Minutes – East Kildonan-Transcona Community Committee – April 9, 2026

REPORTS

Item No. 2 Plan Approval – Scotia Street
(North Kildonan Ward)
File DASZ 13/2012

COMMUNITY COMMITTEE DECISION:

The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and approved the plans for Scotia Street, with the following amendment:

1. That plans Sheets 1-10, dated March 5, 2026, be replaced with the submission from Michael Dickson, McGowan Russell Group Inc. dated April 8, 2026.

DECISION MAKING HISTORY:

Moved by Councillor Browaty,
That the recommendation of the Winnipeg Public Service be concurred in.

Carried

Moved by Councillor Browaty,
That the previous motion be rescinded.

Carried

Moved by Councillor Browaty,
That the recommendation of the Winnipeg Public Service be concurred in with the following amendment:

- That plans (Sheets 1-10 dated March 5, 2026) be replaced with the submission from Michael Dickson, McGowan Russell Group Inc. dated April 8, 2026.

Carried

Michael Dickson, McGowan Russell Group Inc., submitted a communication in support of the matter.

ADMINISTRATIVE REPORT

Title: Plan Approval 26-103256 – Scotia Street

Issue: For consideration of a Plan Approval for an 83-unit multi-family dwelling and a
77-unit multi-family dwelling

Critical Path: East Kildonan - Transcona Community Committee as per DASZ 13/2012

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 13/2012:

> *2. The Owner must submit plans showing the location and design of any and all proposed buildings, accessory parking areas, active transportation trail, private approaches, garbage enclosures, fencing, landscaping and signage on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and to the City's Lord Selkirk-West Kildonan 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
- Colour Elevations with dimensions

IMPLICATIONS OF THE RECOMMENDATIONS

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

HISTORY

DASZ 13/2012

- A Subdivision and Rezoning application was passed by Council in 2012, subject to a Zoning Agreement which stipulated Plan Approval as a condition.

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-103256**
COMMUNITY:	North Kildonan
NEIGHBOURHOOD #:	4.322 - (RIVERGROVE)
SUBJECT:	Plans for an 83-unit multi-family dwelling and a 77-unit multi-family dwelling
LOCATION:	Scotia Street
LEGAL DESCRIPTION:	PCLS A C & E PLAN 55574 27/28K SUBJ TO A ROW FOR ALL PURPOSES AS APPURT TO LOTS 1 & 2 PLAN 51402 OVER & UPON PCL C
APPLICANT:	McGowan Russell Group Inc. (Susan Russell)
OWNER:	10165102 MANITOBA LTD.

DISCUSSION

SITE DESCRIPTION

The subject property is located on the west side of Scotia Street at Ridgecrest Avenue, in the Rivergrove Neighbourhood of the North Kildonan Ward.

The site is 128,732 square feet (11,959.59 square meters or 2.95 acres) in area.

The site is currently vacant lands.

The property has access from Scotia Street.

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

The property is zoned “RMF-M” Residential Multi-Family (Medium) district.

