EAST KILDONAN - TRANSCONA
RESIDENTS' ADVISORY GROUP
REPORT TO
East Kildonan / Transcona Community Committee
Agenda June 1, 2026

Notes Prepared May 28, 2026

Participants:

Cindy Elliott, Tom Phillips, Ben McGillivary, Chris Giesbrecht, Rosa Robert, Mary LaPage Leclerc, Naomi Kruse

Regrets:

Kim Melnyk, Cam Neirnick, Roy Hargrave, Justin Abbott, Jan Stuyck, Peter Martin, Abel Gutierrez, Wayne Elliott, Carol Fletcher

New Members:

We had several new people join us at our meeting this evening. Short bios for Chris Giesbrecht, Naomi Kruse and Rosa Robert are below. Mary LePage Leclerc's bio will follow in the next meeting notes. We are so happy to be attracting new members and look forward to the new perspectives and ideas they will bring.

Unfortunately we also lost two members, Murray Rougeau and Justin Abbott, who have let us know they need to step down from this group. We will welcome them back if their schedules / lives change and they once again have the time.

Chris Giesbrecht - My name is Chris Giesbrecht, I am a lifelong resident of Transcona. I sit on the boards of the Transcona Museum, The Rotary Club of Transcona, and the St Amant Foundation.

Rosa Robert - My name is Rosa Robert and I have been a resident of Transcona for more than 30 years and absolutely love the community feel that Transcona is built on.

I have been working in regulatory roles within the MB Provincial Government for the past 30 years and hopefully will be retiring this year.

I have volunteered in several activities throughout my kids school and sports activities such as coaching, creating practice sheets and driving kids to activities.

I have volunteered in dragon boat raises to raise funds for cancer and the Big Red bike for Heart & Stroke. I am currently a committee member for the College of Physiotherapists of Manitoba.

I am involved in many activities myself in my community such as yoga, weight lifting fitness and bookclub.

I am looking forward to participating in this committee and getting to know everyone and becoming an active member.

Naomi Kruse - Naomi Kruse grew up in Elmwood/East Kildonan and now resides with her husband and family in Transcona where they have lived for the past 28 years.

Her extensive work experience includes: serving as an Executive Director for a provincial education organization, working with several non profit organizations, as well as in the service and sales industry for several years. She currently works at RETSD as the Program Coordinator for RETLife.

She has extensive volunteer and governance experience which includes school advisory councils and Mediation Services, as well as serving for several years as a leader with Scouts Canada.

Her education includes a Bachelor of Arts with the university of Winnipeg where she was the gold medal recipient in her major in Conflict Resolution. She also has a certificate in Public Relations and Management.

In her downtime she enjoys traveling with her husband, gardening, birdwatching, reading, and knitting.

Safety Issue
We had a member bring forward what might be a safety issue. We are very happy to hear the Small Homes for Veterans project will be going forward and work should be commencing on the site on Transcona Blvd. this year. However, it has come to our attention that the safety fencing in place is covered with a brown fabric of some type. This fabric is not transparent and we are concerned that (1) the Transcona Trail is no longer visible to the street or parking lot of the Library, and (2) the area within the fencing is no longer visible and could shield unwelcome activities from the street. If the fence was not covered with this fabric passerbys (pedestrians and vehicles) could see if anything unsafe or illegal is occurring. A similar type of fencing has been put up around the area where the new school is to be built, which could also be a safety concern.

REPORTS

1. Plan Approval – Plessis Road

It is our understanding that this is currently a field / open space that is inhabited by various birds and other wildlife. The East Kildonan / Transcona Residents' Advisory Group is wondering what efforts have been made to protect / safe guard the natural habitat of these occupants. Has the developer considered

- Pollination gardens
- Natural plantings
- Retention ponds?

We understand Administration is recommending Approval of this development and we are not saying we are against it. We see development as inevitable. And as developments go we feel this design is acceptable. However, we are losing so much of our green / wild spaces in this area. It isn't often we see any consideration for incorporating plans to preserve space for the birds and wildlife that remain in the few undisturbed areas we have.

2. **Plan Approval – 621 Pandora Avenue West**

There has been little change from the previous design presented by the Developer at the September, 2025 meeting. Based on a quick review of the original proposal and the current we present this chart below. The highlighted areas represent the changes in the proposal.

