Agenda – East Kildonan-Transcona Community Committee – November 18, 2026

REPORTS

Item No. 2 Plan Approval – 301 Redonda Street, 718 & 720 Kildare Avenue (Transcona Ward)
File DASZ 22/2016

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

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

1. That the Plan Approval File No. 26-176491 shall come into force and effect upon the coming into force and effect of the Variance for the subject land under File No. DAV 26-160277\C and the Condition Use for the subject land under File No. DCU 26-214754\C.

ADMINISTRATIVE REPORT

Title: Plan Approval 26-176491 – 301 Redonda ST and 718 & 720 Kildare AV

Issue: For a Plan Approval for a new 83-bed care home

Critical Path: East Kildonan – Transcona Community Committee as per DASZ 22/2016

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 condition:

1. That the Plan Approval File No. 26-176491 shall come into force and effect upon the coming into force and effect of the Variance for the subject land under File No. DAV 26-160277\C and the Condition Use for the subject land under File No. DCU 26-214754\C.

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 22/2016:

- *2. The Owner must submit plans showing the location and design of any and all proposed buildings, parking areas, private approaches, walkway, plaza garbage enclosures, fencing, other landscaping, exterior lighting, bicycle parking and exterior signage on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the 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
- Floor Plans with dimensions

- Landscaping Plan
- Elevations with dimensions
- Colour Rendering

IMPLICATIONS OF THE RECOMMENDATIONS

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

HISTORY

DASZ 22/2016

- A Subdivision and Rezoning application was passed by Council in 2016 to subdivide and rezone the lands on Lot 1 at 301 Redonda Street (then noted as 255 Redonda Street) from "PR2" to "C2" for the purpose of constructing a future non-accessory surface parking lot.

- A condition on the Zoning Agreement stipulated that:

    3. The use of the Owner's Land is restricted as follows:
    a) The following uses are the only permitted principal uses of the Owner's Land:
    i) community gardens;
    ii) park/plaza/square/playground; and
    iii) utility facility, minor
    b) The only conditional principal use of the Owner's Land is non-accessory surface parking.

DCU 116545/2016D

- A Conditional Use application was approved by the East Kildonan-Transcona Community Committee in 2016 to establish a non-accessory surface parking lot.

- The Conditional Use expired due to the use not being established within 2 years of the approval. Thus, a new Conditional Use application is now required (see **DCU 26-214754\C**).

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 26-176491**
COMMUNITY:	Transcona
NEIGHBOURHOOD #:	4.410 - (KILDARE-REDONDA)
SUBJECT:	Plans for proposed 83-bed care home
LOCATION:	301 Redonda ST and 718 & 720 Kildare AV

LEGAL DESCRIPTION:	PCL A PLAN 61978 NW 1/4 4-11-4 EPM LOT 1 PLAN 61979 NE 1/4 4-11-4 EPM
APPLICANT:	LM Architectural Group (Don Reimer)
OWNER:	PARK MANOR CARE INC.

DISCUSSION

SITE DESCRIPTION

- The subject properties are located at the southeast corner of Kildare Avenue East and Redonda Street, in the Kildare-Redonda neighbourhood of the Transcona ward.
- The subject sites total over 4 acres in area.
- The sites are currently occupied by a 100-bed assisted living facility (at 301 Redonda Street at the corner intersection), a 60-unit multi-family dwelling and open/vacant area (at 718 & 720 Kildare Avenue East), as well as an open/vacant lot (at 301 Redonda Street abutting Victoria Jason Park and across from the rear public lane).
- The subject sites are accessed by approaches off Kildare Avenue East, Redonda Street, and a rear public lane.
- Kildare Avenue East and Redonda Street are located on collector roads.
- Under the *Complete Communities Direction Strategy 2.0*, the sites are within an "Established Neighbourhoods – Recent Communities" policy area.
- The properties are zoned "RMF-M" and "C2".