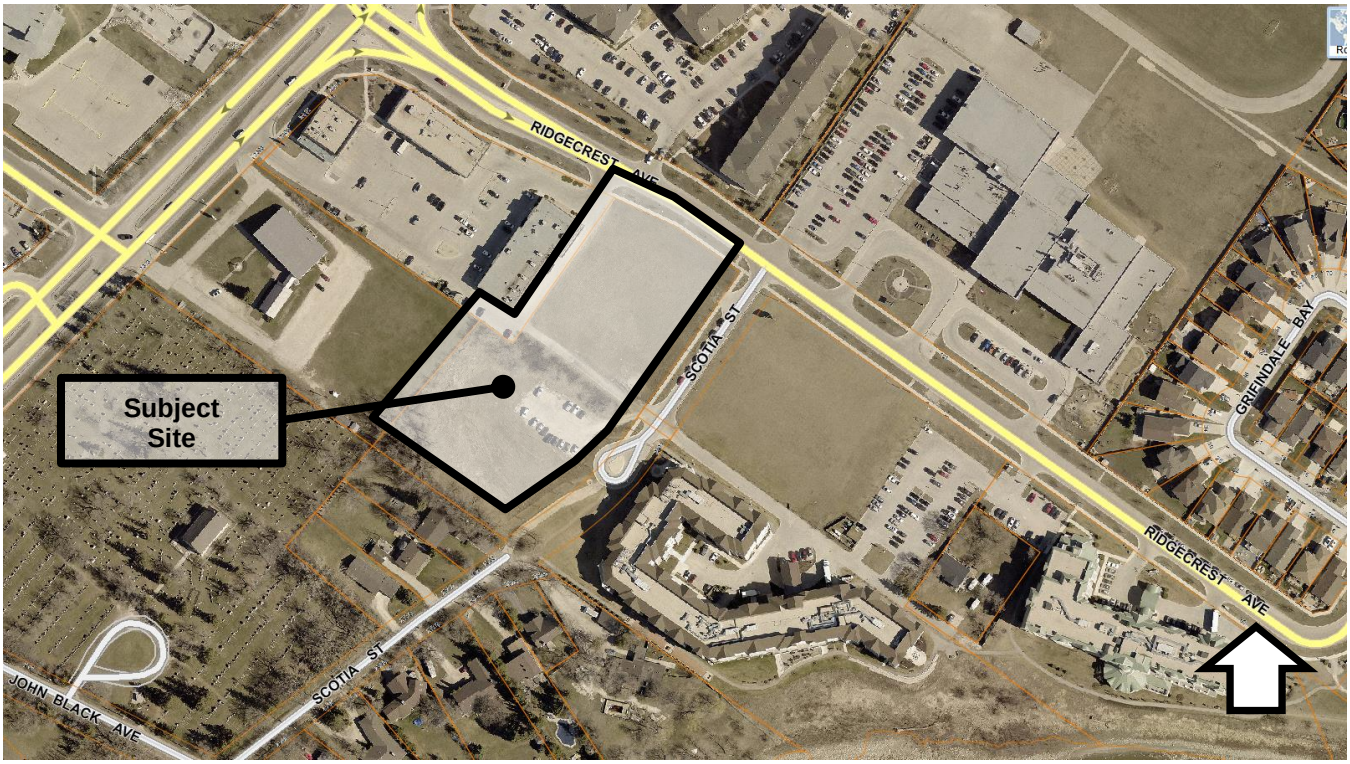

Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING

North: Ridgecrest Avenue, then 2425 Main Street – a 156-unit multi-family dwelling use zoned “C2” Commercial (Community) and 101 Ridgecrest Avenue – a school use zoned “R1-E” (Residential Single-Family – Estate)

South: 2668-2680 Scotia Street - single-family dwelling uses zoned “R1-E” (Residential Single-Family – Estate) and 201 John Black Avenue – a cemetery use zoned “R1-E” (Residential Single-Family – Estate)

East: Scotia Street and an AT Pathway, then 2701 Scotia Street – a 180-unit multi-family dwelling use zoned “RMF-M” (Residential Multi-Family – Medium)

West: 2373 Main Street – a place of worship use zoned “R1-E” (Residential Single-Family – Estate) and 2405 Main Street – commercial uses zoned “C2” Commercial (Community)

