The updates are in line with existing current Kia dealership designs.

ANALYSIS AND ISSUES

Complete Communities 2.0

- 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.
    - 2.21 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.
- 4.0 Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.
    - 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

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommend approval of the submitted plans because the proposal updates and modernizes the building in accordance with current Kia dealership standards, and fits with the local context of the auto dealership park.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Sawyer Klassen, MCP
Date:	February 13, 2026
File No:	ZR-PA 25-269440