Minutes – Appeal Committee – July 8, 2026

PUBLIC HEARINGS

Item No. 4 **Appeal – Variance – Reenders Drive & Peguis Street – Roll No. 04007053300**
(Transcona Ward)
File DAV 157226A/2026C [c/r DCU 160269A/2026C]

COMMITTEE DECISION:

The Appeal Committee denied the appeals, concurred in the decision of the Director of Planning, Property and Development, confirmed Variance Order DAV 157226/2026C and approved a Variance on "the land" to permit the consolidation of 7 lots as follows:

1. The construction of commercial buildings having:

    A. an east side yard of 58 feet (17.68 metres)

    B. a rear yard of 50 feet (15.24 metres)

2. The location of garbage enclosure having:

    A. no side yard from the zoning district boundary of a residential zoning district

    B. no rear yard from the zoning district boundary of a residential zoning district

Subject to the following conditions:

1. That the Variance File No. DAV 26-157226C shall come into force and effect upon the coming into force and effect of the Subdivision and Rezoning for the subject land under File No. DASZ 33/2013.

2. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

Minutes – Appeal Committee – July 8, 2026

DECISION MAKING HISTORY:

The Winnipeg Public Service advised that all statutory requirements with respect to this appeal have been complied with.

Moved by Councillor Gilroy,
That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Councillor Gilroy,
That the receipt of public representations be concluded.

Carried

Moved by Councillor Gilroy,
That in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance,

(a) [✓] is consistent [ ] is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) [✓] does not create [ ] does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) [✓] is [ ] is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) [✓] is [ ] is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

1. I think this is a long-term development. The developer did meet their criteria for this development, and the public service has supported it.

Carried

DECISION MAKING HISTORY (continued):

Moved by Councillor Gilroy,
That the appeals be denied and the decision of the Director of Planning, Property and Development be concurred in.

Carried

Moved by Councillor Gilroy,
That Variance Order DAV 157226/2026C be confirmed.

Carried

Moved by Councillor Gilroy,
That the public hearing with respect to this appeal be concluded.

Carried

THE CITY OF WINNIPEG
VARIANCE APPEAL ORDER
APPEAL COMMITTEE

DAV 157226A/2026C

Before:	Appeal Committee Councillor Santos, Chairperson Councillor Allard Councillor Durand-Wood Councillor Gilroy
Hearing	July 8, 2026 Council Building, 510 Main Street
Applicant	Shindico Realty Inc. (Justin Zarnowski)
Premises Affected	Reenders Drive & Peguis Street - ROLL NO. 04007053300
Legal Description	LOT 2 PLAN 45753 WLTO IN OTM LOTS 95 AND 96 AND PARK LOT "Q" PARISH OF KILDONAN, hereinafter called "the land"
Property Zoned	"C4 PDO-1 Malls and Corridors" (Commercial Regional Planned Development Overlay – 1 (District) Malls and Corridors)
Nature of the Application	To vary the "C4 PDO-1 Malls and Corridors" development and design standards of Winnipeg Zoning By-Law No. 200/2006 to consolidate 7 lots as follows: 1. for the construction of commercial buildings to permit: A. an east side yard of 58 feet (17.68 metres) instead of 125 feet (38.10 metres);

B. a rear yard of 50 feet (15.24 metres) instead of 125 feet (38.10 metres);

2. for the location of a garbage enclosure to permit:

A. no side yard instead of 125 feet (38.10 metres) from the zoning district boundary of a residential zoning district;

B. no rear yard instead of 125 feet (38.10 metres) from the zoning district boundary of a residential zoning district.

ORDER MADE BY THE DIRECTOR OF PLANNING, PROPERTY AND DEVELOPMENT:

The Director of Planning, Property and Development approved a Variance, File DAV 157226/2026C to Justin Zarnowski Shindico Realty Inc., for the premises located at Reenders Drive & Peguis St- ROLL NO. 04007053300, for the consolidation of 7 lots as follows:

1. The construction of commercial buildings having:

A. an east side yard of 58 feet (17.68 metres);

B. a rear yard of 50 feet (15.24 metres);

2. The location of garbage enclosure having:

A. no side yard from the zoning district boundary of a residential zoning district;

B. no rear yard from the zoning district boundary of a residential zoning district.

, subject to the following conditions:

1. That the Variance File No. DAV 26-157226C shall come into force and effect upon the coming into force and effect of the Subdivision and Rezoning for the subject land under File No. DASZ 33/2013.

2. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

Pursuant to the provisions of The City of Winnipeg Charter, David Coleman and Renee Coleman, appealed the Variance Order DAV 157226/2026C, and after Notice, the appeal was heard on July 8, 2026.

Upon consideration of the evidence adduced and submissions made, the Appeal Committee is of the opinion that, subject to the conditions imposed, if any, this Appeal Order meets the statutory criteria as outlined in Subsection 247(3) of The City of Winnipeg Charter, in that it:

(a) [✓] is consistent [ ] is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) [✓] does not create [ ] does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) [✓] is [ ] is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) [✓] is [ ] is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

1. I think this is a long-term development. The developer did meet their criteria for this development, and the public service has supported it.

ORDER:

The Appeal Committee orders that the appeal is dismissed and that Variance Order DAV 157226/2026C dated June 4, 2026, is confirmed.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

DATE OF ORDER: July 9, 2026

CERTIFIED BY:



Karly Dolski
Senior Committee Clerk

THE FOLLOWING PERSONS MADE REPRESENTATIONS:

In Support of the Appeal:

David Coleman
Renee Coleman
Christine Piotrowski
James Walsh

In Opposition to the Appeal:

Justin Zarnowski

For Information on the Appeal:

Nil

For the City:

D. Kane, Development Planning Officer, Planning, Property and Development Department
C. Ho, Planner, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 157226A/2026C

1. Order DAV 157226/2026C dated June 4, 2026
2. Notice of Appeal filed by David Coleman & Renee Coleman, received June 18, 2026
3. Notification of Public Hearing dated June 22, 2026
4. Manitoba Status of Title 2244011/1
5. Letter of authorization dated February 1, 2026, from Sandy Shindleman (2514109 Manitoba Ltd.) to Shindico Realty Inc.
6. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
7. Plans, Sheets 1 to 25, inclusive, for File DAV 157226/2026C dated May 26,2026
8. Report from the Urban Planning Division dated June 2, 2026
9. Inspection Report
10. Communication dated July 6, 2026, from James Walsh in support of the appeal
11. Communication dated July 7, 2026, from Justin Zarnowski in opposition to the appeal

Exhibit “8” referred to in File DAV 157226A/2026C

ADMINISTRATIVE REPORT

Title: DAV 26-157226\C – Reenders Drive

Issue: For consideration of a Variance associated with a new mixed-use development

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
Choi Ho, RPP, MCIP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division ***approves*** the application to vary the "C4 PDO-1 Malls and Corridors" development and design standards of Winnipeg Zoning By-Law No. 200/2006 to consolidate 7 lots as follows:

1. for the construction of commercial buildings to permit:

    a. an east side yard of 58 feet (17.68 metres) instead of 125 feet (38.10 metres);

    b. a rear yard of 50 feet (15.24 metres) instead of 125 feet (38.10 metres);

2. for the location of a garbage enclosure to permit:

    a. no side yard instead of 125 feet (38.10 metres) from the zoning district boundary of a residential zoning district;

    b. no rear yard instead of 125 feet (38.10 metres) from the zoning district boundary of a residential zoning district.

Subject to the following condition(s):

1. That the Variance File No. DAV 26-157226C shall come into force and effect upon the coming into force and effect of the Subdivision and Rezoning for the subject land under File No. DASZ 33/2013.
2. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

REASON FOR THE REPORT

- The applicant is proposing to build a commercial development and requires Variances per the *Winnipeg Zoning By-Law*.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 26-157226\C**
RELATED FILES:	DCU 160269/2026C
COMMUNITY:	East Kildonan - Transcona Committee
NEIGHBOURHOOD #:	4.417 - (PEGUIS)
SUBJECT:	To vary the "C4 PDO-1 Malls and Corridors" development and design standards of Winnipeg Zoning By-Law No. 200/2006 to consolidate 7 lots as follows: 1) for the construction of commercial buildings to permit: a) an east side yard of 58 feet (17.68 metres) instead of 125 feet (38.10 metres); b) a rear yard of 50 feet (15.24 metres) instead of 125 feet (38.10 metres); 2) for the location of garbage enclosure to permit: a) no side yard instead of instead of 125 feet (38.10 metres) from the zoning district boundary of a residential zoning district; b) no rear yard instead of instead of 125 feet (38.10 metres) from the zoning district boundary of a residential zoning district.
LOCATION:	Reenders Drive
LEGAL DESCRIPTION:	LOT 2 PLAN 45753 WLTO IN OTM LOTS 95 AND 96 AND PARK LOT "Q" PARISH OF KILDONAN
APPLICANT:	Justin Zarnowski (Shindico Realty Inc.)

1355 Taylor Ave Unit 200
Winnipeg, MB R3M 3Y9

OWNER: 2514109 MANITOBA LIMITED
1355 Taylor Ave 200 (C/O SHINDICO REALTY INC)
Winnipeg, MB R3M 3Y9

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.

DAV 13-137683D

- A Variance application was approved in 2013 by the East Kildonan-Transcona Community Committee for zoning lots having no frontage, reduced/zero yard setbacks, and reduced bicycle parking spaces.

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a Variance with respect to a property may be approved if the Variance:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) is compatible with the area in which the property to be affected is situated.

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.
- 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 “Almey-Ravelston Special Planning Area” policy area of the *Transcona West Area Structure Plan*.

- The property has been approved to be rezoned “C4 PDO-1 Malls and Corridors” (Commercial Regional) district.

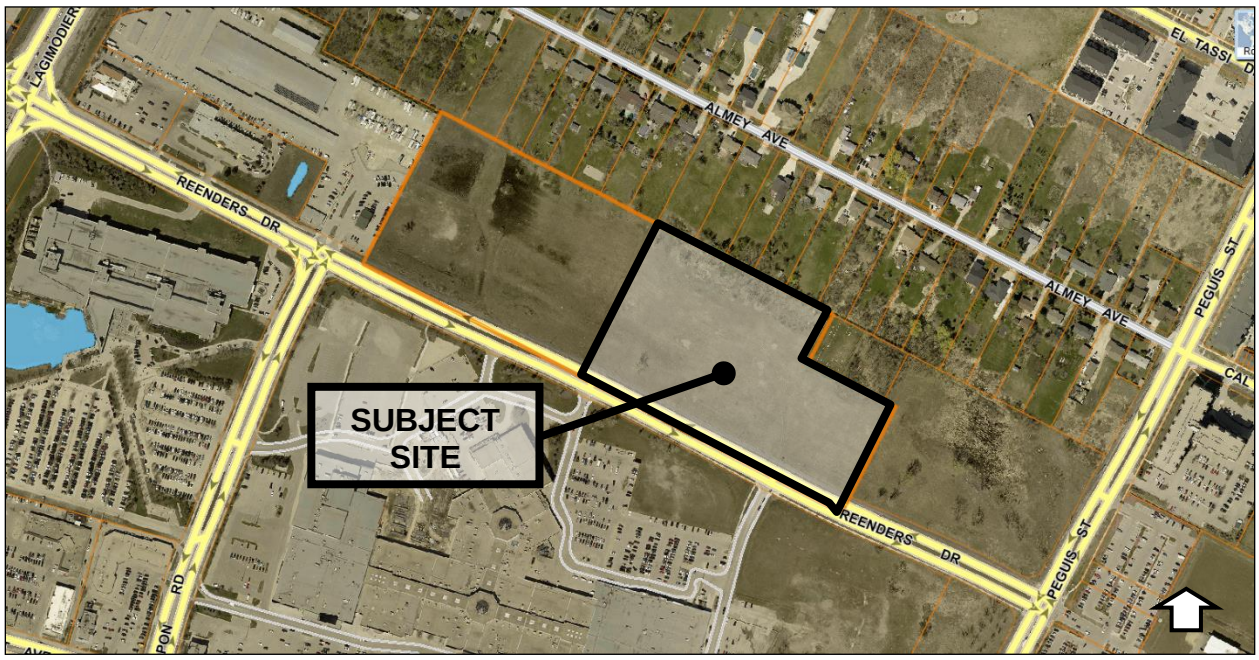


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

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

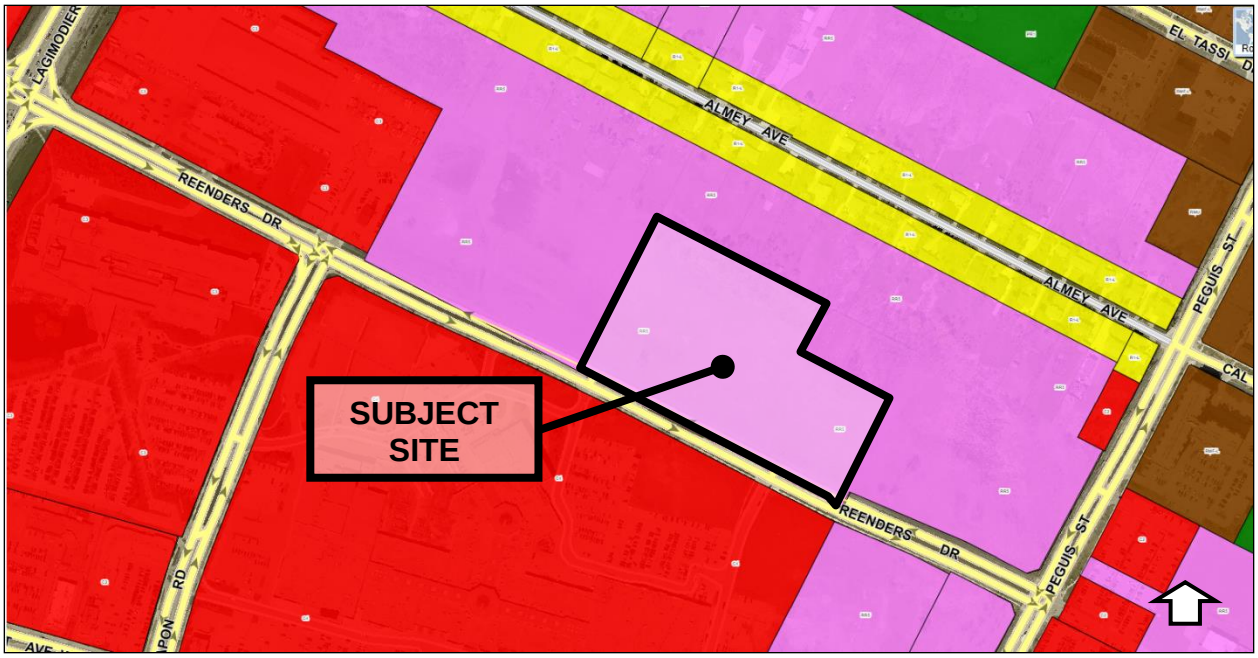


Figure 2: Zoning of the site and surrounding area (NB: the site is being rezoned to C4)

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 Conditional Use application (**see Report for DCU 26-160269C**).
- The proposal also requires a Plan Approval application (**see Report for PA ZR 26-131902**).

