Agenda – East Kildonan-Transcona Community Committee – June 22, 2026

REPORTS

Item No. 4 Plan Approval – Reenders Drive (Transcona Ward) File DASZ 33/2013

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval of the submitted plans subject to the following conditions:

1. That the Plan Approval File No. 26-131902 shall come into force and effect upon the coming into force and effect of the Variance for the subject land under File No. DAV 26-157226C and the coming into force and effect of the Conditional Use for the subject land under File No. DCU 26-160269C.

ADMINISTRATIVE REPORT

Title: Plan Approval 26-131902 – Reenders Drive

Issue: For consideration of a Plan Approval for a mixed-use development

Critical Path: East Kildonan – Transcona Community Committee as per DASZ 33/2013

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 subject to the following conditions:

1. That the Plan Approval File No. 26-131902 shall come into force and effect upon the coming into force and effect of the Variance for the subject land under File No. DAV 26-157226C and the coming into force and effect of the Conditional Use for the subject land under File No. DCU 26-160269C.

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 33/2013:

> *i) That for the development of any building and/or accessory parking area and /or signage, plans shall be submitted showing the location and design of the proposed buildings, private approaches, accessory parking areas, garbage enclosures, fencing, lighting, landscaping, bicycle parking, and signage to the Director of Planning, Property and Development and the East Kildonan-Transcona Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.*

The applicant has submitted:

- Letter of Intent
- Site Plan with dimensions
- Landscaping Plan

- Colour Elevations with dimensions
- Colour Renderings

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Division are concurred in, the proposal ***can*** proceed.

HISTORY

DASZ 33/2013

- A Subdivision and Rezoning application was passed by Council in 2013 to subdivide and rezone the lands from “RR5” (Rural Residential-5) to the “C4 PDO-1 Malls and Corridors” to allow for future commercial development.

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-131902**
COMMUNITY:	Transcona
NEIGHBOURHOOD #:	4.417 - (PEGUIS)
SUBJECT:	Plans for a mixed-use development
LOCATION:	Reenders Drive
LEGAL DESCRIPTION:	LOT 2 PLAN 45753 WLTO IN OTM LOTS 95 AND 96 AND PARK LOT "Q" PARISH OF KILDONAN
APPLICANT:	Shindico Realty Inc. (Justin Zarnowski)
OWNER:	2514109 MANITOBA LIMITED

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the north side of Reenders Drive, between Lagimodiere Boulevard and Peguis Street, in the Peguis neighbourhood of the Transcona ward.
- The subject site is +/- 10 acres in lot area.
- The site is currently vacant.
- The subject site currently has no access.

- Under the *Complete Communities Direction Strategy 2.0*, the site is within a “Regional Mixed Use Centre” policy area.
- The site is also within the “Proposed Commercial” policy area of the “Almey-Ravelston Special Planning Area” in the *Transcona West Area Structure Plan*.
- The property has been approved to be rezoned “C4 PDO-1 Malls and Corridors” (Commercial Regional) district.

