Minutes – Lord Selkirk-West Kildonan Community Committee – February 24, 2026

REPORTS

Item No. 4 Plan Approval – 1870 Burrows Avenue
(Point Douglas Ward)
File DASZ 3/1994

COMMUNITY COMMITTEE DECISION:

The Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and approved the plans for 1870 Burrows Avenue.

DECISION MAKING HISTORY:

Moved by Councillor Santos,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

ADMINISTRATIVE REPORT

Title: Plan Approval 25-267397 – 1870 Burrows Avenue

Issue: For consideration at the Public Meeting of the plan approval drawing package for proposed renovations to an existing grocery store and accessory parking area

Critical Path: Lord Selkirk - West Kildonan Community Committee as per DASZ 3/1994

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Simi Jerez	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 per DASZ 3/1994:

> *No building or structure shall be erected or located on the land and no building permit issued for construction on the land unless and until plans including the location and design of the proposed buildings and structures, accessory parking and loading areas, landscaping, fencing, and methods of access and egress to and from the land are submitted to and approved by the Lord Selkirk-West Kildonan Community Committee and thereafter identified by the signature of that Commissioner under the designation "Schedule 'A' to Zoning Agreement DASZ 3/94" and no buildings, structures or works shall be constructed or placed on the land except in accordance with that Schedule "A" to this Agreement and any amendments to that Schedule or this Agreement.*

The applicant has submitted a site plan, colour elevations, and free-standing sign elevations.

IMPLICATIONS OF THE RECOMMENDATIONS

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

HISTORY

DASZ 3/1994

In 1994, Council approved the subdivision and rezoning application under File DASZ 3/1994, which rezoned the subject site to a commercial zoning district. To address the concerns of residents living east of the lands to be rezoned, conditions of approval were added, including Plan Approval.

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 25-267397**
COMMUNITY:	Point Douglas
NEIGHBOURHOOD #:	3.307 - Burrows-Keewatin
SUBJECT:	Plans of Proposed Renovations to an Existing Commercial Development (Grocery Store)
LOCATION:	1870 Burrows Avenue
LEGAL DESCRIPTION:	LOT 3,5/6 PLAN 31266 39/42 ST J OTM LOT 1/3 PLAN 33814 41/2 ST J OTM
APPLICANT:	Nejmark Architect (Jeff Lau)
OWNER:	2514141 Manitoba Limited

DISCUSSION

SITE DESCRIPTION

The subject property is located on the south side of Burrows Street west of Keewatin Street in the Burrows-Keewatin Neighbourhood of the Point Douglas Ward.

The site is located within the "Established Neighbourhoods – Recent Communities" policy area under the *Complete Communities Direction Strategy 2.0*.

The property is zoned "C3" Commercial Corridor and is approximately 236,721 square feet in area.



Figure 1: Air photo of subject site and surrounding context (*Flown, 2025*)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant is proposing to update exterior cladding materials, free standing signage panels, and fascia signage on the existing building at 1870 Burrows Avenue.

The existing brick cladding will be painted in a white and grey palette with light green accents.

The applicant is adding one new picnic table near the existing two tables at the southwest corner of the building. Site conditions, including landscaping, pathways and parking spaces will remain otherwise unchanged.

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.

- The subject site is located in an “Established Neighbourhood – Recent Communities” policy area of *CCDS 2.0*. Certain 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.*

  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.

  2.12 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.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommends approval of the submitted plans because the proposed renovation repurposes an existing vacant building with a key commercial amenity.

CONSULTATION

N/A

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Simi Jerez, RPP MCIP
Date:	February 13, 2026
File No:	ZR-PA 25-267397