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.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reason for Variances

East Side Yard Building Setback

- The east side yard building setback is calculated as 125 feet. The development proposes an east side yard building setback of 58 feet. For this reason, a Variance is required.

Rear Yard Building Setback

- The rear yard building setback is calculated as 125 feet. The development proposes a rear yard building setback of 50 feet. For this reason, a Variance is required.

Garbage Enclosure Setbacks

- The side and rear yard garbage enclosure setback is calculated as 125 feet. The development proposes a side and rear yard garbage enclosure setback of zero, respectively. For this reason, Variances are required.

Analysis of Variances

Reduced East Side Yard and Rear Yard Building Setbacks

- The east side yard and rear yard building setbacks for Building A (closest to the northeast and north property line) are 58 feet and 50 feet, respectively. Building A is only 1 storey in building height. There will be a 20 feet landscape buffer, a 7.8 feet high double-sided timber noise attenuation fence, a buffering berm, and a two-way drive aisle. The abutting residential lots along the north property line are over 300 feet in depth and with dwellings at least 200 feet away from the shared property line. The abutting residential lot along the northeast property line is a cemetery use.
    - For these reasons, the Division supports these Variances.

Reduced Side and Rear Yard Garbage Enclosure Setbacks

- The side and rear yard garbage enclosure setbacks are zero feet instead of 125 feet. There will be a 20 feet landscape buffer, a 7.8 feet high double-sided timber noise attenuation fence, and a buffering berm. The abutting residential lot along the northeast property line is a cemetery use.
    - For these reasons, the Division supports these Variances.

REASONS FOR DECISION

In the context of Section 247(3), the Urban Planning and Design Division ***approves*** the application for the following reasons:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

In that, *the proposal is consistent with policies in* OurWinnipeg 2045*,* Complete Communities Direction Strategy 2.0 *and the* Transcona West Area Structure Plan.

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

In that, *the site design and building design ensure there are no substantial adverse effects for adjacent residential lots/uses.*

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

In that, *the Variances are the minimum modification to mitigate negative impacts on the property.*

(d) is compatible with the area in which the property to be affected is situated.

In that, *the proposed mixed-use development introduces a compatible new development on the block, in the neighbourhood, and within the ward.*

OURWINNIPEG 2045 POLICY ALIGNMENT

Goal: City Building

Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support *Complete Communities* principles, to achieve this Plan's sustainable development goals.

Objective 2. Integrate resilient land use, transportation and infrastructure planning, and investments

- ***6.1 Sustainable Urban Growth*** *The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.*

- ***6.25 Mixed Use Centres*** *Designate Mixed Use Centres within the Urban Structure, representing the largest commercial areas in the city with the ability to accommodate major retail uses, and become pedestrian-oriented environments connected by integrated and sustainable transportation options, and offering a variety of housing, employment, amenities and services*

- ***6.40 Commercial Areas*** *Facilitate the redevelopment, infill, and expansion of existing commercial areas as the preferred method of accommodating new commercial development, while also accommodating local commercial amenities in new neighbourhoods, to ensure completeness from its inception.*

- ***6.41 Inclusive Public Places*** *Practice and enforce a high standard of urban design, that supports a sustainable quality of life and sense of place through the development of a safe, resilient, high quality, high-functioning and active transportation and transit-oriented urban environment*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density.

- ***4.1*** *Increase Strategic Infill Development that provides access to and capitalizes on existing and planned corridors with frequent transit service.*

- ***4.2*** *Ensure New Area of Growth are Designed According to Principles of Complete Communities.*

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Choi Ho, RPP, MCIP
Date:	Tuesday, June 2, 2026
File No.	DAV 26-157226\C

Exhibit “7” referred to in File DAV 157226A/2026C



1 OVERALL SITE PLAN
1" = 150'-0"

N

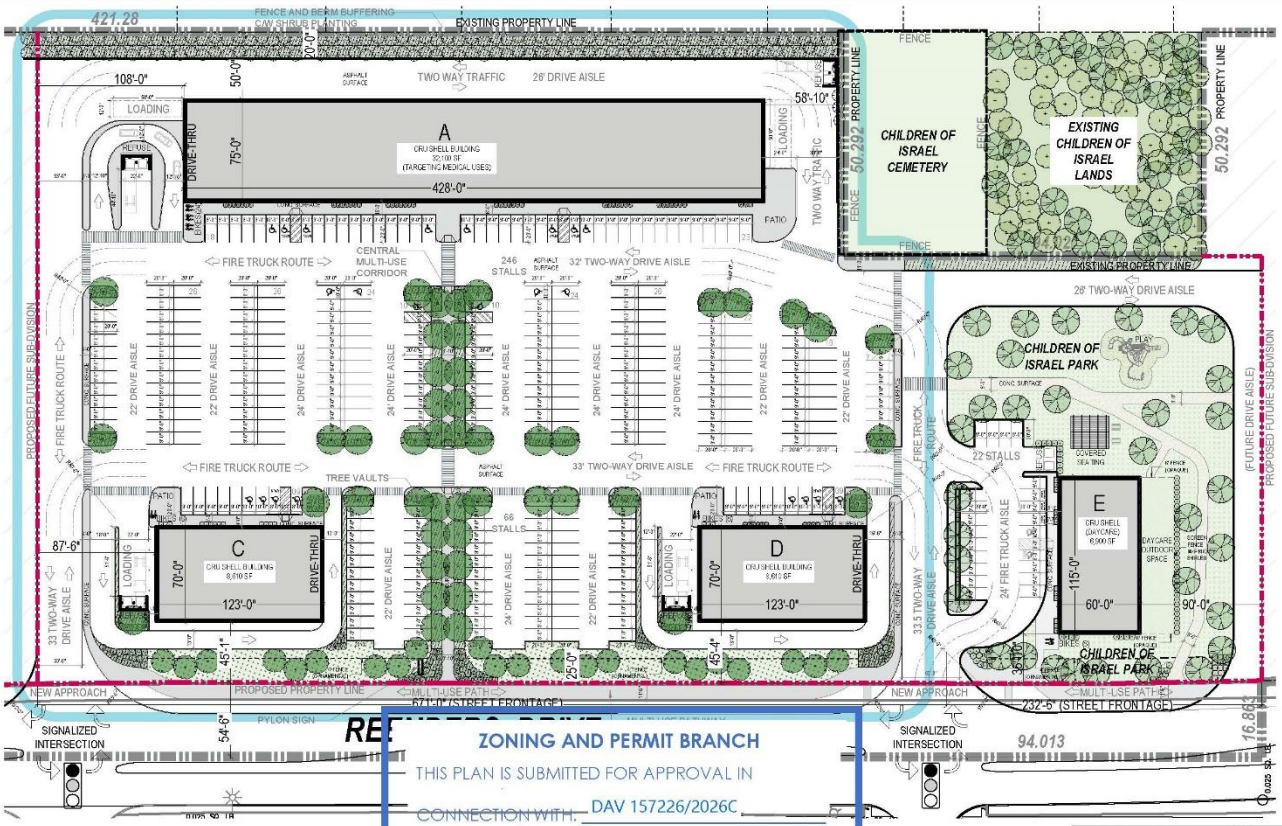
PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION

BLDG architecture office inc.
3-692 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

ENADE
PLAN APPROVAL
REENDERS DRIVE, WINNIPEG MB
DRAWN BLDG REVD KS
DATE 01/20/2026
SCALE AS NOTED
PROJECT NO. 2025_15
DRAWING NO. PA01

PROJECT NAME: PEGUIS PROMENADE
ADDRESS:150 Reenders Drive, Winnipeg, R2C 5E8, Manitoba, Canada
LEGAL DESCRIPTION: LOTS 2/3, PLAN 45753, PEGUIS STREET
ZONING: C4 - COMMERCIAL

LANDSCAPE: AREA 01



1 COMMERCIAL SITE PLAN
1" = 75'-0"

LANDSCAPING ( )		
LEGAL DESCRIPTION	LOTS 2, PLAN 45753, PEGUIS STREET AND REENDERS DRIVE	
STREET EDGE LANDSCAPING		
LINEAR STREET FRONTAGE (ALONG REENDERS DR.)	671 FT	
1 TREE / 30 (LINEAR) FT	22 TREES REQUIRED	22 TREES PROVIDED
3 SHRUBS / 20 (LINEAR) FT	101 SHRUBS REQUIRED	104 SHRUBS PROVIDED
BUILDING FOUNDATION LANDSCAPING		
TOTAL FOUNDATION FACING PUBLIC RIGHT OF WAY / PRIORITY ENTRY	BLDG A, C, D, TOTAL	920 FT
1 SHRUBS / 10 (LINEAR) FT	92 SHRUBS REQUIRED	104 SHRUBS PROVIDED
PARKING LOT INTERIOR LANDSCAPING		
TOTAL PARKING AREA	234, 200 FT2	
5% OF GROSS AREA TO BE LANDSCAPED	11,840 FT2 (DOES NOT INCLUDE PARK)	
1 TREE / 300 SF	39 TREES REQUIRED	44 TREES PROVIDED
1 SHRUB / 100 SF	117 SHRUBS REQUIRED	123 SHRUBS PROVIDED
CHILDREN OF ISRAEL PARK	24 TREES PROVIDED	36 SHRUBS PROVIDED
BUFFERING OF RESIDENTIAL USES		
OPTION 2: OPAQUE WALL, BERM, FENCE AND OR DENSE VEGETATIVE SCREEN WITH A MINIMUM COMBINED HEIGHT OF 6FT		
BERM	BERM REQUIRED	1.5' BERM PROVIDED
FENCE	FENCE REQUIRED	6' FENCE PROVIDED
PLANTING	SHRUB REQUIRED	110 SHRUBS PROVIDED

SUGGESTED SPECIES

TREES	
TREE TYPE / SPECIES	COUNT
COLORADO BLUE SPRUCE	2
DISCOVERY ELM	20
HOT WING MAPLE	8
JAPANESE TREE LILAC	8
MING CHERRY	7
SILVER MAPLE	11
GREENSPIRE LINDEN	11

SHRUBS	
SHRUB TYPE / SPECIES	COUNT
ANNABELLE HYDRANGEA	58
IVORY HALO DOGWOOD	16
MEART KOREAN LILAC	122
JUNIPER (SP)	69
LITTLE REBEL DOGWOOD	47
RED OSIER DOGWOOD	110

TREES SHRUBS

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 157226/2026C
SHEET # 2 OF 25
DATE: May 26, 2026

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3-692 Osborne Street
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Canada, R3L 2B9
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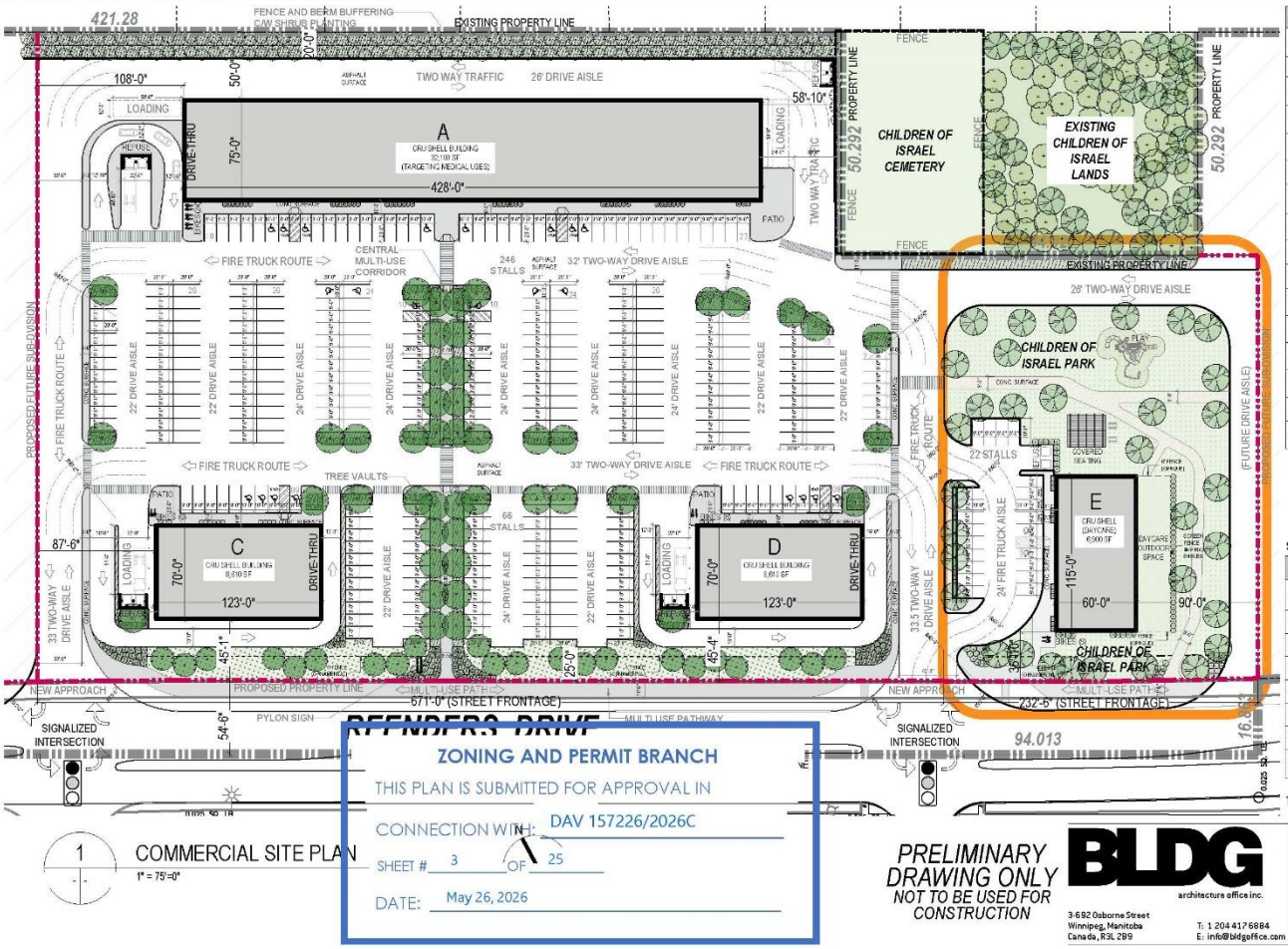
E: info@bldgoffice.com

PROJECT: PEGUIS PROMENADE
PLAN APPROVAL
REENDERS DRIVE, WINNIPEG MB
DRAWN BLDG REVD KS
DATE 01/20/2026
SCALE AS NOTED
PROJECT NO. 2025_15
DRAWING NO. PA03a

LANDSCAPE: AREA 02

PROJECT NAME: PEGUIS PROMENADE
ADDRESS:150 Reenders Drive, Winnipeg, R2C 5E8, Manitoba, Canada
LEGAL DESCRIPTION: LOTS 2/3, PLAN 45753, PEGUIS STREET
ZONING: C4 - COMMERCIAL