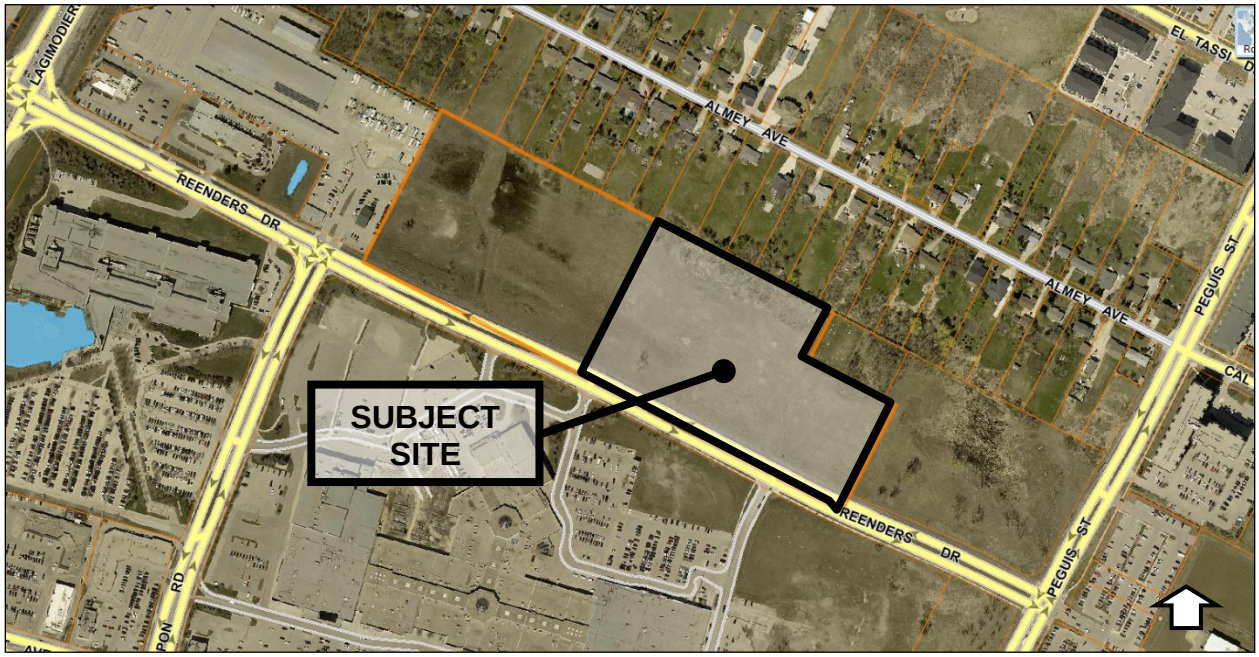

Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: 412-454 Almey Avenue – single-family dwelling uses zoned “RR5” (Rural Residential-5) and Roll #04007053600 – a cemetery use zoned “RR5” (Rural Residential-5)

South: Active Transportation path (multi-use path), then Reenders, then 1555 Regent Avenue West – a regional shopping centre use zoned “C4 PDO-1 Malls and Corridors”

East: Lands for future development owned by the current owner of the site, then an Active Transportation path (multi-use path), then Peguis Stret.

West: Lands for future development owned by the current owner of the site, then 123 Reenders Drive – a warehouse use zoned “C3 PDO-1 Malls and Corridors”, then 85 Reenders Drive – a vehicle service related use zoned “C3 PDO-1 Malls and Corridors”, then 51 Reenders Drive – a restaurant use zoned “C3 PDO-1 Malls and Corridors”, then Lagimodiere Boulevard

