Agenda – Assiniboia Community Committee – May 29, 2026

REPORTS

Item No. 1 Plan Approval – 1560 Kenaston Boulevard (Charleswood-Tuxedo-Westwood Ward) File DASZ 39/2004

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

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

ADMINISTRATIVE REPORT

Title: Plan Approval 26-131592 – 1560 Kenaston Boulevard

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

Critical Path: Assiniboia Community Committee as per DASZ 39/2004

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Sawyer Klassen	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 39/2004:

> *No building, structure or works shall be erected or located on the land and no building permit shall be issued for construction on the land unless and until plans indicating the site access, parking, loading, building elevations, landscaping, fencing and garbage enclosures are submitted to and approved by the Assiniboia Community Committee and the Director of the Planning, Property and Development Department or his designate, and thereafter identified by the signature of the Director of the Planning, Property and Development Department, or his designate, under the designation or Schedule "A" to Zoning Agreement DASZ 32/2003, and no building, structure or works shall be erected or located on the land except in accordance with Schedule "A" and amendments to that schedule or this agreement.*

The applicant has submitted:

- colour elevations;
- site plan with dimensions.

IMPLICATIONS OF THE RECOMMENDATIONS

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

HISTORY

- *Plan Approval is required as a condition of DASZ 39/2004.*

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-131592**
COMMUNITY:	Charleswood - Tuxedo - Westwood
NEIGHBOURHOOD #:	2.668 - (TUXEDO INDUSTRIAL)
SUBJECT:	Plans of Proposed Renovations to an Existing Commercial Development
LOCATION:	1560 Kenaston Boulevard
LEGAL DESCRIPTION:	LOT 1 PLAN 45803 60/3 ST B
APPLICANT:	NewGround International (Marius Ardelean)
OWNER:	CALLOWAY REIT (KENASTON COMMON) LTD.

DISCUSSION

SITE DESCRIPTION

The subject property is located on Kenaston Street, in the TUXEDO INDUSTRIAL Neighbourhood of the Charleswood - Tuxedo - Westwood Ward.

The site is located within the “Regional Mixed-Use Centre” policy area under the *Complete Communities Direction Strategy*.

The property is zoned “C4” Commercial Regional.

The subject building is located on a large property that contains multiple other commercial buildings.



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

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant is proposing an exterior renovation of a commercial building.

The previous use of the building was for a financial institution. The new use will be the same, under a different institution.

The footprint of the building will not change.

Existing parking will be maintained.

An additional front door will be added in place of an existing window.

The existing brick and stucco finish will be maintained.

All logos will be replaced with the Access Credit Union Logo.

A reddish-brown wood veneer cladding system be installed along the top corner of the southwest frontage. This will house the new Access Credit Union signage.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

Goal 4

- 4.0 *Use Corridors to provide local commercial amenities and opportunities for the surrounding neighbourhood and community*.
- 4.3 *Auto-oriented commercial uses such as those that cater to the drive-by or travelling customer as well as those requiring outdoor storage or sales may be permitted in Regional Mixed Use Corridors where*:

    a. *The proponent can demonstrate compliance with the design considerations articulated in the policies under Goal 3*;

    b. *Negative impacts detracting from the potential achievement of this By-law's vision for Regional Corridors can be minimized through appropriate means; and*

    c. *Strong on-site pedestrian connectivity between buildings, parking areas, public sidewalks, and/or transit is provided.*

- 4.4 *Support and protect Corridors' continued retail and service function by encouraging retail and service use intensification and by supporting reinvestment in existing Corridors.*

REASONS FOR THE RECOMMENDATIONS

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

CONSULTATION

N/A

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Sawyer Klassen, MCP
Date:	May 12, 2026
File No:	ZR-PA 26-131592