Brief Project Description
The Access Credit Union Branch at 1560 Kenaston Blvd
Ref: File 26-126201 DP (Development Permit) and File 26-131592 ZR (Zoning Review)



To the Members of the Assiniboia Community Committee,

The Access Credit Union is committed to providing high-quality service to the community of Winnipeg by implementing a solid network of financial centers across the city and region. In the light of this purpose, the Access Credit Union is interested in establishing one of its branches at 1560 Kenaston BLVD and has commissioned Newground to design the renovation of the existing building at that location.

The primary objective of the proposed work is the architectural renewal of the building. By introducing specific alterations to the exteriors, it will be possible to modernize the façade, improve visibility and identity, and reinforce Access Credit Union's role as a community-oriented institution. The renovation includes adding new panels to support the institution's main signage, as well as mounting additional signage on the east and north elevations. It also involves installing a new door and replacing the exterior wall lightning fixtures.

From an urban design perspective, the project aims to bridge the traditional character of the Kenaston Commons commercial area with a more contemporary architectural expression. On one hand, the existing building wall colours will be preserved to help the building remain consistent with its surrounding context. On the other hand, the new signage structure is designed with appropriate scale and proportion, incorporating a modern angled form that

conveys a sense of movement for both pedestrians and motorists. The signage backdrop will be constructed from phenolic panels with a wood veneer finish, adding warmth to the building's overall appearance.

Considering that the existing building was previously operated by another financial institution, the new Access Credit Union branch will not alter the preceding dynamics of the site. Also, the renovation does not introduce a new land use, nor additional building area. Therefore, the impact on parking, vehicular circulation, and surrounding offices is expected to remain consistent with existing conditions.

In summary, the proposed renovation represents a thoughtful modernization rather than an intensification of use. The project enhances the building's appearance, longevity, accessibility, and relationship to its surroundings while maintaining existing operational and traffic patterns. We believe the proposal aligns with the City of Winnipeg's objectives for orderly, context-sensitive development and respectfully request the Committee's support and approval of the application.

Sincerely,

Marius Ardelean

Date: May 27, 2026