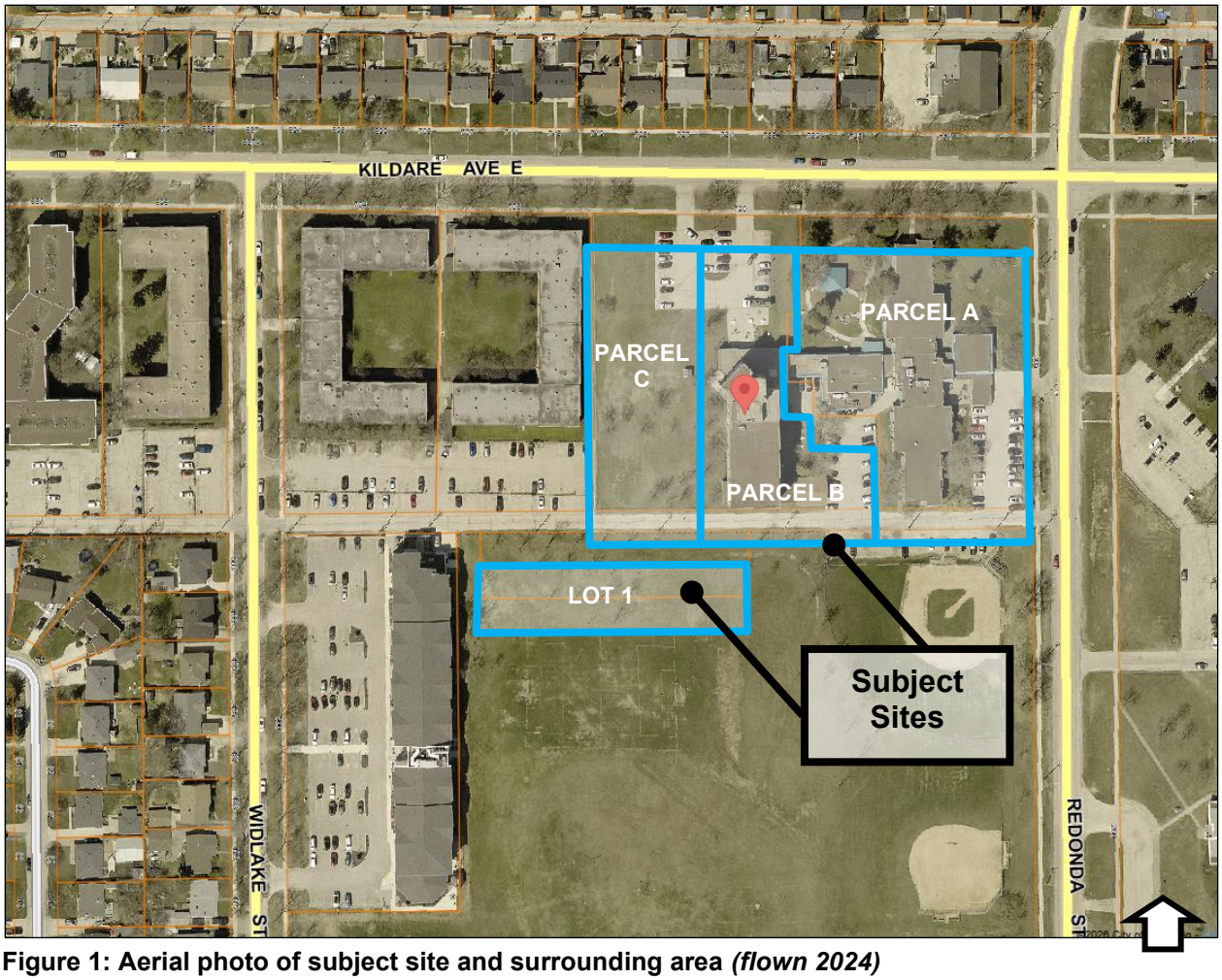


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Kildare Avenue East, then 719-751 Kildare Avenue East – single-family dwelling uses and a place of worship use zoned "R1-M"

South: Rear public lane, then Victoria Jason Park – an active park use zoned "PR2"

East: Redonda Street, then 760 Kildare Avenue East (Murdoch McKay Collegiate and Ecole Pierre-Elliot Trudeau) – school uses zoned "PR3"

West: 708 Kildare Avenue East – a 65-unit multi-family dwelling use, then 500 Widlake Street – a 95-unit multi-family dwelling use zoned "RMF-M"

