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

REPORTS

Item No. 4 Plan Approval – 271 Grassie Boulevard (Elmwood-East Kildonan Ward) File DASZ 6/2013

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

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

ADMINISTRATIVE REPORT

Title: Plan Approval 26-187858 – 271 Grassie Boulevard

Issue: For consideration of a Plan Approval for the expansion of a commercial development

Critical Path: East Kildonan – Transcona Community Committee as per DASZ 6/2013

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.

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 6/2013:

> *The Owner must submit plans showing the location and design of any and all buildings, accessory parking areas, potential shadow impacts, garbage enclosures, fencing, landscaping, bicycle parking, and signage on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the City's East Kildonan-Transcona Community Committee for approval prior to the issuance of any building or development permit, and thereafter must maintain the Works to the satisfaction of the Director.*

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 6/2013

- A Subdivision and Rezoning application was passed by Council in 2013 to subdivide and rezone the lands from “RR5” (Rural Residential-5) to the “C2” (Commercial Community) to allow for new multi-family development (Lots 1-3) and the expansion of an existing commercial development (Lot 4).

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-187858**
COMMUNITY:	Elmwood - East Kildonan
NEIGHBOURHOOD #:	4.423 - (EAGLEMERE)
SUBJECT:	Plans for the expansion of a commercial development.
LOCATION:	271 Grassie Boulevard
LEGAL DESCRIPTION:	LOT 4 PLAN 57655 62/66 K OTM
APPLICANT:	Pre-Con Builders (Jeff Hawryluk)
OWNER:	4828586 MANITOBA LTD.

DISCUSSION

SITE DESCRIPTION

The subject property is located on Grassie Boulevard, between Molson Street and Lagimodiere Boulevard, in the Eaglemere Neighbourhood of the Elmwood - East Kildonan Ward.

The subject site is +/- 106,181 square feet in lot area.

The site is occupied by a one-storey commercial building comprised of several commercial units.

The subject site is accessed from an approach off Grassie Boulevard.

This portion of Grassie Boulevard is a collector road.

Under the *Complete Communities Direction Strategy 2.0*, the site is within a “Established Neighbourhoods - Recent Communities” policy area.

The property is zoned “C2” (Commercial Community) district.

