Minutes – Standing Policy Committee on Property and Development – March 16, 2026

APPEAL HEARINGS

Item No. 6 Plan Approval – 2615 Main Street
(North Kildonan Ward)
File DASZ 37/1984

STANDING COMMITTEE DECISION:

The Standing Policy Committee on Property and Development allowed the appeal, cancelled the Decision dated January 27, 2026, issued by the East Kildonan-Transcona Community Committee, and approved the submitted plans for 2615 Main Street.

DECISION MAKING HISTORY:

Pursuant to the principles of Common Law (reasonable apprehension of bias), Councillor Wyatt advised that he would refrain from voting on the matter, inasmuch as he sat in on a previous decision with respect to this property.

Moved by Councillor Santos,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Santos,

That the Appeal be allowed and the Decision dated January 27, 2026, issued by the East Kildonan-Transcona Community Committee, regarding a Plan Approval for the premises located at 2615 Main Street, be cancelled, and the plans for 2615 Main Street, be approved, as submitted.

Carried

Moved by Councillor Santos,

That the Appeal Hearing be concluded.

Carried

APPEAL HEARING SUMMARY

File: DASZ 37/1984

Before: Standing Policy Committee on Property and Development
Councillor Duncan, Chairperson
Councillor Dobson
Councillor Santos

Appeal Hearing: March 16, 2026
Council Building, 510 Main Street

Appellant: Jennefer Waskul

Premises Affected: 2615 Main Street

Nature of Appeal: On February 12, 2026, Jennefer Waskul appealed the Decision dated January 27, 2026, issued by the East Kildonan-Transcona Community Committee, regarding a Plan Approval for the premises at 2615 Main Street.

The Decision stated:

- On January 26, 2026, the East Kildonan-Transcona Community Committee did not concur in the recommendation of the Winnipeg Public Service, and referred the plans for 2615 Main Street back to the applicant to make the following amendments, in accordance with section 53(2)(c) of the Development Procedures By-law No. 104/2020:

    1. Increased bicycle parking near the front entrance.

    2. Installation of islands and landscaping throughout the parking lot as indicated in blue ink in the attached Appendix A.

    3. A double entranceway system to allow an indoor waiting area for the public entering the building.

    4. Publicly accessible washrooms.

    5. Design of the signage on the building.

Exhibits Filed:

1. Decision dated January 27, 2026 from the East Kildonan-Transcona Community Committee
2. Notice of Appeal filed by Jennefer Waskul received February 12, 2026
3. Notification of Appeal Hearing dated February 23, 2026
4. Report of the Winnipeg Public Service dated January 16, 2026
5. Plans (3 pages)
6. Submission dated February 26, 2026 from Jennefer Waskul in support of the appeal

REPRESENTATIONS:

In Support of the Appeal:

Daniel Serhal

In Opposition to the Appeal:

Nil

For the City:

R. Hayer, Chief Zoning Officer, Planning, Property and Development Department
M. Robinson, Principal Planner, Planning, Property and Development Department