1 COMMERCIAL SITE PLAN
1" = 75'-0"

LANDSCAPING (AREA 02)		
LEGAL DESCRIPTION	LOTS 2, PLAN 45753, PEGUIS STREET AND REENDERS DRIVE	
STREET EDGE LANDSCAPING		
LINEAR STREET FRONTAGE (ALONG REENDERS DR.)	232.5 FT	
1 TREE / 30 (LINEAR) FT	8 TREES REQUIRED	8 TREES PROVIDED
3 SHRUBS / 20 (LINEAR) FT	35 SHRUBS REQUIRED	35 SHRUBS PROVIDED
BUILDING FOUNDATION LANDSCAPING		
TOTAL FOUNDATION FACING PUBLIC RIGHT OF WAY / PRIOPLE ENTRY	BLDG E TOTAL	175 FT
1 SHRUBS / 10 (LINEAR) FT	18 SHRUBS REQUIRED	20 PROVIDED
PARKING LOT INTERIOR LANDSCAPING		
TOTAL PARKING AREA	22, 611 FT2	
5% OF GROSS AREA TO BE LANDSCAPED	1,131 FT2 (DOES NOT INCLUDE PARK)	
1 TREE / 300 SF	4 TREES REQUIRED	4 TREES PROVIDED
1 SHRUB / 100 SF	12 SHRUBS REQUIRED	12 SHRUBS PROVIDED
CHILDREN OF ISRAEL PARK	21 TREES PROVIDED	36 SHRUBS PROVIDED
BUFFERING OF RESIDENTIAL USES		
PRIVACY SHRUBS PROVIDED FROM PARK TO DAYCARE		

SUGGESTED SPECIES

TREES	
TREE TYPE / SPECIES	COUNT
COLORADO BLUE SPRUCE	-
DISCOVERY ELM	14
HOT WING MAPLE	2
JAPANESE TREE LILAC	-
MING CHERRY	3
SILVER MAPLE	14
SPRING SNOW FLOWERING CRAB	-

SHRUBS	
SHRUB TYPE / SPECIES	COUNT
ANNABELLE HYDRANGEA	20
IVORY HALO DOGWOOD	10
DWARF KOREAN LILAC	27
JUNIPER (SP)	4
LITTLE REBEL DOGWOOD	25
RED OSIER DOGWOOD	35

TREES SHRUBS

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 157226/2026C
SHEET # 3 OF 25
DATE: May 26, 2026

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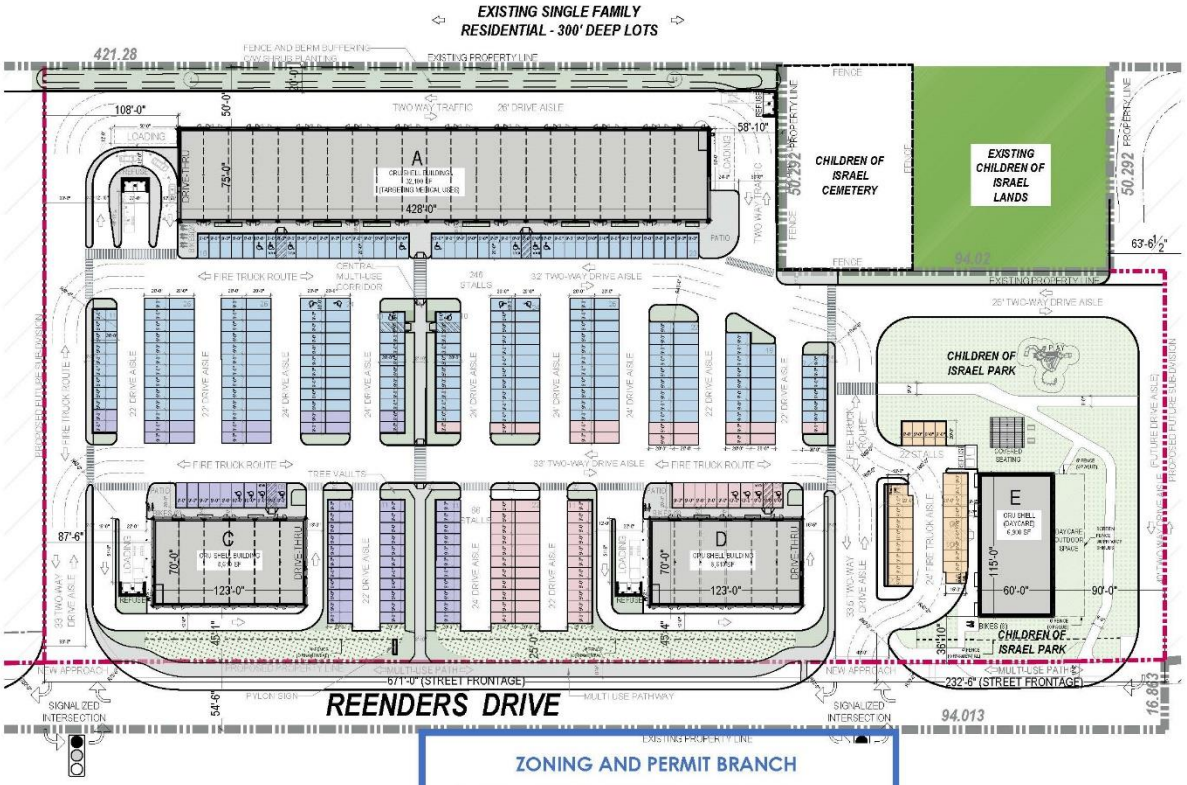
PROJECT: PEGUIS PROMENADE
PLAN APPROVAL
REENDERS DRIVE, WINNIPEG MB
DRAWN BLDG REVD KS
DATE 01/20/2026
SCALE AS NOTED
PROJECT NO. 2025_15
DRAWING NO. PA03b



PARKING STATISTICS SUMMARY				
BUILDING SCOPE	PARKING STALL LEGEND	REQUIRED	PROVIDED	NOTE
BUILDING A		198	214	*OF REQUIRED STALLS ALLOWS FOR 8 OF 21 TENANT SPACE AVAILABLE TO BE RESTAURANT CATEGORY
BUILDING C		98	98	*OF REQUIRED STALLS ALLOWS FOR 1/2 OF TENANT SPACE AVAILABLE TO BE RESTAURANT CATEGORY
BUILDING D		98	98	*OF REQUIRED STALLS ALLOWS FOR 1/2 OF TENANT SPACE AVAILABLE TO BE RESTAURANT CATEGORY
BUILDING E		13	22	*OF REQUIRED STALLS BASED ON DAYCARE CATEGORY
TOTAL		327	352	

1
PA20 | PA20

KEY SITE PLAN
PARKING STALL SUMMARY
NOT TO SCALE

ZONING AND PERMIT BRANCH
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CONNECTION WITH: DAV 157226/2026C
SHEET # 4 OF 25
DATE: May 26, 2026

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PROJECT: PEGUIS PROMENADE PARKING COUNT
REENDERS DRIVE, WINNIPEG MB
DRAWN BLDG REVD KS
DATE 01/20/2026
SCALE AS NOTED
PROJECT NO. 2025_15
DRAWING NO. PA20



ZONING AND PERMIT BRANCH

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SHEET # 5 OF 25

DATE: May 26, 2026

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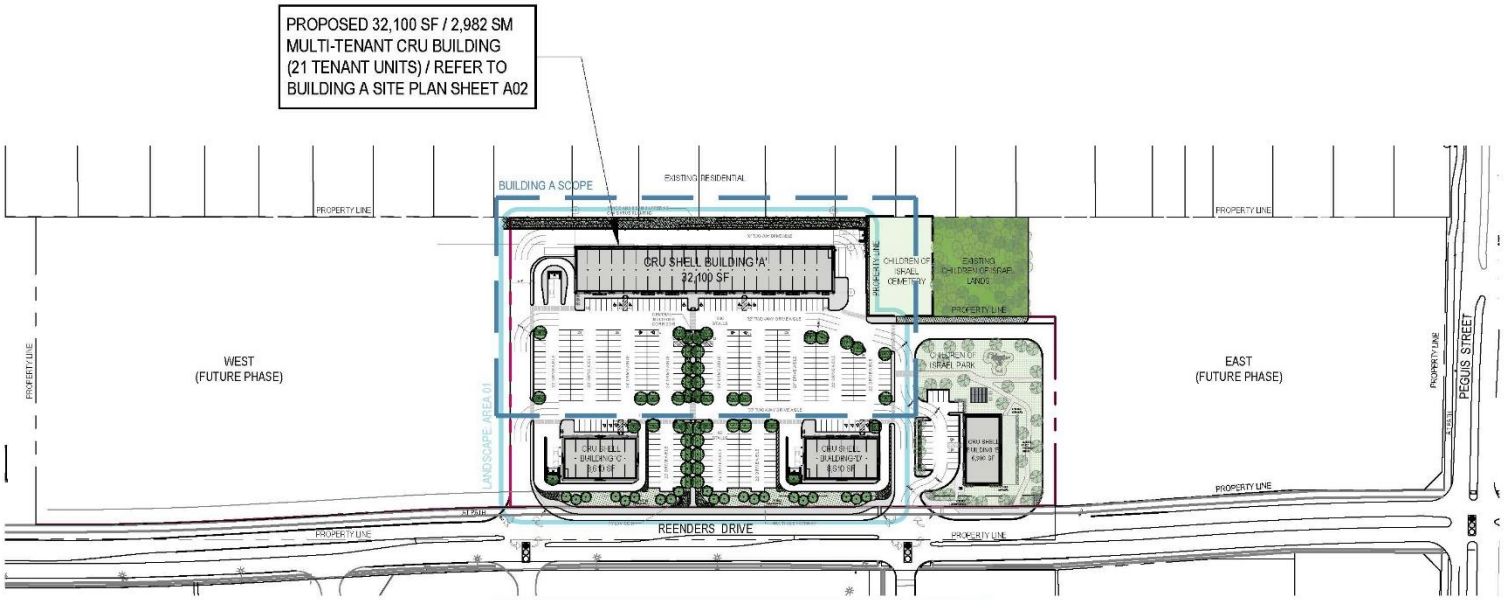
ROMENADE

REENDERS DRIVE

AERIAL VIEW



ZONING AND PERMIT BRANCH

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CONNECTION WITH: DAV 157226/2026C

SHEET # 6 OF 25

DATE: May 26, 2026

1 / A01 | A01 KEY SITE PLAN
BUILDING A - CRU
NOT TO SCALE

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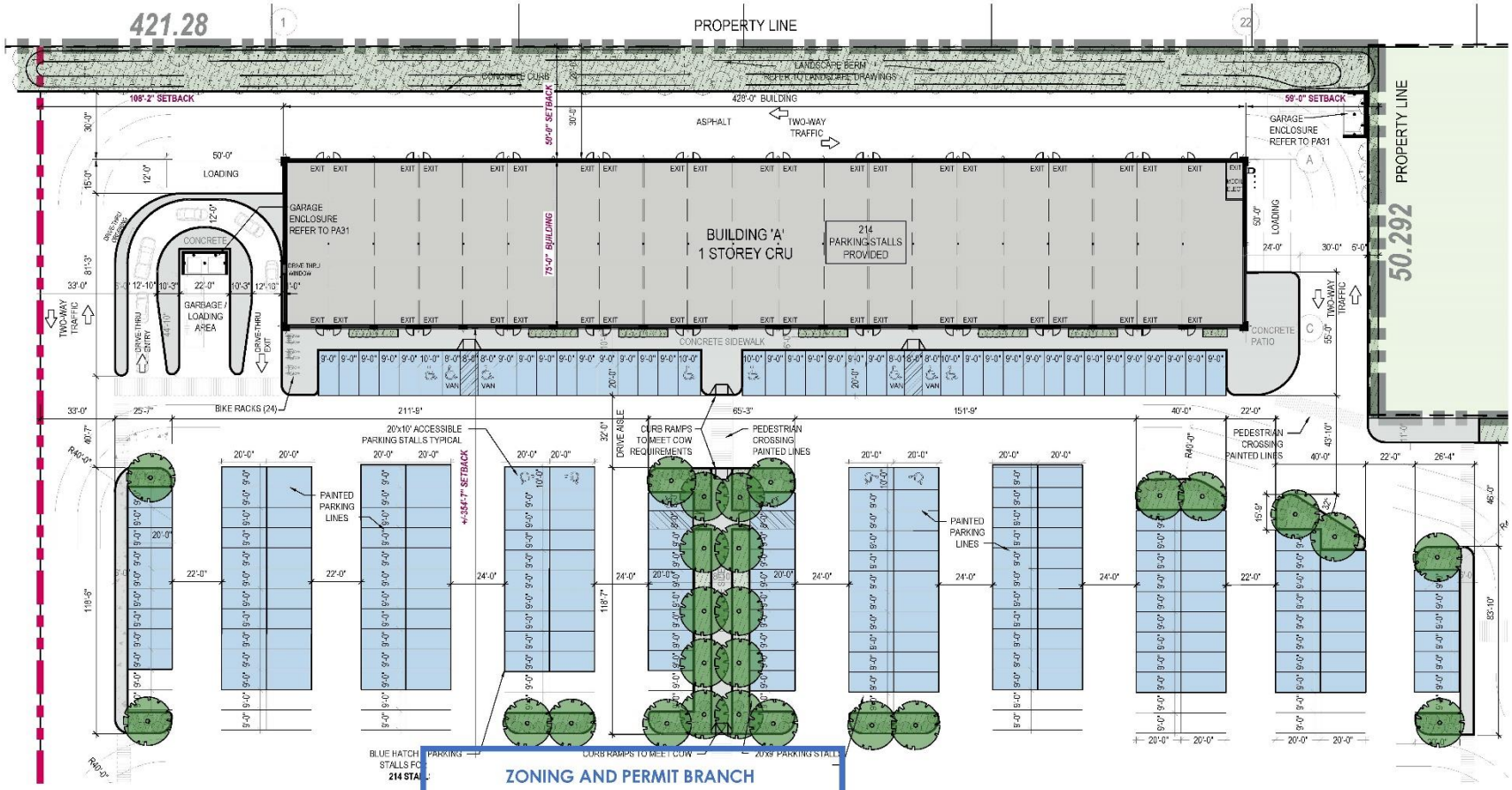
PROJECT
PEGUIS PROMENADE - BUILDING A
KEY SITE PLAN
REENDERS DRIVE, WINNIPEG MB

DRAWN BLDG REV'D KS
DATE 13 MAR 2026
SCALE AS NOTED
PROJECT NO. 2025_15
DRAWING NO. PA-A01



1
A01 A02

SITE PLAN
BUILDING A - CRU
1" = 40.0'