The build will be slightly smaller with increased buffer / green space surrounding the building but it is still a large build and has become taller than originally proposed. This raises a concern about sun and shade. Has a Sun / Shade study been done on how this will affect the surrounding residences? Has any public consultation been done to review this current design, which is slightly different than the one originally proposed? We realize no one came forward when the original build was presented at the Hearing in September, 2025 but now that the building is taller it might warrant further public consultation.

At the September, 2025 meeting Administration was recommending this build not be approved based on several issues and had proposed 2 alternatives, neither of which are the current plan. We see that Administration still has the same concerns but is willing to approve this plan based on the East Kildonan – Transcona Community Committees approval of the Subdivision and Rezoning– 621 Pandora Avenue West – DASZ 14/2025; Conditional Use – 621 Pandora Avenue West – DCU 154594/2025D and Variance – 621 Pandora Avenue West – DAV 154596/2025D applications put forward in September.

This development is not a bad design but we just don't feel that it does not fit in this location.

September , 2025	Current Plan (May, 2026)
DESCRIPTION OF THE PROPOSED DEVELOPMENT • The applicant proposes to consolidate and rezone the subject property from "R1-M" (Residential Single-Family – Medium) to "R2" (Residential Two-Family) to construct a new eight (8) unit multi-family dwelling.	DESCRIPTION OF THE PROPOSED DEVELOPMENT • The applicant recently consolidated and rezoned the subject property from "R1-M Mature Communities PDO-1" (Residential Single-Family – Medium) to "R2 Mature Communities PDO-1" (Residential Two-Family) to construct a new eight (8) unit multi-family dwelling.
• The existing one-storey single-family dwelling with detached garage on the subject site will be demolished.	• The existing one-storey single-family dwelling with detached garage on the subject site will be demolished.
• The proposed eight (8) unit multi-family dwelling is 50 feet (15.24 metres) in width and 67 feet (20.42 metres) in depth. The proposed lot coverage is 42%.	• The proposed eight (8) unit multi-family dwelling is 42 feet in width and 65 feet in depth. The proposed lot coverage is 35%.
• The proposed density is 989 square feet (91.88 square metres) per dwelling unit.	• The proposed density is 989 square feet (91.88 square metres) per dwelling unit.
• The building height is approximately 26 feet (7.92 metres) with a flat roof.	• The building height is 31 feet.
• The front yard setback is 25 feet (7.62 square metres). The rear yard setback is 28 feet (8.53 square metres. The east and west side yard setbacks are 8 feet (2.44 metres), respectively.	• The front yard setback is 25 feet. The rear yard setback is about 30 feet. The east and west side yard setbacks are 8 feet and 16 feet respectively.
• The one-bedroom units are 605-640 square feet (56-59 square metres), and the two bedroom units are 850-940 square feet (79-87 square metres) in living area, respectively. Subject Site 11	• There are one-bedroom, two-bedroom, and three-bedroom units provided.
• The front building façade materials include grey EFIS, brick textured EFIS or similar, and wood panel.	• The front building façade materials include panelized brick system, vertical metal siding, and vertical wood grain metal siding.
• The plans show four (4) trees (Birch, Maple, and Juniper) and 18 shrubs.	• The plans show four (4) trees and 26 shrubs in the front yard. One (1) tree and four (4) shrubs in the rear yard, 10 shrubs in the east side yard, and three (3) trees and 11 shrubs in the west side yard.
• Access to the site is via the rear paved public lane.	• Access to the site is via the rear paved public lane. Subjec t Site 7
• There are seven (7) vehicle parking spaces, of which one (1) is accessible and one (1) is for guest parking. There are four (4) bicycle parking spaces.	• There are seven (7) vehicle parking spaces, of which one (1) is accessible and one (1) is for guest parking. There are six (6) bicycle parking spaces outdoors and some units show indoor bike closets.
• The garbage and recycling carts are located along the west side property line within a 4- sided enclosure and the applicant confirmed the development will use private collection.	• The garbage and recycling carts are located along the east side property line within a 3- sided enclosure, and the applicant previously confirmed the development will use private collection.
• Each unit has either a ground floor balcony or a second storey balcony outdoor amenity space.	• Six (6) of the eight (8) units have balconies.