**Minutes – Assiniboia Community Committee – September 4, 2026**

## REPORTS

**Item No. 4 Plan Approval – 15 Lowson Crescent**
**(Charleswood-Tuxedo-Westwood Ward)**
**File DASZ 209/2011**

COMMUNITY COMMITTEE DECISION:

The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for 15 Lowson Crescent.

DECISION MAKING HISTORY:

Moved by Councillor Dobson,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

Michele Palmieri submitted a communication in support of the matter.

# ADMINISTRATIVE REPORT

**Title:** Plan Approval 26-205572 – 15 Lowson Crescent

**Issue**: For consideration at the Public Meeting of the plan approval drawing package for a proposed commercial building.

**Critical Path:** Assiniboia Community Committee as per DASZ 209/2011

## AUTHORIZATION

| Author | Division Head | Department Head | CFO | CAO |
|---|---|---|---|---|
| Sawyer Klassen, MCP | 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 209/2011:

> *'Plan Approval by Assiniboia Community Committee for the proposed commercial building as required under Zoning Agreement to DAZ 20/2011.'*

The applicant has submitted:

- colour elevations;
- site plan with dimensions;
- landscape plan with plant list.

## IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposal can proceed.

## HISTORY

- *Plan Approval is required as per DAZ 209/2011.*

## FILE/APPLICANT DETAILS

| | |
|---|---|
| **FILE:** | **ZR-PA 26-205572** |
| **COMMUNITY:** | Charleswood - Tuxedo - Westwood |
| **NEIGHBOURHOOD #:** | 2.668 - (TUXEDO INDUSTRIAL) |
| **SUBJECT:** | Plans of Proposed Commercial Development |
| **LOCATION:** | 15 Lowson Crescent |
| **LEGAL DESCRIPTION:** | PT EXC RD PLS 33696, 37481 & 54605 LOT 2 PLAN 9153 60/63 ST B |
| **APPLICANT:** | Terracon Development Ltd. (Michele Palmieri) |
| **OWNER:** | TUXEDO BUSINESS CENTRE INC |

## DISCUSSION

### SITE DESCRIPTION

The subject property is located on Lowson Street, in the TUXEDO INDUSTRIAL Neighbourhood of the Charleswood - Tuxedo - Westwood Ward.

The site is located within the “Employment Lands” policy area under the *Complete Communities 2.0 Direction Strategy*.

The property is zoned “M1” Manufacturing - Light and is approximately 299,513 square feet in area.

The site is currently occupied by a restaurant, a storage facility, and an automobile repair shop, as well as vacant land.

The site is located at the corner of Kenaston Boulevard and Sterling Lyon Parkway.




**Figure 1: Air photo of subject site and surrounding context (*Flown, 2024*)**

## DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant is proposing to construct a two story, 9,600 square feet commercial building.

This is the first of two planned similar buildings on the site, with the second to come in a later phase.

There will be 109 standard parking stalls and 5 accessible parking stalls, for a total of 114 parking stalls.

The siding will be made of pre-finished metal flashing, with the colour to be determined.

Landscaping will consist of:

- 21 Black Hills Spruce
- 14 Colorado Blue Spruce

- 41 Dwarf Mugo Pine
- 46 Hydrangea Arborescens
- 49 Ivory Halo Dogwoods
- 8 Manchurian Ash
- 7 Ornamental Plum
- 4 Snowbird Hawthorne
- 46 Winnipeg Parks Rose

**ANALYSIS AND ISSUES**

COMPLETE COMMUNITIES 2.0

- **Goal 1** 1.0 Guide development in Employment Lands using the following designations
  - 1.1 Ensure that General Industrial areas:
    - a. Provide for light and medium industrial development;
    - b. Provide for limited employment-supportive commercial uses to serve the needs of employees within the employment area. These areas should be subordinate to the larger intent of General Industrial areas;
    - c. Provide for quasi-industrial uses that are more commercial in nature but may not fit well within other commercial designations due to their needs for large sites. These uses include, but may not be limited to: purpose-built commercial recreation enterprises, places of assembly, car dealerships, and self-storage facilities; and
    - d. Provide for limited Small Office uses.
- **Goal 4** 4.0 Protect existing and future Employment Lands
  - 4.12 Permit retail and service uses in General Industrial, Core Industrial, and Business Park areas, but require that these uses be clearly ancillary to the intent of the area designation and not be of a size or nature that will primarily draw clientele from beyond the local employment area.
    - 4.12.1 Encourage the clustering of these supportive retail and service uses within commercial amenity areas preferably located at the intersection of collector or arterial roads or at a major entrance to the employment area.

## REASONS FOR THE RECOMMENDATIONS

Complete Communities 2.0 allows for limited commercial uses in the Employment Lands policy area. These commercial uses are directed to be located in clusters, and alongside industrial uses. The existing uses on the proposed site provide a mix of commercial and industrial uses. Additionally, the policies direct commercial uses to the corners of arterial and collector roads. The proposed site is located at the intersection of two arterial roads, Sterling Lyon Parkway and Kenaston Boulevard, making this an ideal location for additional commercial uses.

The Urban Planning and Design Division recommends approval of the submitted plans because they are supported by Complete Communities 2.0.

## SUBMITTED BY

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|---|---|
| Department: | Planning, Property and Development |
| Division: | Urban Planning and Design |
| Prepared by: | Sawyer Klassen, MCP |
| Date: | August 26, 2026 |
| File No: | ZR-PA 26-205572 |