N

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 157226/2026C

SHEET # 7 OF 25

DATE: May 26, 2026

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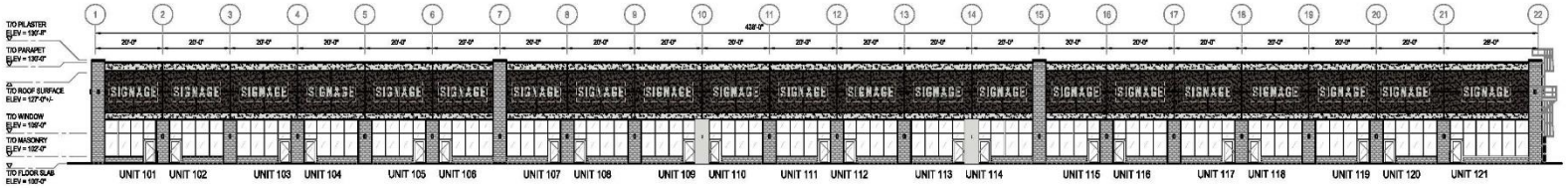
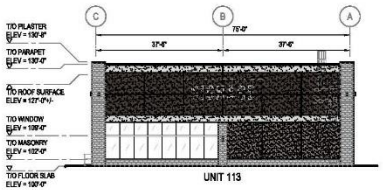
PROJECT
PEGUIS PROMENADE - BUILDING A
SITE PLAN
REENDERS DRIVE, WINNIPEG MB

DRAWN BLDG REVD KS
DATE 13 MAR 2026
SCALE AS NOTED
PROJECT NO. 2025_15
DRAWING NO. PA-A02



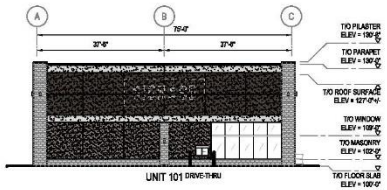
1 A03 A04 **FRONT ELEVATION - SOUTH STOREFRONT**

1" = 30.0'



2 A03 A04 **SIDE ELEVATION - EAST**

1" = 30.0'

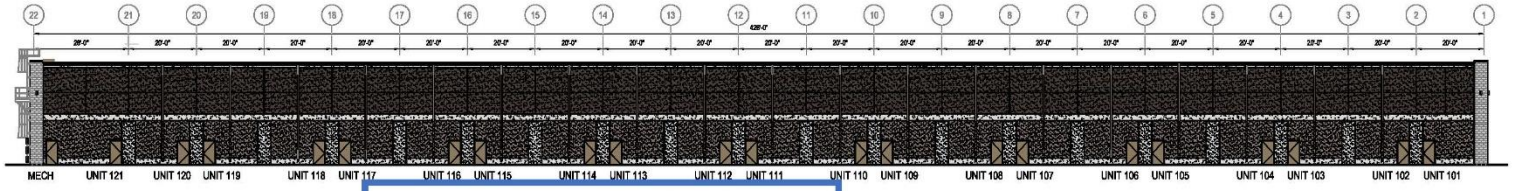


4 A03 A04 **SIDE ELEVATION - WEST**

1" = 30.0'

EXTERIOR MATERIAL LEGEND:

- EIFS CLADDING COLOUR 1: FINISH - SAND COLOUR TO BE CONFIRMED
- EIFS CLADDING COLOUR 2: FINISH - SAND COLOUR TO BE CONFIRMED
- EIFS CLADDING COLOUR 3: FINISH - SAND COLOUR TO BE CONFIRMED
- MASONRY CLADDING: 8"x16"x2" CAST-FIT LIMESTONE MASONRY FINISH - FLAT COLOUR - PARCHMENT
- PREFINISHED METAL CAP FLASHING: COLOUR - V/C WEST #65086 'BRIGHT WHITE' PROFILE - FLAT
- PREFINISHED METAL BASE FLASHING: COLOUR - V/C WEST TO BE CONFIRMED



3 A03 A04 **REAR ELEVATION - NORTH**

1" = 30.0'

ZONING AND PERMIT BRANCH

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SHEET # 8 OF 25

DATE: May 26, 2026

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PROJECT
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EXTERIOR ELEVATIONS
REENDERS DRIVE, WINNIPEG MB

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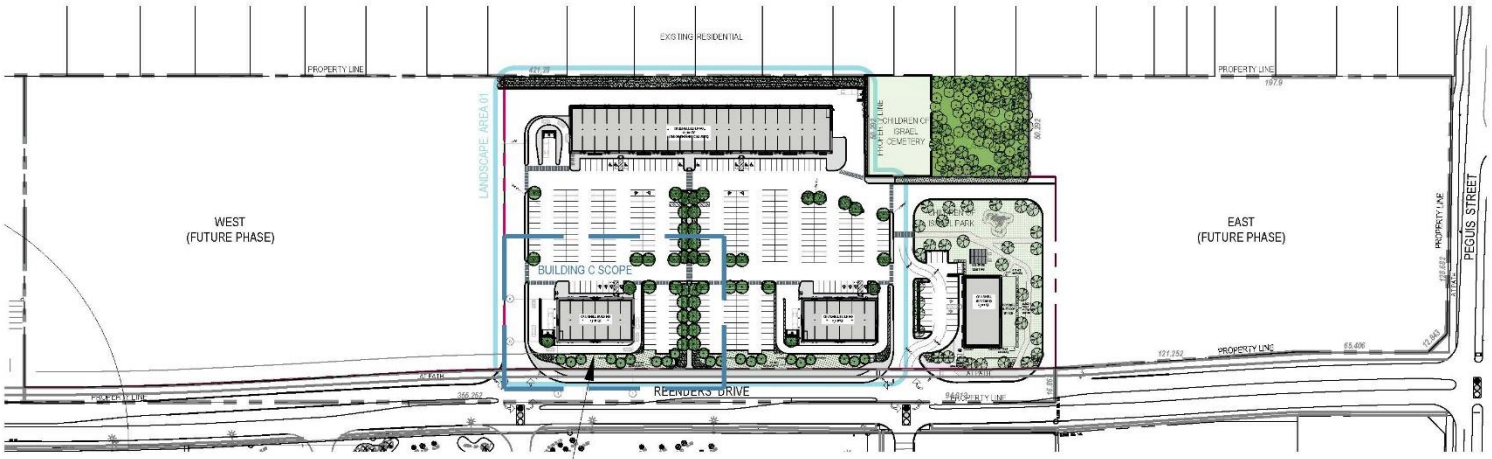
DATE 13 MAR 2026
SCALE AS NOTED
PROJECT NO. 2025_15
DRAWING NO. PA-A04



NEW 8,610 SF / 800 SM
MULTI-TENANT CRU BUILDING
(6 TENANT UNITS) / REFER TO
BUILDING C SITE PLAN SHEET C02

ZONING AND PERMIT BRANCH

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SHEET # 9 OF 25

DATE: May 26, 2026

1 / C01 | C01

KEY SITE PLAN
BUILDING C - CRU

NOT TO SCALE

N

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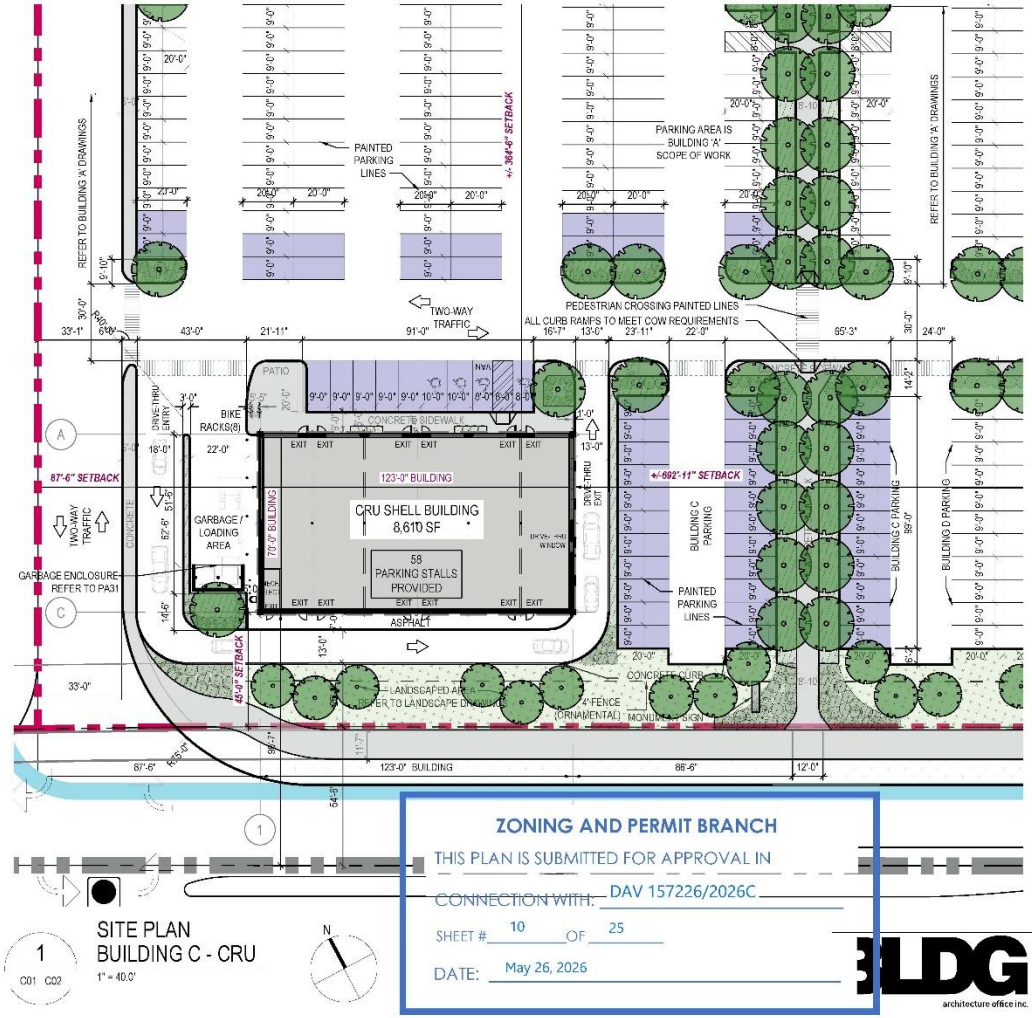
PROJECT
PEGUIS PROMENADE - BUILDING C
KEY SITE PLAN
REENDERS DRIVE, WINNIPEG MB

DRAWN BLDG REVD KS
DATE 29 JAN 2026
SCALE AS NOTED
PROJECT NO. 2025_15
DRAWING NO PA-C01



SITE PLAN
BUILDING C - CRU
1" = 40.0'

1
C01 C02

N

ZONING AND PERMIT BRANCH
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CONNECTION WITH: DAV 157226/2026C
SHEET # 10 OF 25
DATE: May 26, 2026

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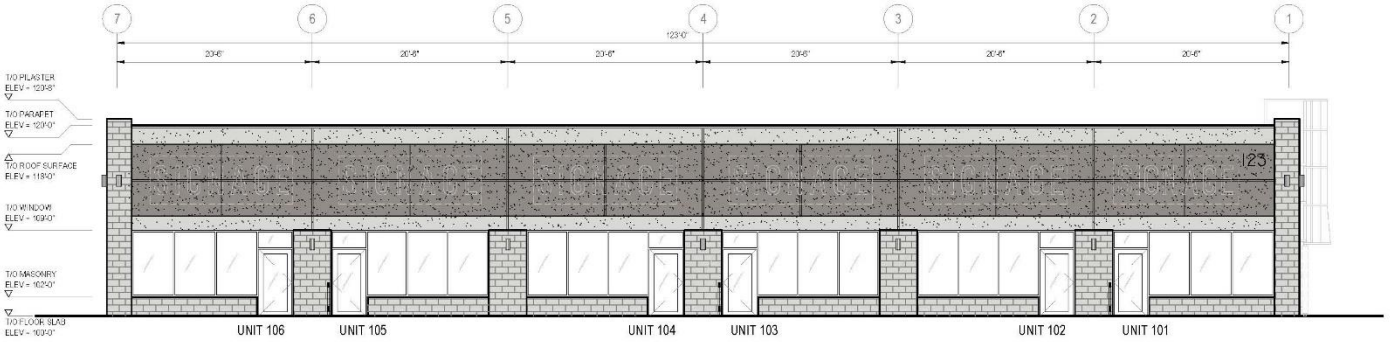
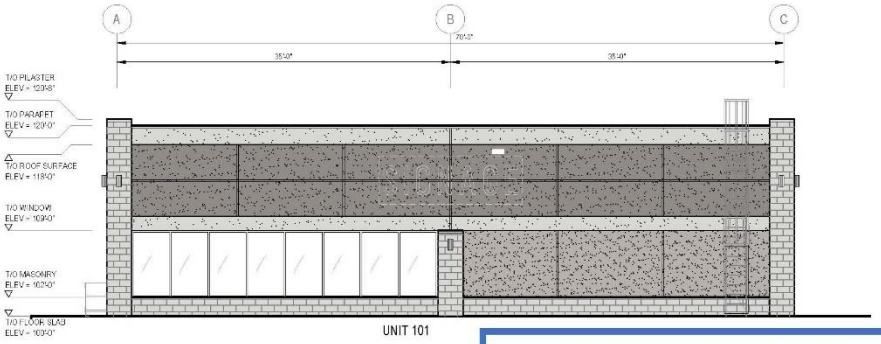
PROJECT
PEGUIS PROMENADE - BUILDING C
SITE PLAN
REENDERS DRIVE, WINNIPEG MB
DRAWN BLDG REVD KS
DATE 29 JAN 2026
SCALE AS NOTED
PROJECT NO. 2025_15
DRAWING NO. PA-C02



1 C04 A04 FRONT ELEVATION - NORTH STOREFRONT

3/32" = 1'-0"



2 C03 C04 SIDE ELEVATION - WEST

1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND:

- EIFS CLADDING COLOUR 1: FINISH - SAND COLOUR TO BE CONFIRMED
- EIFS CLADDING COLOUR 2: FINISH - SAND COLOUR TO BE CONFIRMED
- EIFS CLADDING COLOUR 3: FINISH - SAND COLOUR TO BE CONFIRMED
- MASONRY CLADDING: 8"x16"x2" CAST-FIT LIMESTONE MASONRY FINISH - FLAT COLOUR - PARCHMENT
- PREFINISHED METAL CAP FLASHING: COLOUR - VIC WEST #65086 'BRIGHT WHITE' PROFILE - FLAT
- PREFINISHED METAL BASE FLASHING: COLOUR - VIC WEST TO BE CONFIRMED