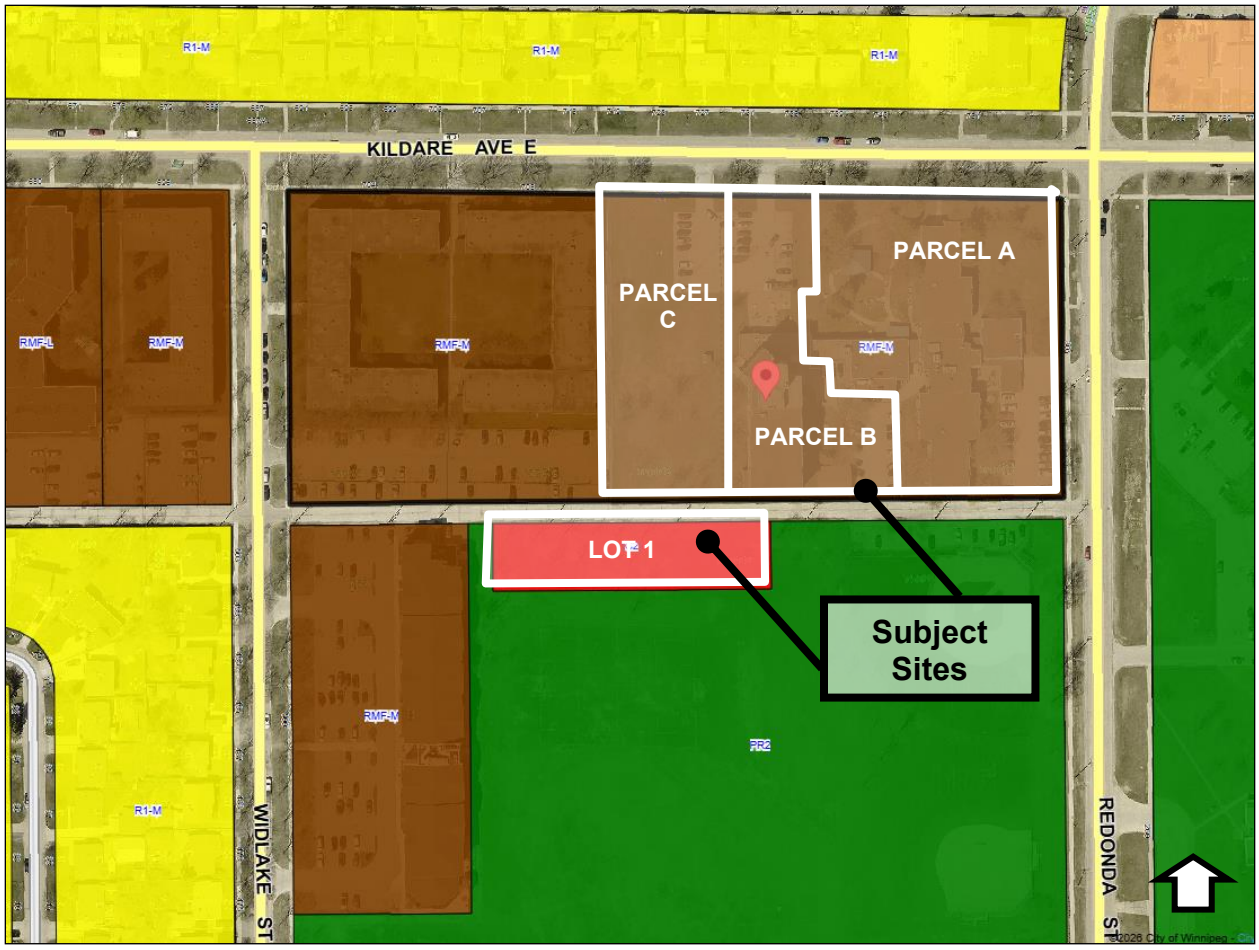


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to expand and connect the existing assisted living facility and multi-family dwelling buildings with a new 83-bed care home building as well as a new non-accessory surface parking lot.
- The letter of intent states:
    - The care home will serve 83 long term care residents
    - The main floor will have resident amenity functions towards the front of the site and administrations and service spaces towards the south side.
    - Above the main floor will be 3 floors with 28 beds per floor.
    - A new connecting concourse will connect the 3 buildings together on a site with a unified public entry point for wayfinding and develop a focused area of amenities that can be accessed by all residents of all 3 buildings.
- The new care home building is 50 feet in height or 4 storeys.
- There are 141 parking spaces across the subject sites (with 60 spaces on the “C2” zoned lot across the public lane).
    - 13 bicycle parking spaces are provided
- There is landscaping at the street edges, building foundations, and some parking lot interiors.
- The building facades have the following materials: brick masonry veneer, stone masonry veneer, composite wall panels, and fiber-cement cladding.
- The approaches off Kildare Avenue East will shift easterly to accommodate the expansion.
- Garbage collection will occur at the rear of the new building.
- The proposal provides outdoor amenities such as tables and chairs, glide swings, planter boxes, and a gazebo.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING AND CONSULTATION

- The applicant reached out to the Division prior to submitted an application.

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 1 -** Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.
    - *1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
    - *1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
    - *1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including: a. Applicable City-endorsed policies or guidelines; b. Existing zoning of the property and adjacent properties; c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout; d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses; e. Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot; f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors; g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development; h. The supporting transit, pedestrian and active transportation network; and i. The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*
- **Goal 2 -** *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.*
    - *2.4 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.*

- *2.12 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.*
- *2.19 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.*
- *2.20 Where loading areas require access from a street, they should be discreet and incorporated into the building in a manner that 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 1 and 2 Established Neighbourhoods – Recent Communities Policy Alignment

- The proposed development meets the policies mentioned above. Namely:
  - The proposal increases the population and expands housing options for residents within Established Neighbourhoods by providing a care home development and replacing vacant/open space.
  - The new development is to a high standard of urban design and construction including:
    - Various colours, textures, and façade articulation that create visual interest and complements the existing character of the built form with the existing buildings on the subject sites and the surrounding properties along Kildare Avenue East.
    - Parking from the front street (Kildare Avenue East) is screened with landscaping and attractive pedestrian-scale design elements.

RECOMMENDATIONS

The Urban Planning and Design Division recommends ***approval*** of the submitted plans for the following reasons:

- The plans are consistent with applicable policies in *Complete Communities Direction Strategy 2.0*.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Choi Ho, RPP, MCIP
Date: September 22, 2026
File No: ZR-PA 26-176491