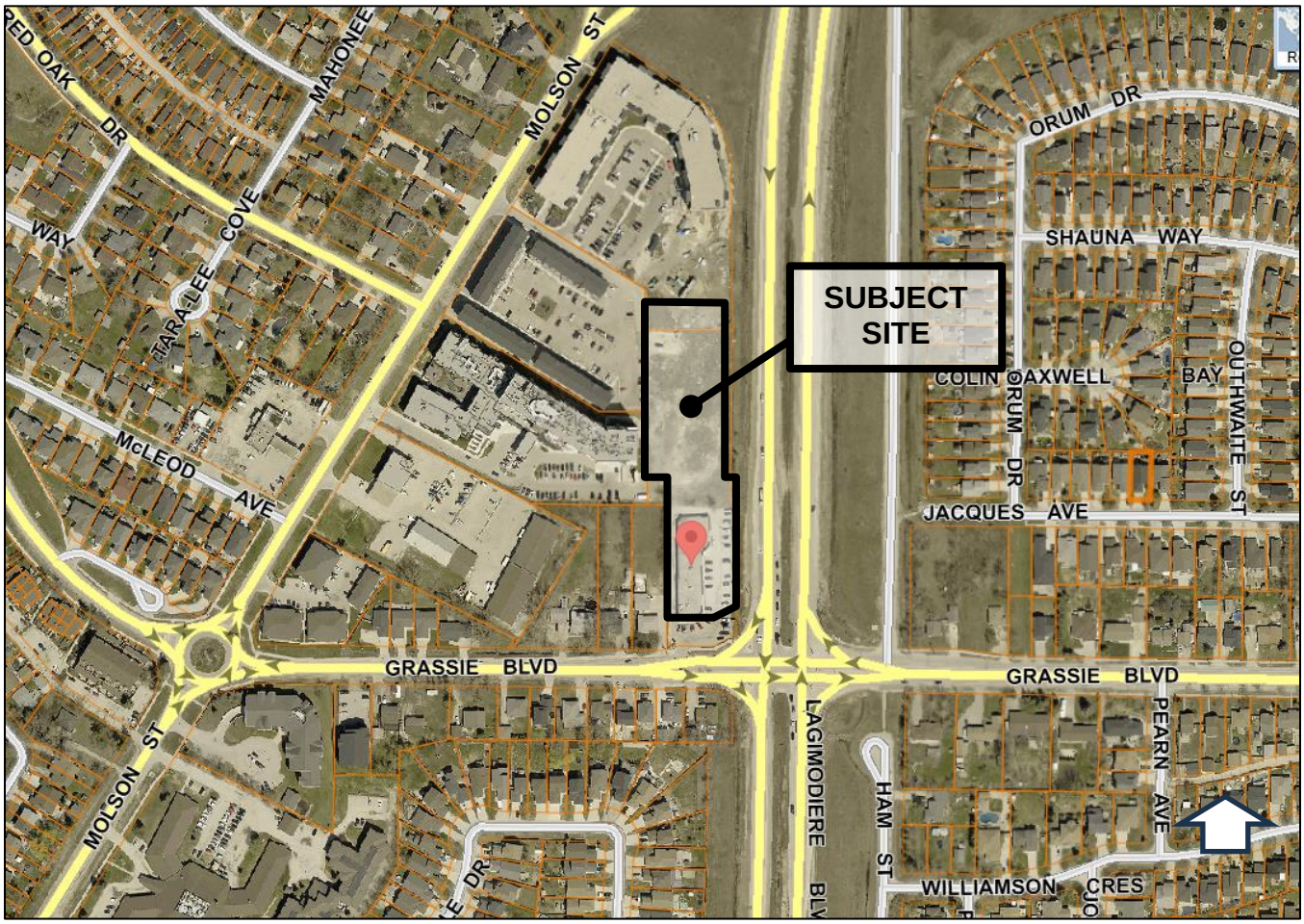


Figure 1: Aerial photo of subject site and surrounding area (flown 2024)

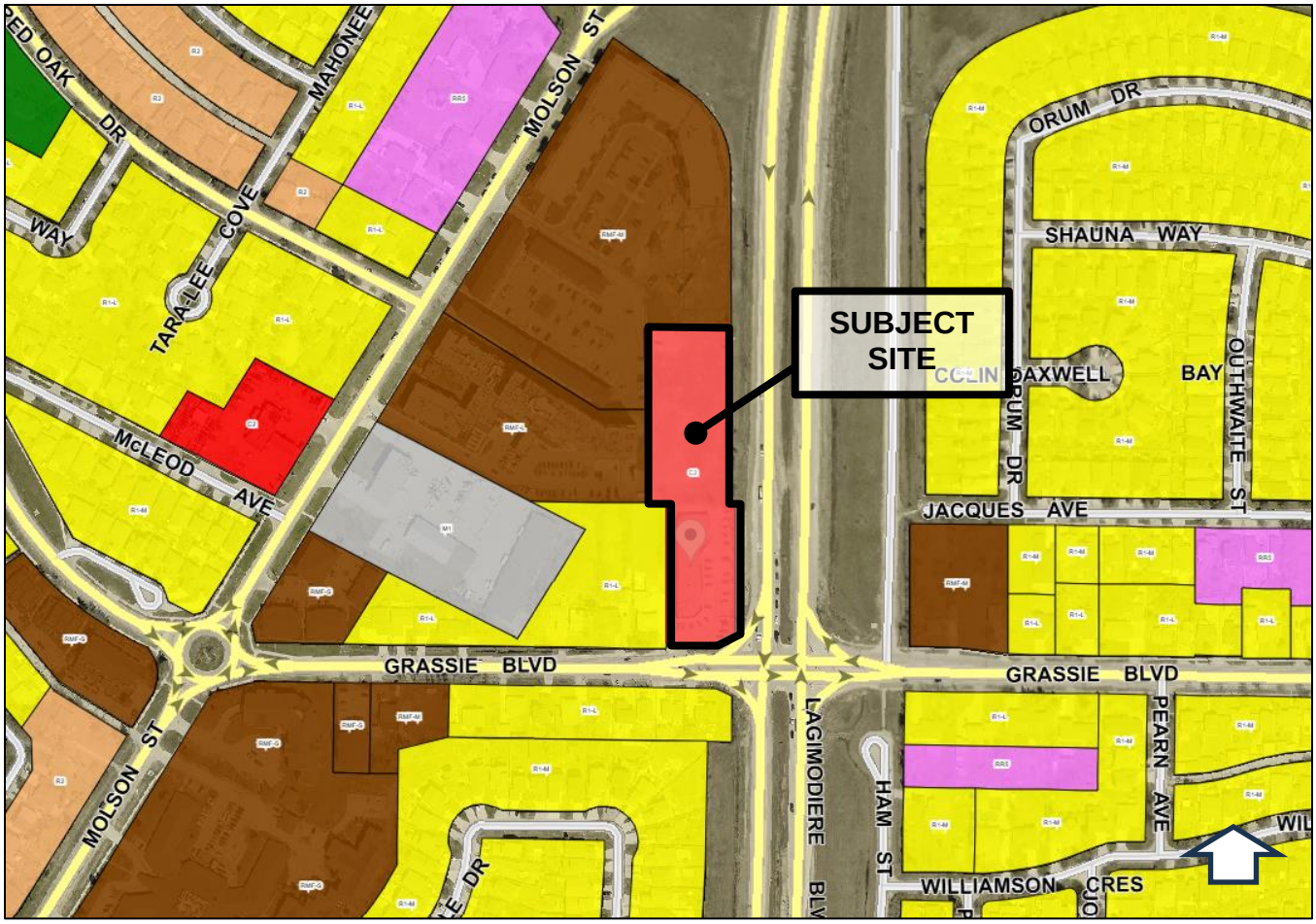


Figure 2: Zoning of the site and surrounding area

SURROUNDING LAND USE AND ZONING

North: 1505 Molson Street, a 139-unit multi-family dwelling use zoned “RMF-M”