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

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SHEET # 11 OF 25

DATE: May 26, 2026

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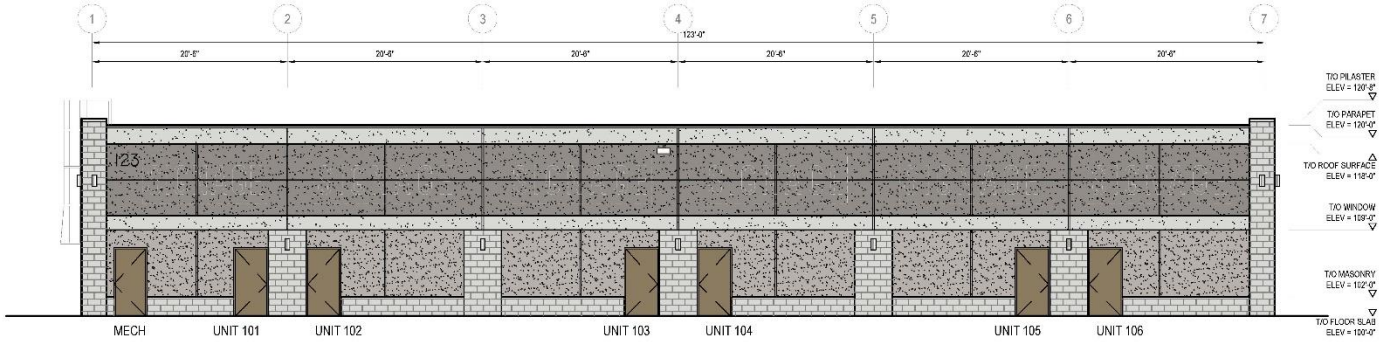
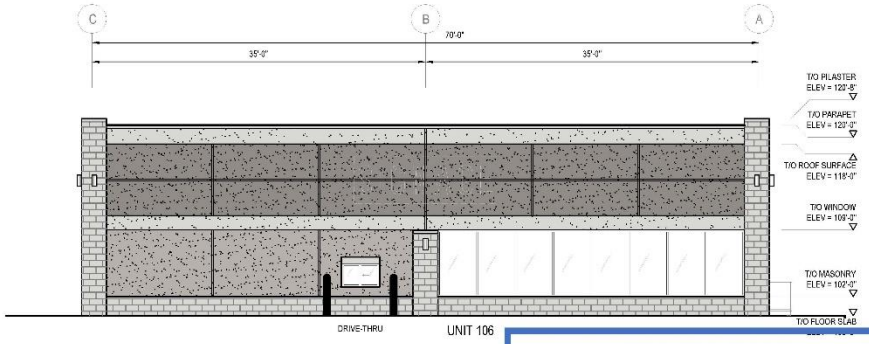
PROJECT: PEGUIS PROMENADE - BUILDING C
EXTERIOR ELEVATIONS
REENDERS DRIVE, WINNIPEG MB

DRAWN BLDG REVD KS | PROJECT NO. 2025_15
DATE 29 JAN 2026 | DRAWING NO. PA-C04
SCALE AS NOTED



1 REAR ELEVATION - SOUTH
C03 C05
3/32" = 1'-0"



2 SIDE ELEVATION - EAST
C03 C05
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND:

- EIFS CLADDING COLOUR 1: FINISH - SAND COLOUR TO BE CONFIRMED
- EIFS CLADDING COLOUR 2: FINISH - SAND COLOUR TO BE CONFIRMED
- EIFS CLADDING COLOUR 3: FINISH - SAND COLOUR TO BE CONFIRMED
- MASONRY CLADDING: 8"x16"x2" CAST-FIT LIMESTONE MASONRY FINISH - FLAT COLOUR - PARCHMENT
- PREFINISHED METAL CAP FLASHING: COLOUR - VIC WEST #65086 'BRIGHT WHITE' PROFILE - FLAT
- PREFINISHED METAL BASE FLASHING: COLOUR - VIC WEST TO BE CONFIRMED

ZONING AND PERMIT BRANCH
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CONNECTION WITH: DAV 157226/2026C
SHEET # 12 OF 25
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PROJECT
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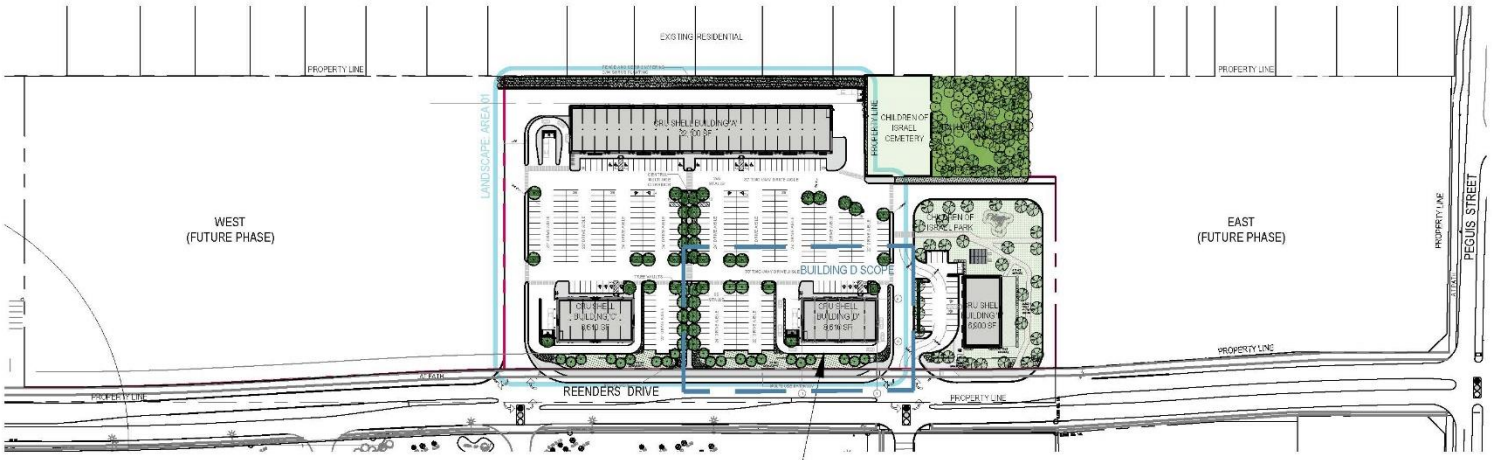
EXTERIOR ELEVATIONS
REENDERS DRIVE, WINNIPEG MB
DRAWN BLDG REVD KS
DATE 29 JAN 2026
SCALE AS NOTED
PROJECT NO. 2025_15
DRAWING NO. PA-C05



NEW 8,610 SF / 800 SM
MULTI-TENANT CRU BUILDING
(6 TENANT UNITS) / REFER TO
BUILDING D SITE PLAN SHEET D02

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

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SHEET # 13 OF 25

DATE: May 26, 2026

1
D01 | D01

KEY SITE PLAN
BUILDING D - CRU

NOT TO SCALE

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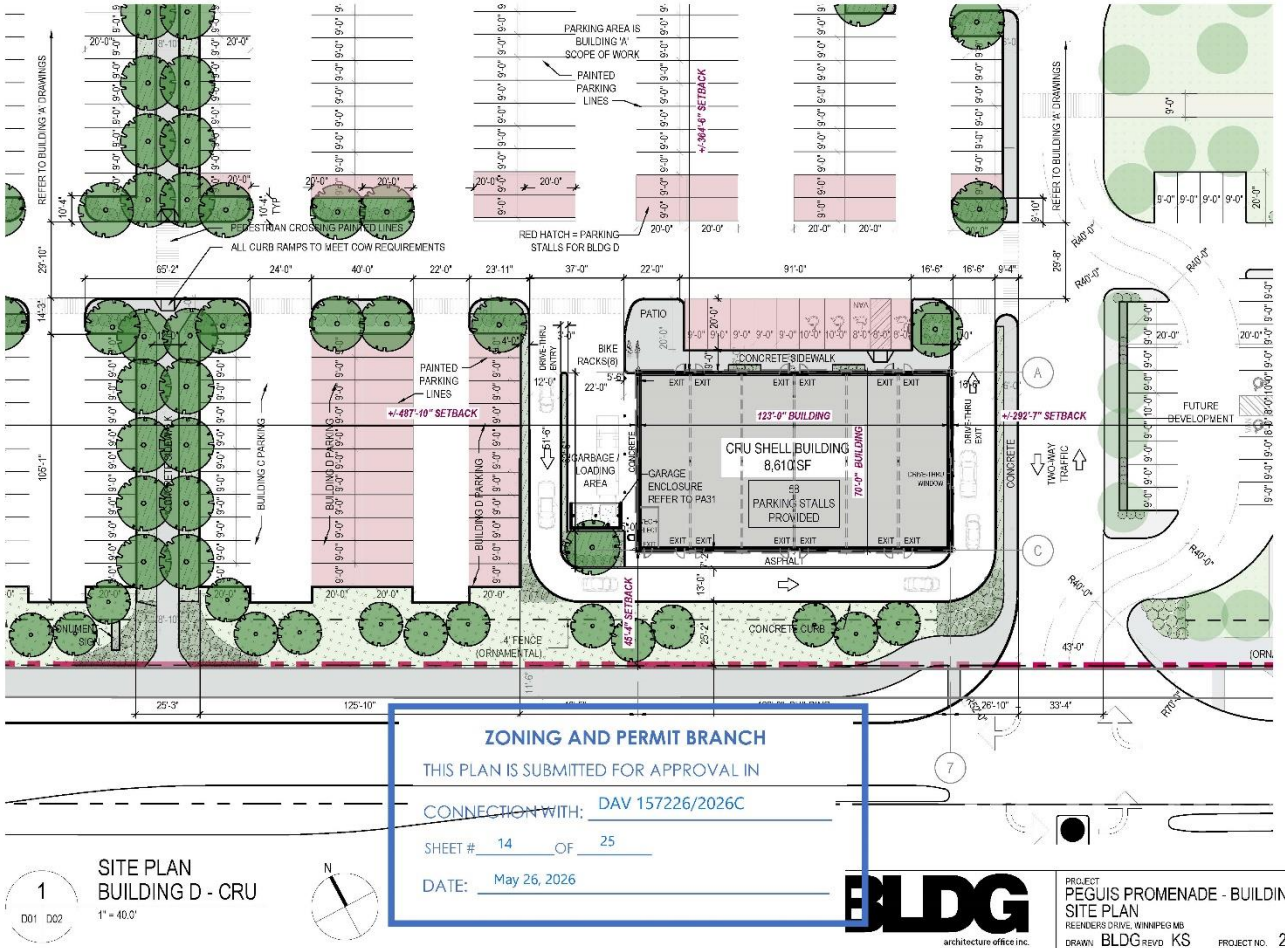
PROJECT
PEGUIS PROMENADE - BUILDING D
KEY SITE PLAN
REENDERS DRIVE, WINNIPEG MB

DRAWN BLDG REVD KS
DATE 29 JAN 2026
SCALE AS NOTED
PROJECT NO. 2025_15
DRAWING NO PA-D01



ZONING AND PERMIT BRANCH

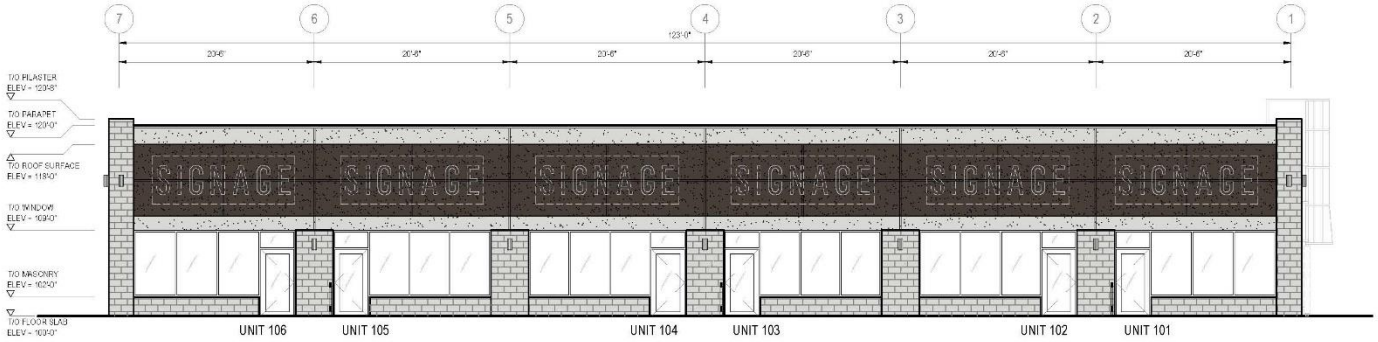
THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 157226/2026C

SHEET # 14 OF 25

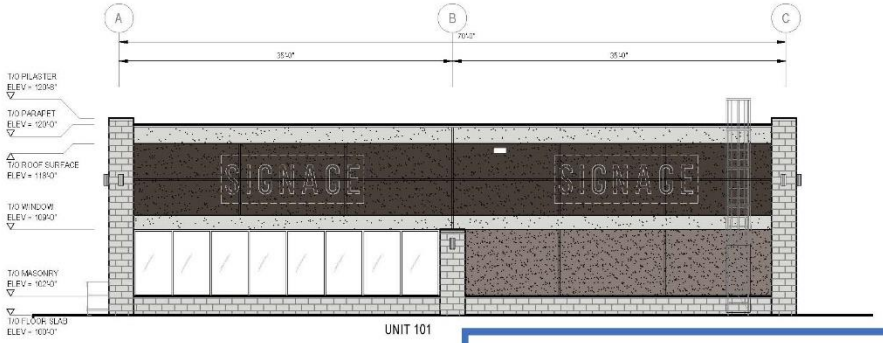
DATE: May 26, 2026

CONSTRUCTION



1 D03 D04 FRONT ELEVATION - NORTH STOREFRONT

3/32" = 1'-0"



2 D03 D04 SIDE ELEVATION - WEST

1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND:

- EIFS CLADDING COLOR 1: FINISH - SAND COLOUR TO BE CONFIRMED
- EIFS CLADDING COLOR 2: FINISH - SAND COLOUR TO BE CONFIRMED
- EIFS CLADDING COLOR 3: FINISH - SAND COLOUR TO BE CONFIRMED
- MASONRY CLADDING: 8"x16"x2" CAST-FIT LIMESTONE MASONRY FINISH - FLAT COLOUR - PARCHMENT
- PREFINISHED METAL CAP FLASHING: COLOUR - VIC WEST #65086 'BRIGHT WHITE' PROFILE - FLAT
- PREFINISHED METAL BASE FLASHING: COLOUR - VIC WEST TO BE CONFIRMED