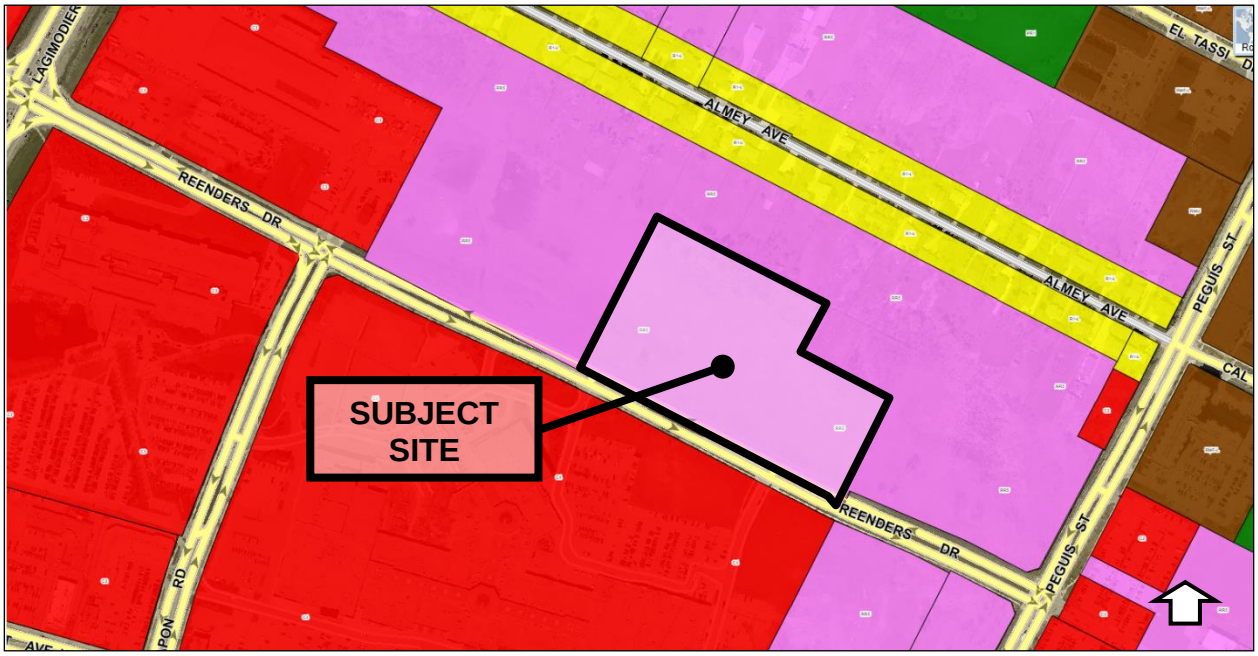

Figure 2: Zoning of the site and surrounding area (*NB: the site has been approved to be rezoned to C4*)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- A Subdivision and Rezoning application (**see Report for DASZ 33/2013**) was approved by Council in 2013 to subdivide and rezone the subject property to a "C4 PDO-1 Malls and Corridors" (Commercial Regional) district.

- The letter of intent states the development is envisioned as a retail, service, and dining destination. The development will offer flexible commercial units and a day care centre, as well as outdoor green space (a community park). The latter is noted as being built and maintained at the developer's expense.

- The letter of intent further states that upon registration of the subdivision plan with the land titles office, the developer intends to consolidate the lots that form part of this application.
- Building A (most northerly building, closest to Almey Avenue residential uses) has the following characteristics:
    - 32,100 square feet Commercial Rental Units
    - Potential for up to 21 commercial tenants, depending on tenant requirements
    - Building Height: 1 storey, 27 feet to top of roof surface

    - Barrier free access to front entrances
    - Rear yard building setback of 50 feet
    - 10 accessible spaces, 4 van accessible spaces, 1 loading spaces, 24 bicycle spaces
    - Garbage is located to the northeast corner of the building adjacent to the cemetery
- Building C (southwest corner of subject site, nearer to Reenders Drive) has the following characteristics:
    - 8,610 square feet Commercial Rental Units
    - Potential for up to 6 commercial tenants, depending on tenant requirements
    - Building Height: 1 storey, 20 feet to top of parapet
    - Barrier free access to front entrances
    - Rear yard building setback of about 45 feet
    - 3 accessible spaces, 1 van accessible spaces, 1 loading spaces, 8 bicycle spaces
    - Garbage is located to the west of the building
- Building D (south side of subject site, nearer to Reenders Drive) has the following characteristics:
    - 8,610 square feet Commercial Rental Units
    - Potential for up to 6 commercial tenants, depending on tenant requirements
    - Building Height: 1 storey, 20 feet to top of parapet
    - Barrier free access to front entrances
    - Rear yard building setback of about 45 feet
    - 3 accessible spaces, 1 van accessible spaces, 1 loading spaces, 8 bicycle spaces
    - Garbage is located to the west of the building
- Building E (southeast corner of subject site, nearer to Reenders Drive) has the following characteristics:
    - 6,900 square feet Day Care Centre
    - For a day care centre use
    - For about 80 children and 15 staff
    - Building Height: 1 storey, 20 feet to top of parapet
    - Barrier free access to front entrances
    - Rear yard building setback of 90 feet
    - 1 accessible spaces, 1 van accessible spaces, 8 bicycle spaces
    - Garbage is located to the north of the building

- Access to the site is proposed via 2 new front approaches off Reenders Drive.
- There is a total of 352 vehicle proposed parking spaces, including 17 accessible, 7 van accessible, 4 loading. There is a total of 48 proposed bicycle parking spaces.
- Building materials include: EIFS cladding in at least 3 colours, masonry cladding, with prefinished metal cap flashing.
- The proposal also requires a Variance application (**see Report for DAV 26-157226C**) and a Conditional Use application (**see Report for DCU 26-160269C**).

