Agenda – East Kildonan-Transcona Community Committee – August 13, 2026

REPORTS

Item No. 1 Park Plan Approval – Development Agreement 19/ 20 – Summerlea Central Park (Transcona Ward)

On July 31, 2026, the Applicant withdrew the application.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On June 22, 2026 the East Kildonan-Transcona Community Committee laid the matter over for up to 30 days.

Michael Dickson, McGowan Russel Group Inc., submitted a communication in support of the matter.

ADMINISTRATIVE REPORT

Title: Park Plan Approval – Development Agreement 19/ 20 – Summerlea Central Park

Critical Path: East Kildonan -Transcona Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Prociuk	NA		

EXECUTIVE SUMMARY

A condition of the Development Agreement for AG 19/20 includes the requirement for plan approval by the East Kildonan-Transcona Community Committee for the proposed public reserve landscape improvements.

RECOMMENDATIONS

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

REASON FOR THE REPORT

The report is being submitted for the Committee's consideration of the site plans at the Public Meeting.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the developer will meet the requirements for plan approval as per AG 19/ 20.

HISTORY/DISCUSSION

On March 25, 2015, Council approved Development Agreement DASZ 18/14 between the City of Winnipeg and North Grassie Properties Inc. (the "Original Developer").

On December 13, 2028, Council approved assigning AG 18/14 from the Original Developer to the current Developer -- Genstar Titleco #3 Ltd and Genstart Development Ltd Partnership #3.

On July 22, 2021, Council approved amendments to the Original Agreement including a provision that the Developer undertake landscape improvements within the Public Reserve and these plans be approved by the East Kildonan-Transcona Community Committee and the Director of Public Works. The scope of the landscaping includes grading, sodding, land

drainage, and irrigation in accordance with the Development Agreement Parameters. If it is determined irrigation is not required, the Developer shall provide compensation in the form of site amenities of a predetermined equivalent value.

This Park Plan Review is for the central park located at 95 Mosaic Street. The landscape plans being submitted include pathways, tree planting, waste receptacles, benches and play equipment. The landscape plans and play equipment images are included in Appendix A.

The Urban Planning and Design Division of Planning Property and Development Department and the Parks and Open Space Division of the Public Works Department have reviewed the site plans and recommend approval of the plan as submitted.

CONSULTATION

This Report has been prepared in consultation with:

Internal Consultation With:

Parks and Open Space, Public Works Department

External Consultation With:

McGowan Russell Group

Genstar

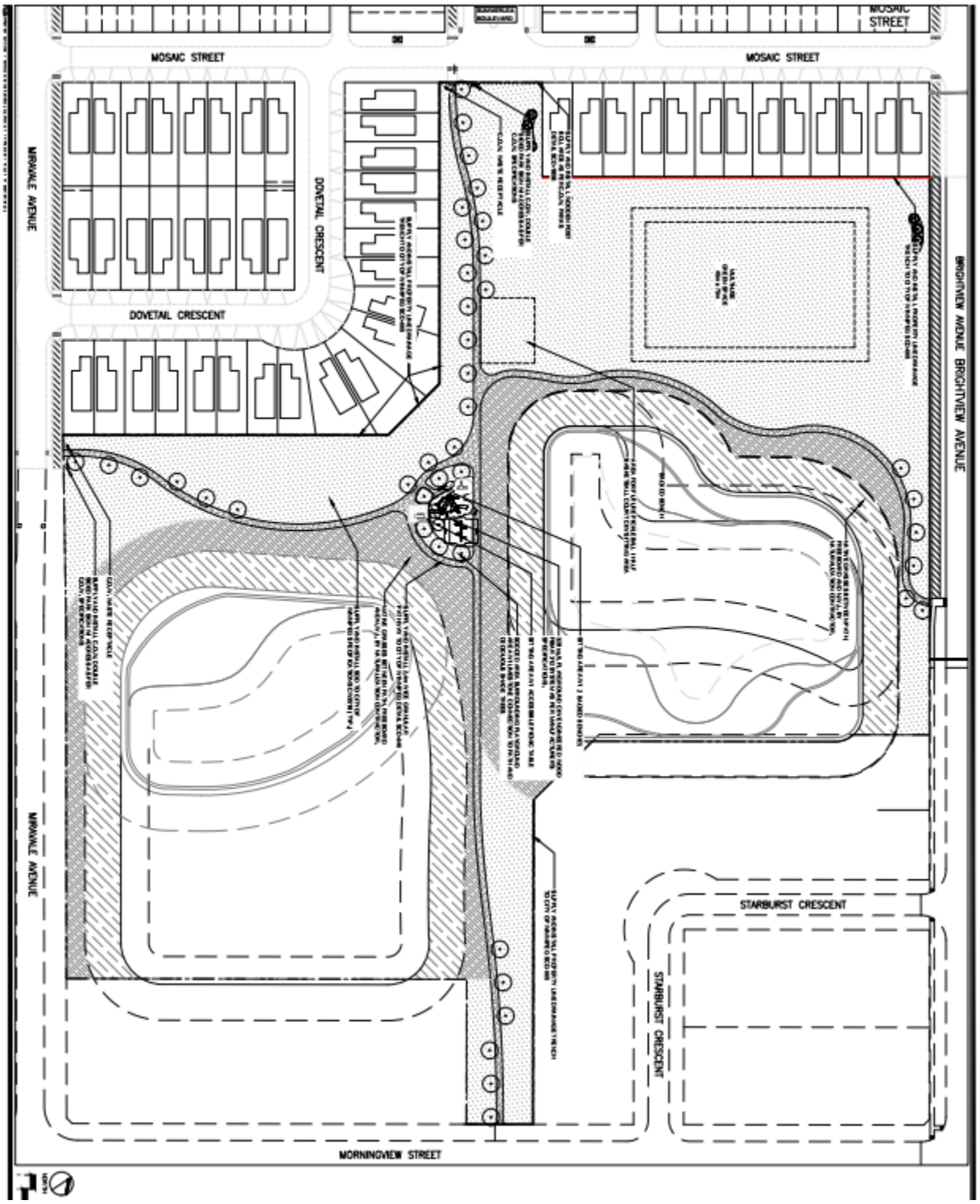
SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Shauna Prociuk, Project Manager
Date: June 12, 2026
File Location:

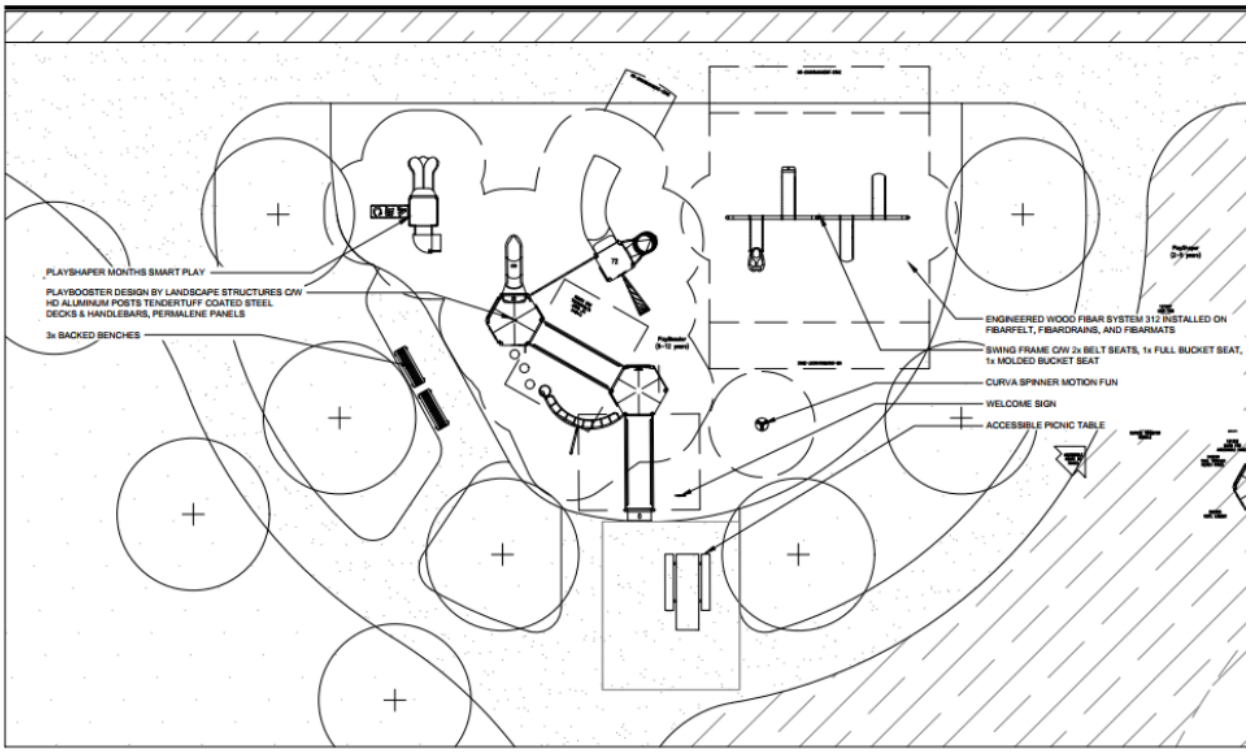
List of Schedules and Attachments

1. Appendix A Public Reserve Site Plan & Enlargement

APPENDIX A: PUBLIC RESERVE SITE PLAN & ENLARGEMENT



Enlargement



Proposed Play Equipment




landscape structures
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89
A
B
C
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