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 157226/2026C

SHEET # 15 OF 25

DATE: May 26, 2026

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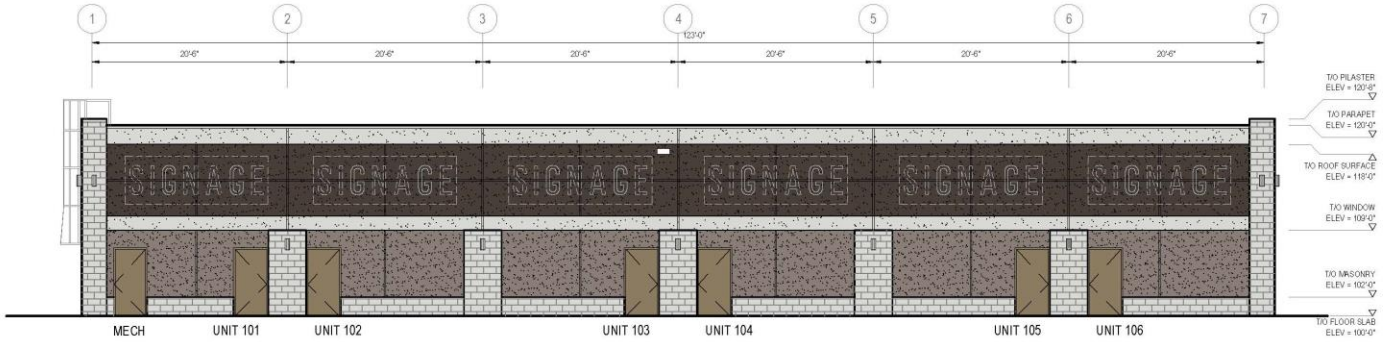
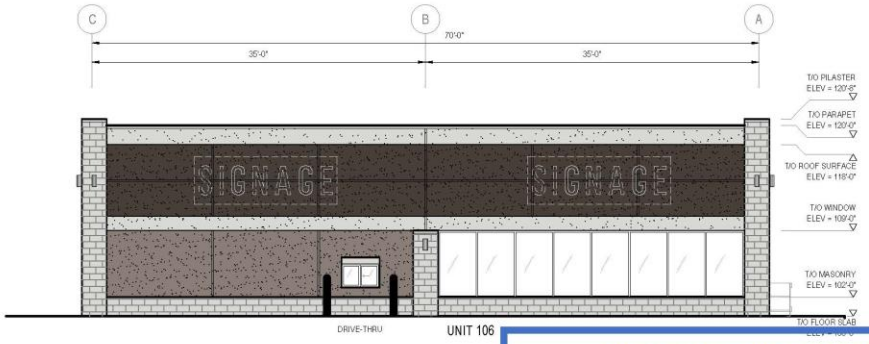
PROJECT: PEGUIS PROMENADE - BUILDING D
EXTERIOR ELEVATIONS
REENDERS DRIVE, WINNIPEG MB

DRAWN BLDG REVD KS
DATE 29 JAN 2026
SCALE AS NOTED
PROJECT NO. 2025_15
DRAWING NO. PA-D04



1 REAR ELEVATION - SOUTH
D03 D05
3/32" = 1'-0"



2 SIDE ELEVATION - EAST
D03 D05
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND:

- EIFS CLADDING COLOR 1: FINISH - SAND COLOUR TO BE CONFIRMED
- EIFS CLADDING COLOR 2: FINISH - SAND COLOUR TO BE CONFIRMED
- EIFS CLADDING COLOR 3: FINISH - SAND COLOUR TO BE CONFIRMED
- MASONRY CLADDING: 8"x16"x2" CAST-FIT LIMESTONE MASONRY FINISH - FLAT COLOUR - PARCHMENT
- PREFINISHED METAL CAP FLASHING: COLOUR - VIC WEST #65086 'BRIGHT WHITE' PROFILE - FLAT
- PREFINISHED METAL BASE FLASHING: COLOUR - VIC WEST TO BE CONFIRMED

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 157226/2026C
SHEET # 16 OF 25
DATE: May 26, 2026
PRELIMINARY DRAWING ONLY

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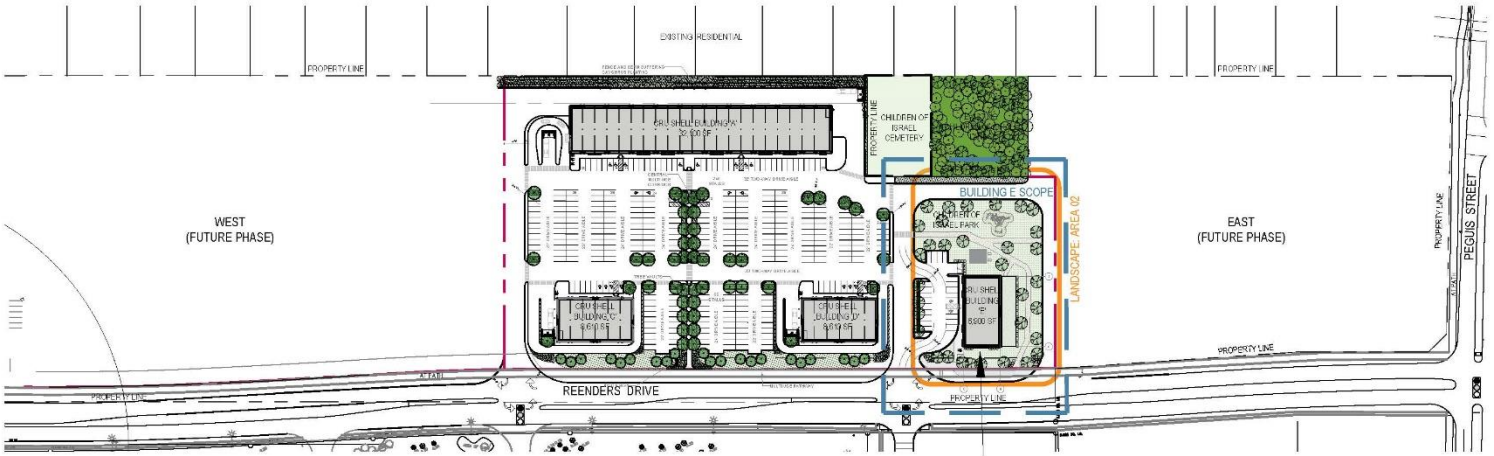
PROJECT
PEGUIS PROMENADE - BUILDING D
EXTERIOR ELEVATIONS
REENDER'S DRIVE, WINNIPEG MB
DRAWN BLDG REVD KS
DATE 29 JAN 2026
SCALE AS NOTED
PROJECT NO. 2025_15
DRAWING NO. PA-D05



ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 157226/2026C

SHEET # 17 OF 25

DATE: May 26, 2026

NEW 6,900 SF / 641 SM
DAYCARE BUILDING
REFER TO BUILDING E SITE PLAN
SHEET E02

1
E01 E01

KEY SITE PLAN
BUILDING E

NOT TO SCALE

N

ARY
DRAWING ONLY
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BLDG
architecture office inc.
3-592 Osborne Street
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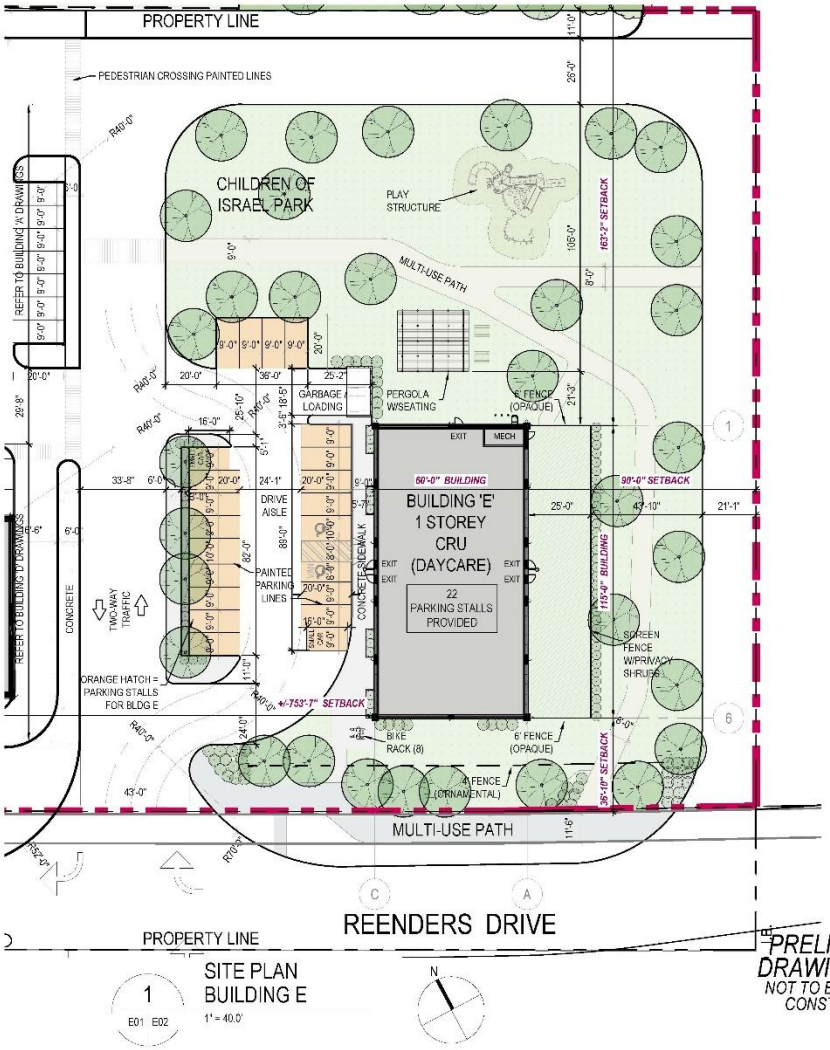
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
PEGUIS PROMENADE - BUILDING E
KEY SITE PLAN
REENDERS DRIVE, WINNIPEG MB

DRAWN BLDG REVD KS
DATE 08 APR 2026
SCALE AS NOTED

PROJECT NO. 2025_15
DRAWING NO. PA-E01



1 SITE PLAN BUILDING E
E01 E02
1" = 40.0'

N

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 157226/2026C

SHEET # 18 OF 25

DATE: May 26, 2026

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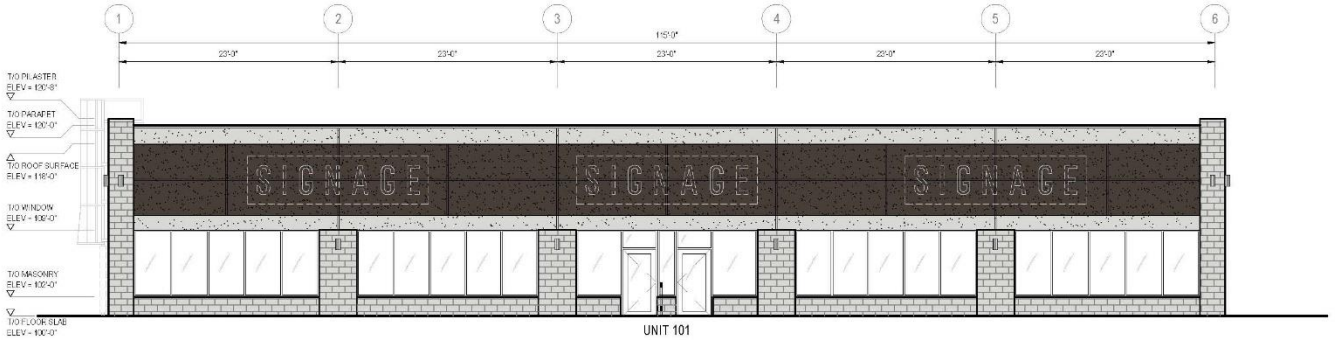
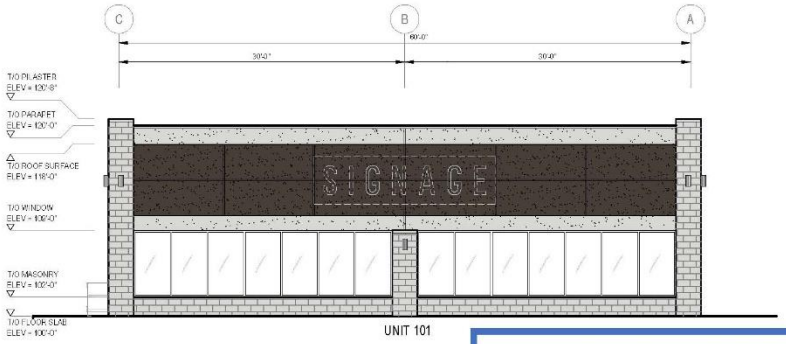
PROJECT: PEGUIS PROMENADE - BUILDING E
SITE PLAN
REENDERS DRIVE, WINNIPEG MB
DRAWN BLDG REVD KS PROJECT NO. 2025_15
DATE 08 APR 2026 DRAWING NO. PA-E02
SCALE AS NOTED



1 E03 E04 FRONT ELEVATION - WEST STOREFRONT

3/32" = 1'-0"



2 E03 E04 SIDE ELEVATION - SOUTH

1/16" = 1'-0"

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 157226/2026C

SHEET # 19 OF 25

DATE: May 26, 2026

PRELIMINARY DRAWING ONLY FOR

EXTERIOR MATERIAL LEGEND:

- EIFS CLADDING COLOR 1: FINISH - SAND COLOUR TO BE CONFIRMED
- EIFS CLADDING COLOR 2: FINISH - SAND COLOUR TO BE CONFIRMED
- EIFS CLADDING COLOR 3: FINISH - SAND COLOUR TO BE CONFIRMED
- MASONRY CLADDING: 8"x16"x2" CAST-FIT LIMESTONE MASONRY FINISH - FLAT COLOUR - PARCHMENT
- PREFINISHED METAL CAP FLASHING: COLOUR - VIC WEST #65086 'BRIGHT WHITE' PROFILE - FLAT
- PREFINISHED METAL BASE FLASHING: COLOUR - VIC WEST TO BE CONFIRMED

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PROJECT: PEGUIS PROMENADE - BUILDING E
EXTERIOR ELEVATIONS
REENDERS DRIVE, WINNIPEG MB

DRAWN BLDG REVD KS | PROJECT NO. 2025_15
DATE 08 APR 2026 | DRAWING NO. PA-E04
SCALE AS NOTED



1 REAR ELEVATION - EAST
E03 | E05
3/32" = 1'-0"



2 SIDE ELEVATION - NORTH
E03 | E05
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND:

- EIFS CLADDING COLOR 1: FINISH - SAND COLOUR TO BE CONFIRMED
- EIFS CLADDING COLOR 2: FINISH - SAND COLOUR TO BE CONFIRMED
- EIFS CLADDING COLOR 3: FINISH - SAND COLOUR TO BE CONFIRMED
- MASONRY CLADDING: 8"x16"x2" CAST-FIT LIMESTONE MASONRY FINISH - FLAT COLOUR - PARCHMENT
- PREFINISHED METAL CAP FLASHING: COLOUR - VIC WEST #65086 'BRIGHT WHITE' PROFILE - FLAT
- PREFINISHED METAL BASE FLASHING: COLOUR - VIC WEST TO BE CONFIRMED

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 157226/2026C
SHEET # 20 OF 25
DATE: May 26, 2026

PRELIMINARY DRAWING ONLY FOR

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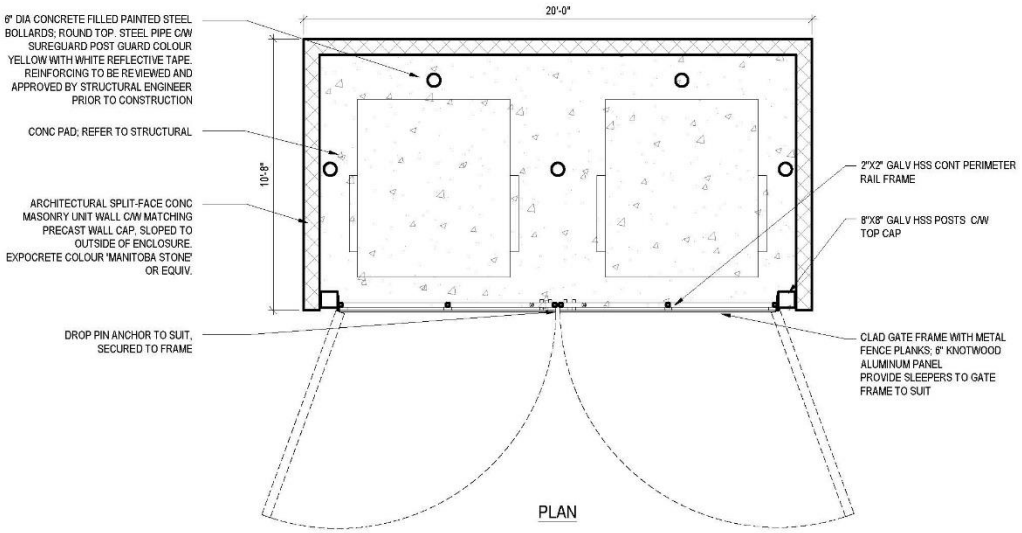
PROJECT
PEGUIS PROMENADE - BUILDING E
EXTERIOR ELEVATIONS
REENDER'S DRIVE, WINNIPEG MB