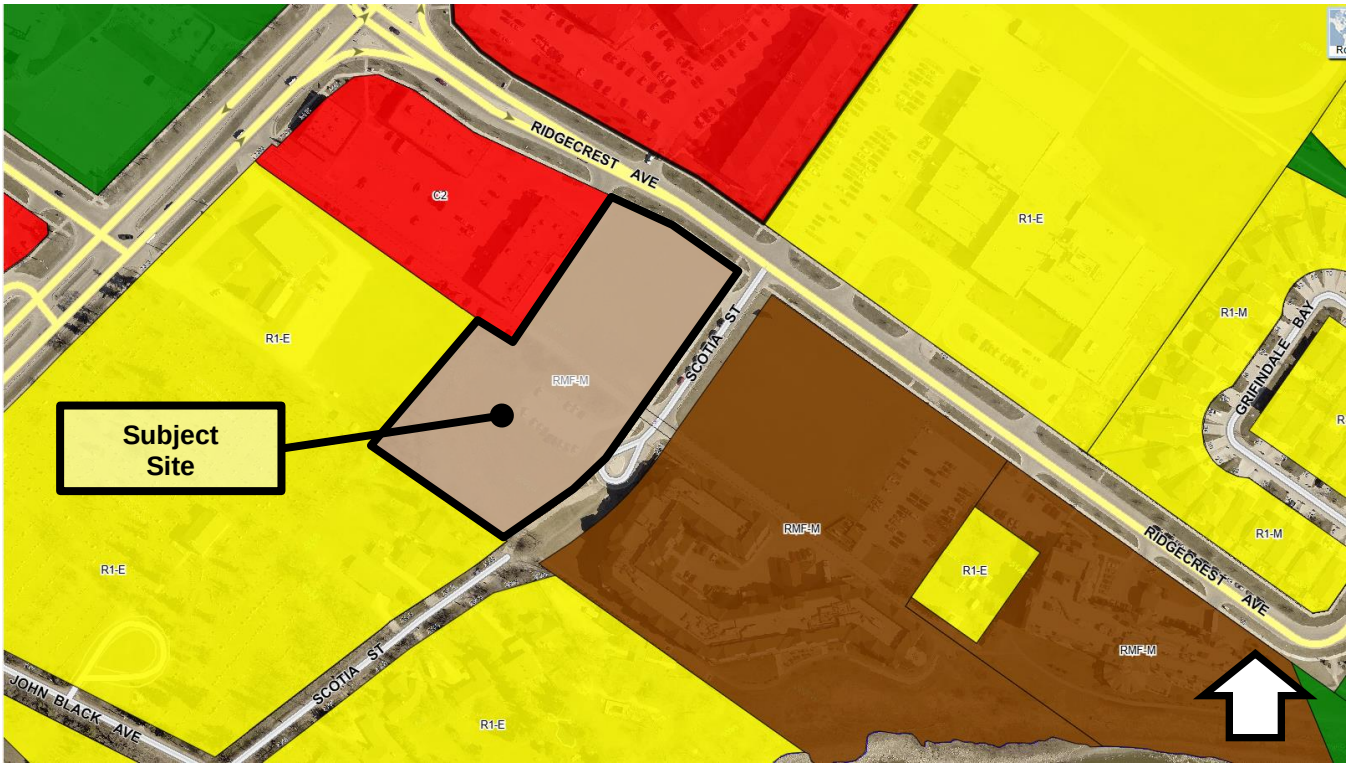

Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing an 83-unit multi-family dwelling and a 77-unit multi-family dwelling.

- The two (2) proposed buildings are each six (6) storeys and 65 feet in height.

- Building A, closest to Ridgecrest Avenue is approximately 66 feet wide by 213 feet deep.
- Building B, farthest from Ridgecrest Avenue is approximately 66 feet wide by 237 feet deep.
- 1-bedroom, 2-bedroom, and 3-bedroom units are proposed.
- Vehicle access is via an approach off Scotia Street.
- Building A has 34 underground parking spaces and 61 surface parking spaces as well as 20 indoor secure bike parking spaces and 12 outdoor bike parking spaces.
- Building B has 40 underground parking spaces and 87 surface parking spaces as well as 20 indoor secure bike parking spaces and 12 outdoor bike parking spaces.
- The landscaping plan shows street edge, building foundation, and parking lot interior landscaping totaling 48 trees and 389 shrubs.

- A substantial number of trees are being preserved on the Scotia Street front yard as well as along the south property line.
- Amenities include balconies for each unit, a lounge and outdoor patio, a fitness studio, and a party room.
- The façade of the buildings features EIFS in various colours and textures, as well as wood tone metal cladding.
- Garbage/recycling enclosures are located in the west rear yards for Building A and Building B, respectively.

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 near the front or corner property lines to create a pedestrian orientation along Scotia Street while providing respectful setbacks from abutting low-density uses.
    - The setbacks provide for and preserve existing landscaping that supports the building design and relationship to the street.
    - Architectural features that create visual interest include an area projecting from the front façade, and entry features such as pergolas.
    - There are balconies for each unit and windows placed to support eyes on the street and reinforce the public realm.
    - The vertical banding and mixture of colours, textures, and wood tone building façade materials articulate the building walls and help break up the impact of new building mass.

- The site design mitigates potential land use conflicts with careful and considered parking location, vehicular access, building orientation, and substantial landscaping.
- The pedestrian-oriented multi-family development is consistent in siting, form, and scale with the neighbourhood context and to other multi-family buildings in the area.

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.*

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Choi Ho, RPP, MCIP
Date:	March 21, 2026
File No:	ZR-PA 26-103256