South: Grassie Boulevard, then 266 Grassie Boulevard – a two-family dwelling use zoned “R1-L”, then 268 and 272 Grassie Boulevard – single-family dwelling uses zoned “R1-L”

East: Lagimodiere Boulevard, then single-family dwelling uses on Orum Drive zoned “R1-M”, then 309 Grassie Boulevard – a multi-family dwelling use zoned “RMF-M”

West: A 96-unit multi-family dwelling use zoned “RMF-M”, a 197-unit multi-family dwelling use zoned “RMF-L”, and 265 Grassie Boulevard – a single-family dwelling use zoned “R1-L”

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- A Subdivision and Rezoning application (**see Report for DASZ 6/2013**) was approved by Council in 2013 to subdivide and rezone the subject property to a "C2" (Commercial Community) district.
- The letter of intent states the proposal is Phase 2 of the development located north of the existing commercial building.
- The new commercial building has a footprint of 16,125 square feet for a total of 8 commercial rental units.
- The west side yard setback from the property line to the new commercial building is 26 feet.
- The north side yard setback from the property line to the new commercial building is over 70 feet.
- Access to the site is via the existing front approach off Grassie Boulevard.
- The new commercial building will add 79 new vehicle parking spaces, including 3 accessible, 1 van accessible, and a loading area. There is a total of 11 new bicycle parking spaces.
- The landscaping is provided as follows:
    - Street Edge: Lagimodiere Boulevard - 24 trees, 107 shrubs
    - Building Foundation: 29 shrubs
    - Parking Lot Interior: 5 trees, 16 shrubs
- Building materials include: Acrylic stucco, vertical wood grain metal siding, and brick veneer cladding.
- The building has wall sconces and pole mounted exterior lighting.
- Garbage/recycling collection for the new commercial building is located in the rear yard with a wood enclosure.
- There is a wood fence along the western property lines and the north property line.

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 a citywide secondary plan that guides growth, development, and land use in Winnipeg.
- The subject property is located in an Established Neighbourhood designated as a "Recent Community" as outlined in *Complete Communities Direction Strategy 2.0.* Applicable goals and policies include:
- ***Goal 2*** 2.0 Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.
    - *2.2 Encourage the location of commercial or mixed-use buildings at or near the front and corner side property lines to create a pedestrian orientation. Use setbacks to reinforce the public realm through landscaping and pedestrian amenities, such as entryways, patios, benches, and bicycle parking.*
    - *2.4 Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.*
    - *2.5 Encourage a variety of architectural styles.*
    - *2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.*
    - *2.8 Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest which may include, but are not limited to, the following:*
        - *a. Direct pedestrian access to main building entrances from the street;*
        - *b. Transparent storefront displays;*
        - *c. Human scaled signage; and d. Decorative lighting, awnings, benches and other pedestrian oriented amenities.*
    - *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
    - *2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.*
    - *2.17 Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.*
    - *2.19 Where motor vehicle parking must be accessed from a front street, it should be effectively screened or incorporated into the building in a manner that positively contributes to the attractiveness of the streetscape.*

- *2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.*
- *2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.*

Goal 2 Established Neighbourhoods – Recent Communities Policy Alignment:

- The proposed development meets the policies mentioned above. Namely:
  - The commercial building s not located at or near the front and corner property side property lines, however, additional landscaping and amenities like additional bicycle parking is provided.
  - The building façade materials are a mixture of siding, stucco, and brick veneer which contributes to the visual aesthetic of the street and area.
  - The commercial use provides direct pedestrian access from the public sidewalk, there is substantial transparent storefront glazing, human scaled signage, and decorative lighting like wall sconces and pole mounted lighting.
  - The 1-storey commercial development matches the existing commercial building on the site and respects the existing character of the built form of surrounding properties of low-medium rise residential buildings and small scale residential homes.
  - The site design and building design mitigates potential land use conflicts for abutting properties that have different uses and densities with a 1-storey building, careful and considered parking location away from residences, vehicular access (internal to the site), and with substantial landscaping (trees and shrubs) to improve the public realm.

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.*

CONSULTATION

- N/A

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Choi Ho, RPP, MCIP
Date: July 29, 2026
File No: ZR-PA 26-187858