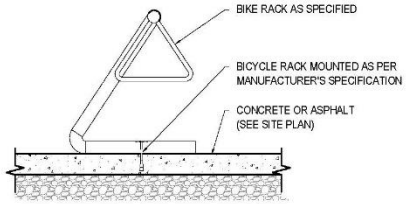
DRAWN	BLDG	REVD	KS
DATE	08 APR 2026		
SCALE	AS NOTED		

PROJECT NO. 2025_15
DRAWING NO. PA-E05



1 A02 PA31 GARBAGE ENCLOSURE DETAILS

1/4" = 1'-0"



2 A02 PA31 TYPICAL EXTERIOR BIKE RACK

1/4" = 1'-0"

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 157226/2026C

SHEET # 21 OF 25

DATE: May 26, 2026

GAF

1. CONTRACTOR TO PROVIDE STAMPED ENGINEERED SHOP DRAWINGS FOR ALL SUPPORT STRUCTURES, MOUNTING BRACKETS AND HARDWARE. DIMENSIONS PROVIDED ARE FOR DESIGN INTENT ONLY.
2. ENCLOSURE SIZE TO BE CONFIRMED BY OWNER PRIOR TO CONSTRUCTION.
3. BIN SIZE AND QUANTITY TO BE CONFIRMED WITH CITY.
4. REFER TO STRUCTURAL ANDCIVIL DRAWINGS FOR SLAB AND SLOPE REQUIREMENTS.

PRELIMINARY DRAWING ONLY
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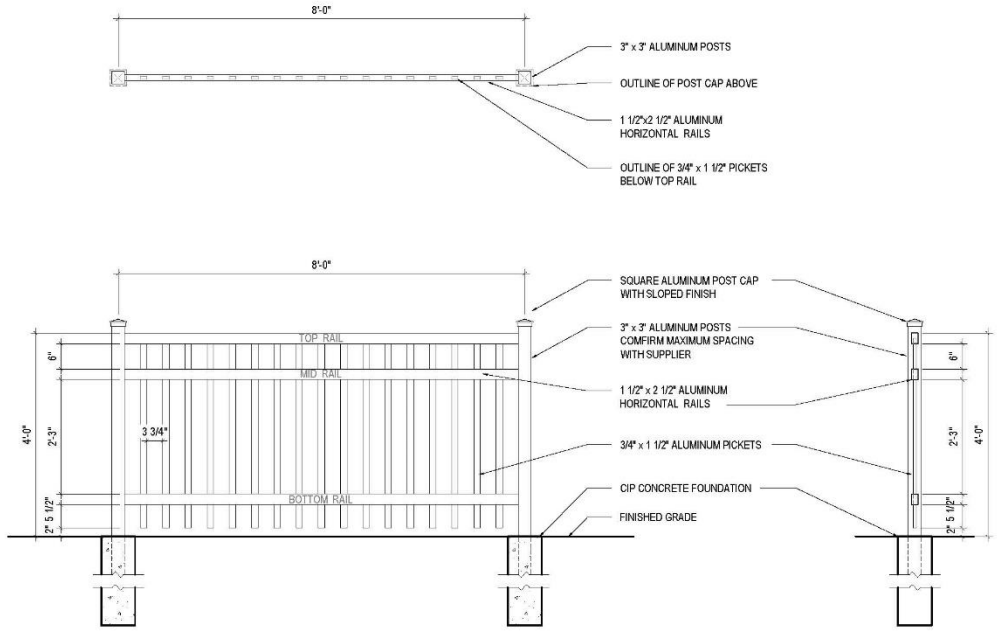
PROJECT: PEGUIS PROMENADE LANDSCAPE DETAILS
REENDERS DRIVE, WINNIPEG MB

DRAWN BLDG REVD KS
DATE 08 APR 2026
SCALE AS NOTED
PROJECT NO. 2025_15
DRAWING NO. PA-31



1 A02 PA32 FENCE DETAILS
1/2" = 1'-0"

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 157226/2026C

SHEET # 22 OF 25

DATE: May 26, 2026

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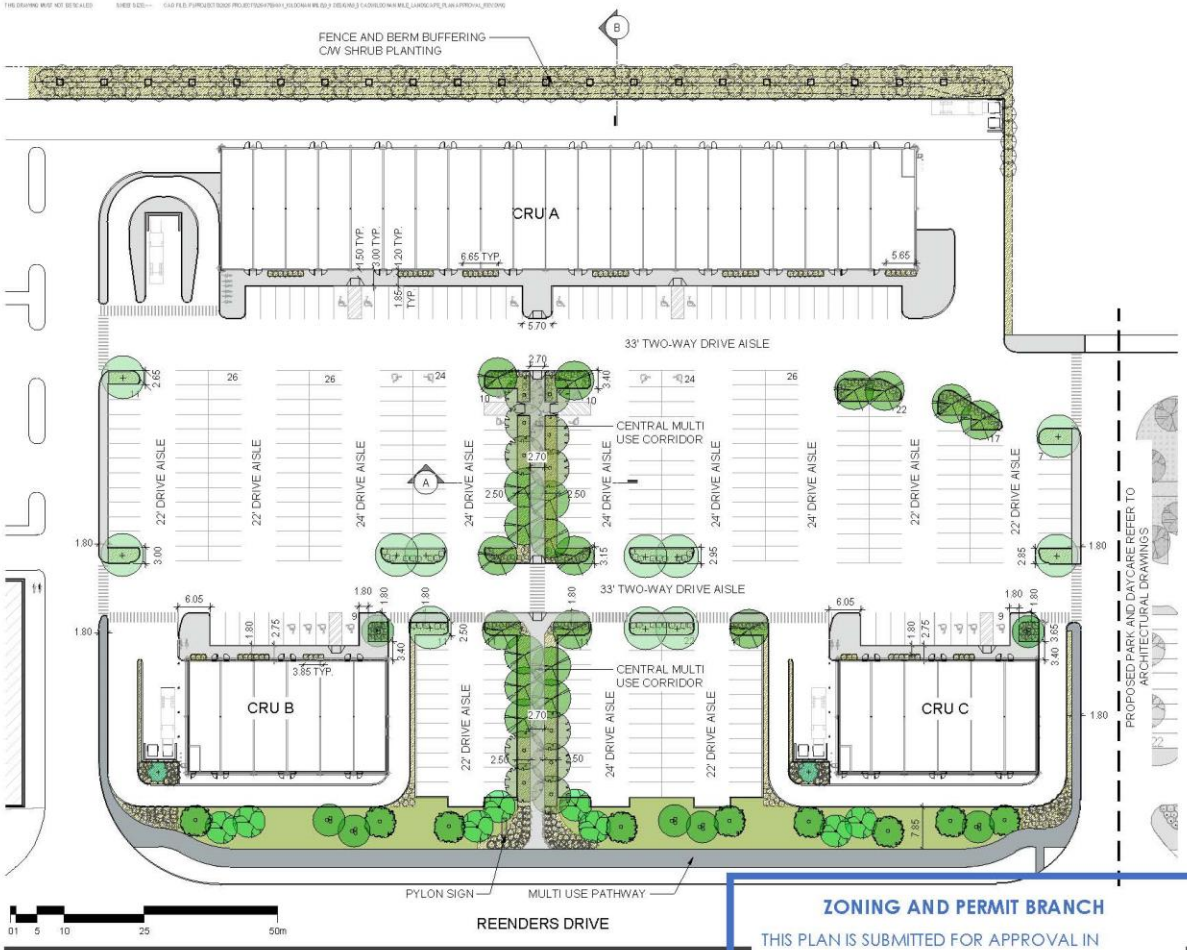
PROJECT
PEGUIS PROMENADE LANDSCAPE DETAILS
REENDERS DRIVE WINNIPEG MB
KS
PROJECT NO. 2025_15
DATE 08 APR 2026
SCALE AS NOTED
DRAWING NO. PA-32



ZONING REQUIREMENTS

LEGAL DESCRIPTION: LOTS 2, PLAN 45753, PEGUIS STREET AND REENDERS DRIVE

LANDSCAPING REQUIREMENTS

1. STREET EDGE LANDSCAPING
   TOTAL STREET EDGE (REENDERS DR.) - 204.6 Lin.m (671 Lin.ft)

	REQUIRED	INCLUDED
TREES (1 PER 30')	23	24
SHRUBS (3 PER 20')	101	104

2. BUILDING FOUNDATION LANDSCAPING
   TOTAL FOUNDATION FACING A PUBLIC RIGHT-OF-WAY / PRINCIPAL ENTRY - 280 Lin.m (920 Lin.ft)

	REQUIRED	INCLUDED
SHRUBS (1 PER 10')	92	104

3. PARKING LOT INTERIOR LANDSCAPING
   TOTAL PARKING AREA: 21,758 m2 (234,200 ft2)

	REQUIRED	INCLUDED
LANDSCAPE AREA (5%)	11,840 ft2	21,200 ft2
TREES (1 PER 300 FT2)	39	44
SHRUBS (1 PER 100 FT2)	117	123

4. BUFFERING OF RESIDENTIAL USE

	REQUIRED	INCLUDED
BERM	1.5'	1.5'
FENCE	8'	8'
SHRUB PLANTING	-	110

PLANTING LEGEND
REFER TO L03 FOR PLANTING SCHEDULE AND DETAILS

- PLANTING BED C/W WOOD MULCH
- TURF GRASS

TREES

- COLORADO BLUE SPRUCE
- DISCOVERY ELM
- HOT WING MAPLE
- JAPANESE TREE LILAC
- MING CHERRY
- SILVER MAPLE
- GREENSPIRE LINDEN

SHRUBS

- ANNABELLE HYDRANGEA
- IVORY HALO DOGWOOD
- DWARF KOREAN LILAC
- CALGARY CARPET JUNIPER
- LITTLE REBEL DOGWOOD
- RED OSIER DOGWOOD (ON BERM)

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 157226/2026C

SHEET # 23 OF 25

PRELIMINARY

DATE: May 26, 2026

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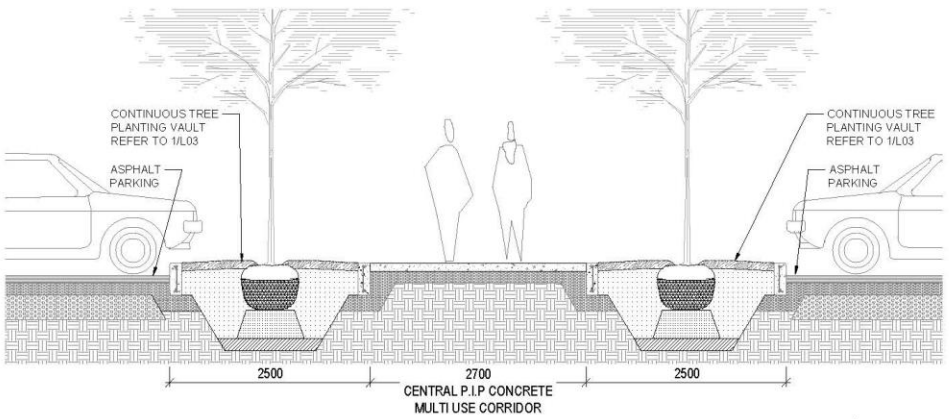
SHINDICO

LANDSCAPE PLAN

PEGUIS PROMENADE
REENDERS DRIVE, WINNIPEG

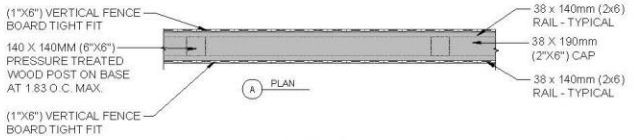
L01

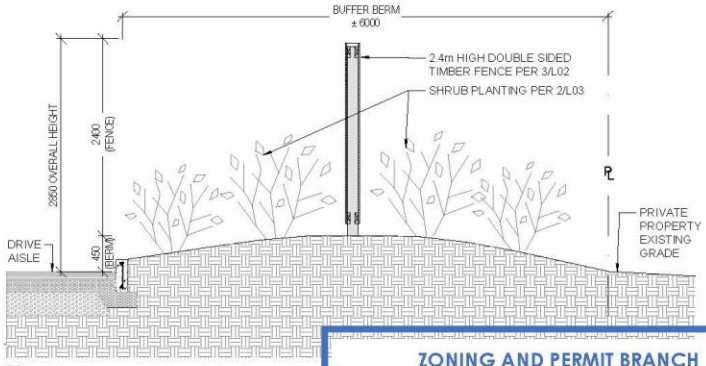


1 L02 SECTION A - CENTRAL MULTI USE CORRIDOR 1 : 50

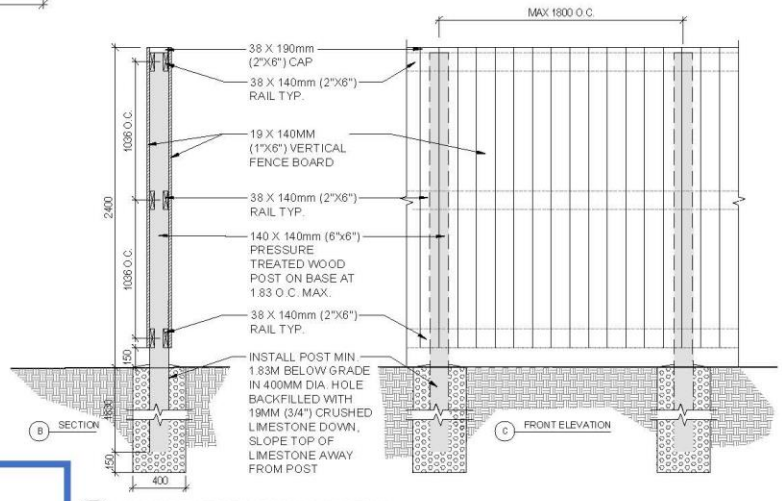
TIMBER FENCE NOTES:

1. ALL HARDWARE TO BE SUITABLE FOR P.T. WOOD.
2. WOOD FOR FENCES TO BE PRESSURE TREATED BROWN STAIN TO MATCH AND APPLY **CLEAR** WOOD PRESERVATIVES TO ALL CUT ENDS.
6. MEMBER SIZES INDICATED ON DETAILS ARE MINIMUM SIZES AND MAY BE INCREASED AS REQUIRED TO SATISFY STRUCTURAL DESIGN REQUIREMENTS.