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

- The applicant engaged with the Public Service to discuss the application before making a formal submission.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (CCDS 2.0) is one of four direction strategies supporting *OurWinnipeg 2045*, the city's long-range development plan, and has statutory authority as a secondary plan. The Strategy guides land use and development in Winnipeg.
- The subject property is in the "Regional Mixed Use Centres" policy area of *CCDS 2.0*. Applicable goals and policies include:
    - **Goal 1** 1.0 Manage general commercial areas in support of Complete Communities goals.
    - *1.1 Encourage the redevelopment, infill and expansion of existing commercial areas as the preferred method of accommodating new commercial development, while still providing local commercial opportunities in new neighbourhoods.*
    - ***Goal 2*** 2.0 Manage Mixed Use Centres in support of Complete Communities goals.
    - *2.1 Prioritize the commercial intensification of existing commercial areas in Established Neighbourhoods, Mixed Use Centres, Corridors, and Downtown over the creation of new Mixed Use Centres while being mindful of differences in commercial scale permitted in each of these designations.*

Goal 1 and 2 – Regional Mixed Use Centres Policy Alignment

- The proposal accommodates and prioritizes new commercial opportunities in an existing commercial area/Mixed use Centre.

TRANSCONA WEST AREA STRUCTURE PLAN

- The subject properties are within the “Proposed Commercial“ policy area under the Almey-Ravelston Special Planning Area of the *Transcona West Area Structure Plan.* Applicable policies include:
- ***1. Composition of Commercial Areas***
- *a. Subject to the policies of this Plan,*
    - *i. a significant use of land within Commercial Use Areas will be regional commercial, retail commercial, service commercial, and community scale commercial uses with compatible light industrial, institutional, or multi-family uses, as appropriate.*
    - *ii. in order to create a cohesive commercial and services environment,*
        - *A. institutional, office, recreational or public uses that complement and support the area may be allowed,*
        - *C. regional commercial uses that are permitted only in the area identified in Plan Winnipeg as Areas of Regional Commercial and Mixed-Use Concentration.*
- ***2. Transit Service to Commercial Use Areas***
- *c. Commercial Areas shall contain convenient and well-defined pedestrian connections to public transit service.*
- ***3. Design of Commercial Use Areas***
- a. These areas shall contain as part of their design, a well-defined pedestrian-oriented component that emphasizes the following components:
    - i. A highly visible and accessible location,
    - ii. Internal pedestrian routes to buildings and amenities, and
    - iii. Safe and accessible pedestrian connections to other uses on the site.
- b. In conjunction with the Development Application in the Commercial Use Areas, a design concept for the entire site shall be submitted showing the overall design in relation to subsection 4(a).
- ***4. Suggested Criteria for Commercial Use Areas Design Concepts***
- *a. The Commercial Use Area should:*
    - *i. Minimize the intermixing of commercial traffic with local residential traffic on the internal roads within an adjacent residential area,*
    - *ii. Contain a visually appealing site design and landscape treatment particularly when visible from roads with higher volumes of traffic,*
    - *iii. Establish a thematic identity distinct to each regional commercial use, through building, site and identification signage designs,*

- *iv. Suitably incorporate appropriate sound attenuation measures of landscaping and fencing to screen against any residential uses adjacent to the site,*
- *v. Connect to local pedestrian trails, and be conveniently and directly accessible to alternative modes of transportations both within and adjacent to the site,*
- *vi. Ensure convenient and efficient transportation connections with the surrounding residential areas,*
- *vii. Contain parking areas that are designed to maximize direct access to adjacent uses while not visually overwhelming the landscape. Methods by which this can be implemented include, but are not limited to the following:*
    - *A. Appropriate landscaping through earth berms, tree/shrub planting, and/or fencing, and*
    - *B. Parking areas between or behind buildings.*
- *viii. Locate identification signage that reduces the impact on the adjacent residential areas.*

Policies 1, 2, 3, and 4 Proposed Commercial Policy Alignment

- The proposal meets all the applicable policies related to composition of commercial areas, transit service, design, and suggested design concepts for Commercial Use Areas.

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.* and the *Transcona West Area Structure Plan*.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Choi Ho, RPP, MCIP
Date:	June 2, 2026
File No:	ZR-PA 26-131902