2 L02 SECTION B - BUFFERING BERM AND FENCE 1 : 50



3 L02 DOUBLE SIDED TIMBER FENCE DETAIL 1 : 30

ZONING AND PERMIT BRANCH
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CONNECTION WITH: DAV 157226/2026C
SHEET # 24 OF 25
DATE: May 26, 2026

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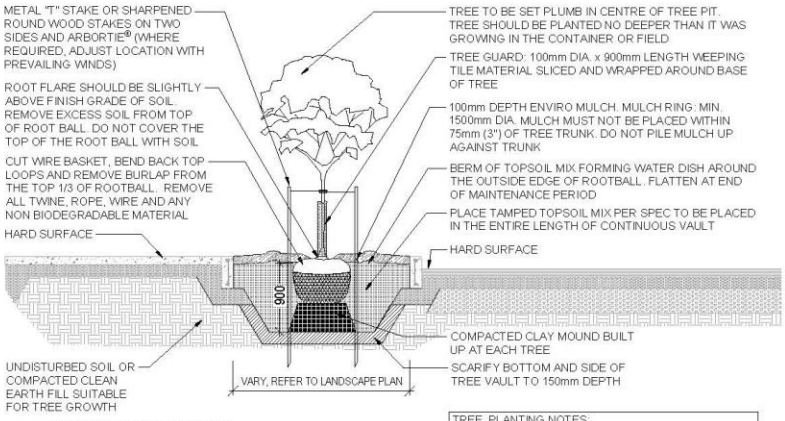
PRELIMINARY
NOT FOR CONSTRUCTION

CLIENT: SHINDICO

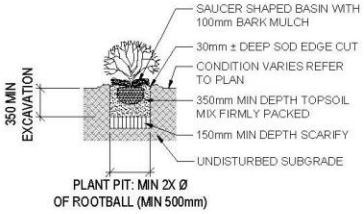
TITLE: SECTIONS AND DETAILS

PROJECT: PEGUIS PROMENADE
REENDERS DRIVE, WINNIPEG

L02



1 L03 CONTINUOUS TREE VAULT AND PARKING ISLAND TREE PLANTING DETAIL
1 : 50



2 L03 TYPICAL SHRUB PLANTING
1 : 50

TREE PLANTING NOTES:

1. LAYOUT OF PLANT MATERIAL TO BE APPROVED BY L.A. PRIOR TO INSTALLATION.
2. TREE VAULTS AND PARKING ISLANDS WITH TREES TO BE FREE OF CONSTRUCTION DEBRIS AND EARTH FILL TO THE SPECIFY DEPTH AND FILL WITH TOPSOIL ONLY.
3. CONTRACTOR TO ENSURE TREE SET PLUMB.
4. SECURE "T"-BARS TO TREE @ APPROX. ⅔ TOTAL TRUNK HEIGHT ABOVE FINISH GRADE.
5. CONTRACTOR TO ENSURE "T"-BARS DO NOT PENETRATE ROOT BALL.
6. STAKES & TIES TO BE REMOVED BY CONTRACTOR AT END OF MAINTENANCE PERIOD UPON ACCEPTANCE BY CITY.
7. MULCH TO BE BLACK ENVIRO MULCH. THE RECOMMENDED MULCH SHALL CONSIST OF CHIPS NOT LESS THAN 15MM, NOT LARGER THAN 75MM IN SIZE AND NOT MORE THAN 20MM THICK.
8. LANDSCAPE ARCHITECT TO INSPECT TREE INSTALLATIONS TO CONFIRM PROPER DEPTH OF PLANTING.
9. ALSO REFER TO CITY OF WINNIPEG TREE PLANTING AND MAINTENANCE SPECIFICATION

PLANT SCHEDULE

	COMMON NAME	BOTANICAL NAME	COUNT	SIZE AND REMARKS (SHOWN ARE MINIMUM SPECIFICATIONS)
	TREES			
	COLORADO BLUE SPRUCE	Picea pungens	2	2.4m ht., 900mm Base Width, min. 900mm Wide Root Ball, Single Upright (no broken) Leader; Well Branched, Full Form 360° to Grade. Machine dug. Root Flare to be Visible.
	DISCOVERY ELM	*Ulmus davidiana var. japonica 'Discovery'*	20	60mm Caliper, 3.5 - 4.0m ht., 11 Major Branches in Well Formed Head 2.0m Above Grade. Straight Trunk. Wire Basket Machine Dug. Root Flare to be Visible.
	HOT WING MAPLE	*Acer tataricum 'GarAnn'*	8	50MM CALIPER, 2.4 - 3.0M HT., 10 MAJOR BRANCHES IN WELL FORMED HEAD 1.75M ABOVE GRADE. STRAIGHT TRUNK. WIRE BASKET MACHINE DUG. ROOT FLARE TO BE VISIBLE.
	JAPANESE TREE LILAC	*Syringa reticulata*	9	50mm Caliper, 2.4 - 3.0m ht., 10 Major Branches in Well Formed Head 1.75m Above Grade. Straight Trunk. Wire Basket Machine Dug. Root Flare to be Visible.
	MING CHERRY	*Prunus maackii 'Ming'*	7	50mm Caliper, 2.4 - 3.0m ht., 10 Major Branches in Well Formed Head 1.75m Above Grade. Straight Trunk. Wire Basket Machine Dug. Root Flare to be Visible.
	SILVER MAPLE	*Acer saccharinum*	11	60mm Caliper, 3.5 - 4.0m ht., 11 Major Branches in Well Formed Head 2.0m Above Grade. Straight Trunk. Wire Basket Machine Dug. Root Flare to be Visible.
	GREENSPIRE LINDEN	*Tilia cordata 'Greenspire'*	11	60mm Caliper, 3.5 - 4.0m ht., 11 Major Branches in Well Formed Head 2.0m Above Grade. Straight Trunk. Wire Basket Machine Dug. Root Flare to be Visible.
	SHRUBS			
	ANNABELLE HYDRANGEA	*Hydrangea arborescens 'Annabelle'*	98	600-800MM HEIGHT. MIN. 5 MAJOR BASAL BRANCHES. WELL FORMED, BUSHY PLANTS. CONTAINER STOCK
	IVORY HALO DOGWOOD	*Cornus alba 'Bailhalo'*	15	600-800MM HEIGHT. MIN. 5 MAJOR BASAL BRANCHES. WELL FORMED, BUSHY PLANTS. CONTAINER STOCK
	DWARF KOREAN LILAC	*Syringa meyeri 'palibin'*	122	800-1000MM HEIGHT. MIN. 5 MAJOR BASAL BRANCHES. WELL FORMED, BUSHY PLANTS. CONTAINER STOCK
	CALGARY CARPET JUNIPER	*Juniperus sabina 'Calgary carpet'*	49	600MM DIA., WELL FORMED, EVEN GROWTH. CONTAINER STOCK
	LITTLE REBEL DOGWOOD	*Cornus alba 'Jefreb'*	47	600-800MM HEIGHT. MIN. 5 MAJOR BASAL BRANCHES. WELL FORMED, BUSHY PLANTS. CONTAINER STOCK
	RED OSIER DOGWOOD (ON BERM)	*Cornus stolonifera/sericea*	110	600-800MM HT. MIN. 5 MAJOR BASAL BRANCHES. WELL FORMED, BUSHY PLANTS, VIGOROUS ROOT SYSTEM. CONTAINER #5.

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
~~CONNECTION WITH~~ DAV 157226/2026C
SHEET # 25 OF 25
DATE: May 26, 2026

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ISSUED FOR PLAN REVIEW	MH
ISSUED FOR PLAN REVIEW	MH
ISSUED FOR REVIEW	MH

PRELIMINARY
NOT FOR CONSTRUCTION

CLIENT: SHINDICO

PROJECT: PEGUIS PROMENADE
REENDERS DRIVE, WINNIPEG

TITLE: PLANTING DETAILS

PROJECT NO. 19-088-000
DRAWN MH
APPROVED SH
PRINT DATE 26/04/03 17:
SCALE 1:50

L03

Exhibit “2” referred to in File DAV 157226A/2026C

David & Renee Coleman

June 17, 2026

Appeals Committee
Council Building
510 Main Street
Winnipeg, MB
R3B 3M1

Re: Appeal Against
Variance - DAV 26-157226C
Conditional Use - DCU 26-160269/C

We wish to appeal the above noted variance and conditional use based on the following concerns:

1. **Traffic Lights and Traffic Congestion**
   The application shows two (2) additional traffic lights (~200 m apart) being installed along Reenders Drive between Peguis Street and Stapon Road. The addition of 2 traffic lights is unnecessary and will hinder traffic flow. Adding 2 traffic lights will mean Reenders Dr will have more traffic lights between Peguis St and Stapon Rd than there are on Regent Ave W (excluding the bus loop/transit light at KP Mall) which has considerably more traffic.

   Secondly, east bound traffic on Reenders Dr towards Peguis St during rush hour is always backed up well past Rougeau Ave. Another traffic light at Rougeau Ave; increased traffic due to the proposed development; and other on-going growth in residential developments in the area will not improve this situation. A dedicated left-hand turning lane from Reenders Dr onto Peguis St is needed and will increase the traffic flow efficiency through the intersection and reduce the congestion along east bound Reenders Dr.

   Thirdly, south bound traffic on Peguis St at Reenders Dr is often backed up to Almey Avenue or even further. This is due to the lack of a right-hand turning lane that uses a yield sign from Peguis St onto Reenders Dr. This congestion occurs continually where one vehicle wants to drive south along Peguis St and waits at the traffic lights at the Reenders Dr intersection which prevents 95% of the other vehicles from being able turn right onto Reenders Dr. The increased traffic flow due to on-going growth in residential developments in the area and the proposed development will continue to worsen this situation. Intersection improvements are required at Peguis St and Reenders Dr.

2. **Noise from Three (3) Drive Throughs**
   The proposed application shows one (1) drive through located on the west side of Building A and two (2) additional drive throughs located at Building C and Building D. Three drive throughs located in such close proximity on this relatively small parcel appears unnecessary. In addition, the drive through at Building A is not separated from the adjacent residential lots per Winnipeg Zoning By-Law to minimize noise but rather proposes a 7.8 ft high double sided timber noise attenuation fence on a 1.5 ft berm.

Drive Through Recommendations:

Building A – Eliminate this drive through entirely. Alternatively, extend the noise attenuating fencing an appropriate distance (~100 to 125 ft) south to screen the neighbors on the west side, and restrict the drive through operating hours from 7 am to 9 pm.

Building C – Locate the drive through ordering station along the south side of Building C so noise to the residential properties to the north is buffered by the building.

Building D - Locate the drive through ordering station along the south side of Building D so noise to the residential properties to the north is buffered by the building.

3. **Zero Garbage Setback**
The application shows a zero side and rear yard setback for garbage rather than 125 ft. In addition, garbage is located to the northeast corner of Building A immediately adjacent to the Jewish cemetery. A minimum 50 ft rear yard garbage enclosure setback should be established and the garbage location beside the cemetery relocated.

Sincerely,



David Coleman

Exhibit “1” referred to in File DAV 157226A/2026C

Planning, Property and Development Department
Service de l'urbanisme, des biens et de l'aménagement
Unit 31 – 30 Fort Street • 30, rue Fort, unité 31 • Winnipeg • Manitoba R3C 4X7

VARIANCE ORDER

DAV 26-157226/C

APPLICANT:	Justin Zarnowski Shindico Realty Inc. 1355 TAYLOR AVE UNIT 200 WINNIPEG MB R3M 3Y9
PREMISES AFFECTED:	Reenders Drive & Peguis St- ROLL NO. 04007053300
LEGAL DESCRIPTION:	LOT 2 PLAN 45753 WLTO IN OTM LOTS 95 AND 96 AND PARK LOT "Q" PARISH OF KILDONAN hereinafter called "the land".
PROPERTY ZONED:	C4 PDO-1 Malls and Corridors
ZONING ATLAS SHEET:	Y31/Z31

NATURE OF APPLICATION:

To vary the "C4 PDO-1 Malls and Corridors" development and design standards of Winnipeg Zoning By-Law No. 200/2006 to consolidate 7 lots as follows:

1) for the construction of commercial buildings to permit:
   a) an east side yard of 58 feet (17.68 metres) instead of 125 feet (38.10 metres);
   b) a rear yard of 50 feet (15.24 metres) instead of 125 feet (38.10 metres);
2) for the location of a garbage enclosure to permit:
   a) no side yard instead of 125 feet (38.10 metres) from the zoning district boundary of a residential zoning district;
   b) no rear yard instead of 125 feet (38.10 metres) from the zoning district boundary of a residential zoning district.

It is the opinion of the Director of Planning, Property and Development Department that subject to conditions listed below, if any, this order meets the statutory criteria of the City of Winnipeg Charter in that it:

(a) is consistent with Plan Winnipeg and any applicable secondary plan;
(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;
(c) is the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and
(d) is compatible with the area in which the property to be affected is situated.

C.W. Charter Subsection 247(3)

ORDER:

RE: Reenders Drive & Peguis St- ROLL NO. 04007053300

The Director of Planning, Property and Development Department hereby orders that the provisions of the "C4 PDO-1 Malls and Corridors" dimensional standards of Zoning By-Law No. 200/2006 and amendments thereto are **VARIED TO PERMIT** on "the land" the consolidation of 7 lots as follows:

1) The construction of commercial buildings having:
   a) an east side yard of 58 feet (17.68 metres);
   b) a rear yard of 50 feet (15.24 metres);
2) The location of garbage enclosure having:
   a) no side yard from the zoning district boundary of a residential zoning district;
   b) no rear yard from the zoning district boundary of a residential zoning district.

Subject to the following condition(s) which the Director of Planning, Property and Development Department considers necessary to ensure compliance with criteria (a) to (d) above, namely:

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3. That the Variance File No. DAV 26-157226C shall come into force and effect upon the coming into force and effect of the Subdivision and Rezoning for the subject land under File No. DASZ 33/2013.
4. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

DATE OF ORDER: June 4, 2026

CERTIFIED BY:

R. Hayer

for the Director Planning, Property and Development Department

HOW TO APPEAL

You can appeal this order by filing a letter of appeal with the City Clerk. Note that, in filing the appeal, the entirety of the order is subject to review by the designated committee at the appeal hearing. The appeal letter must:

(a) be addressed as set out below,

(b) be received at that office not later than 4:30 p.m. on June 18, 2026
[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]

(c) refer to Variance Order No. DAV 26-157226/C, give brief reasons and describe whether you appeal the whole order or only part(s) of it.

You can attend the appeal hearing and speak on issues raised in someone else's appeal; but the designated committee can only rule on issues raised in appeals filed. If you are not sure what others have appealed you should file your own appeal.

Address: City Clerk, City of Winnipeg
c/o Appeals Committee
Susan A. Thompson Bldg.
510 Main Street
Winnipeg, MB, R3B 1B9
Fax 947-3452
Email: clk-appeals@winnipeg.ca