

PEGUIS PROMENADE | PHASE 2

Plan Approval ZR-PA 26-256609 | 385 Reenders Drive

East Kildonan-Transcona Community Committee | November 18, 2026

THE APPLICATION

File	ZR-PA 26-256609 (DASZ 33/2013)
Location	NW corner of Reenders Drive and Peguis Street
Site area	± 6.97 acres, currently vacant
Zoning	C4 PDO-1 Malls and Corridors (approved 2013)
Policy area	CCDS 2.0 Regional Mixed Use Centre; Transcona West ASP Proposed Commercial
Owner / Applicant	2514109 Manitoba Limited / Shindico Realty Inc.

Public Service recommendation

APPROVE

Subject to one condition: plan approval takes effect when Variance DAV 26-249626C takes effect.

Plans found consistent with CCDS 2.0 and the Transcona West Area Structure Plan.

PHASE 2 AT A GLANCE

73,585
sq. ft. commercial space

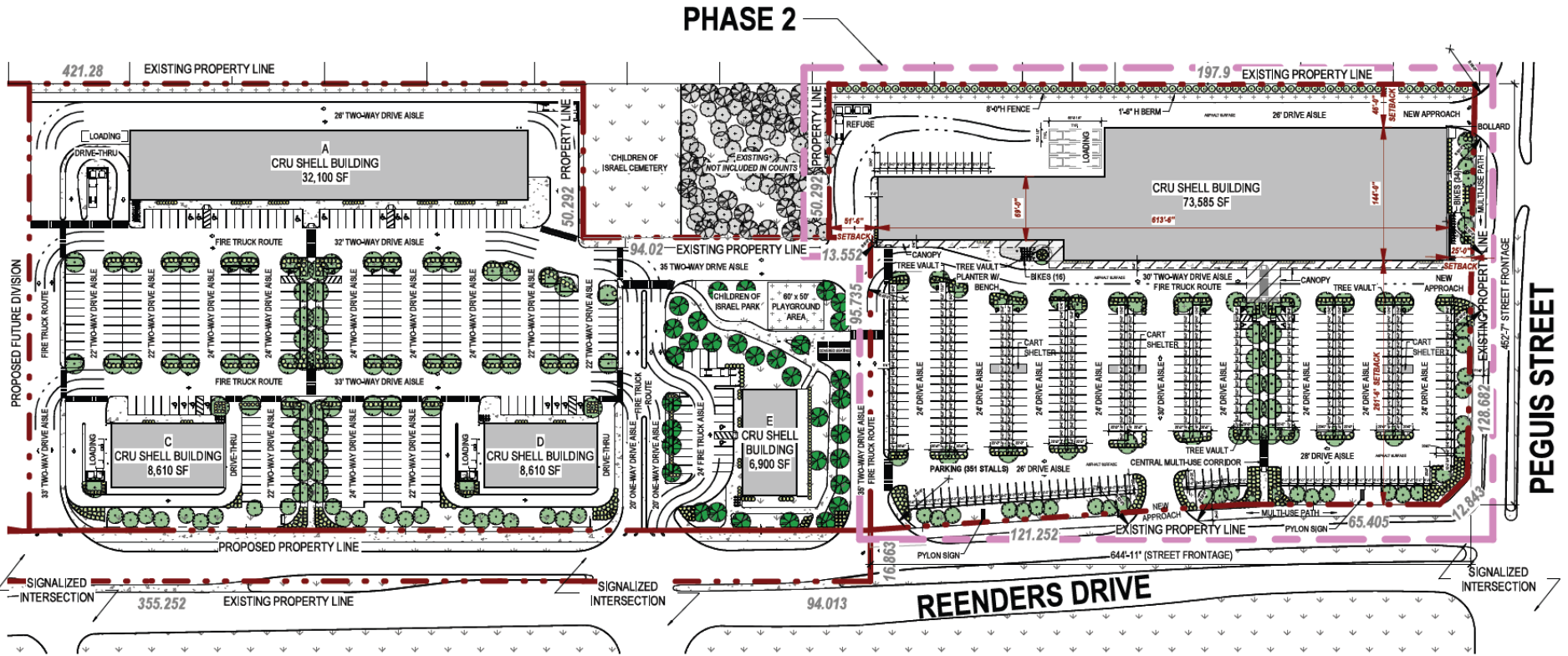
36,378
sq. ft. supermarket anchor
(+ 6,325 sq. ft. storage)

11,978
sq. ft. indoor family amusement use

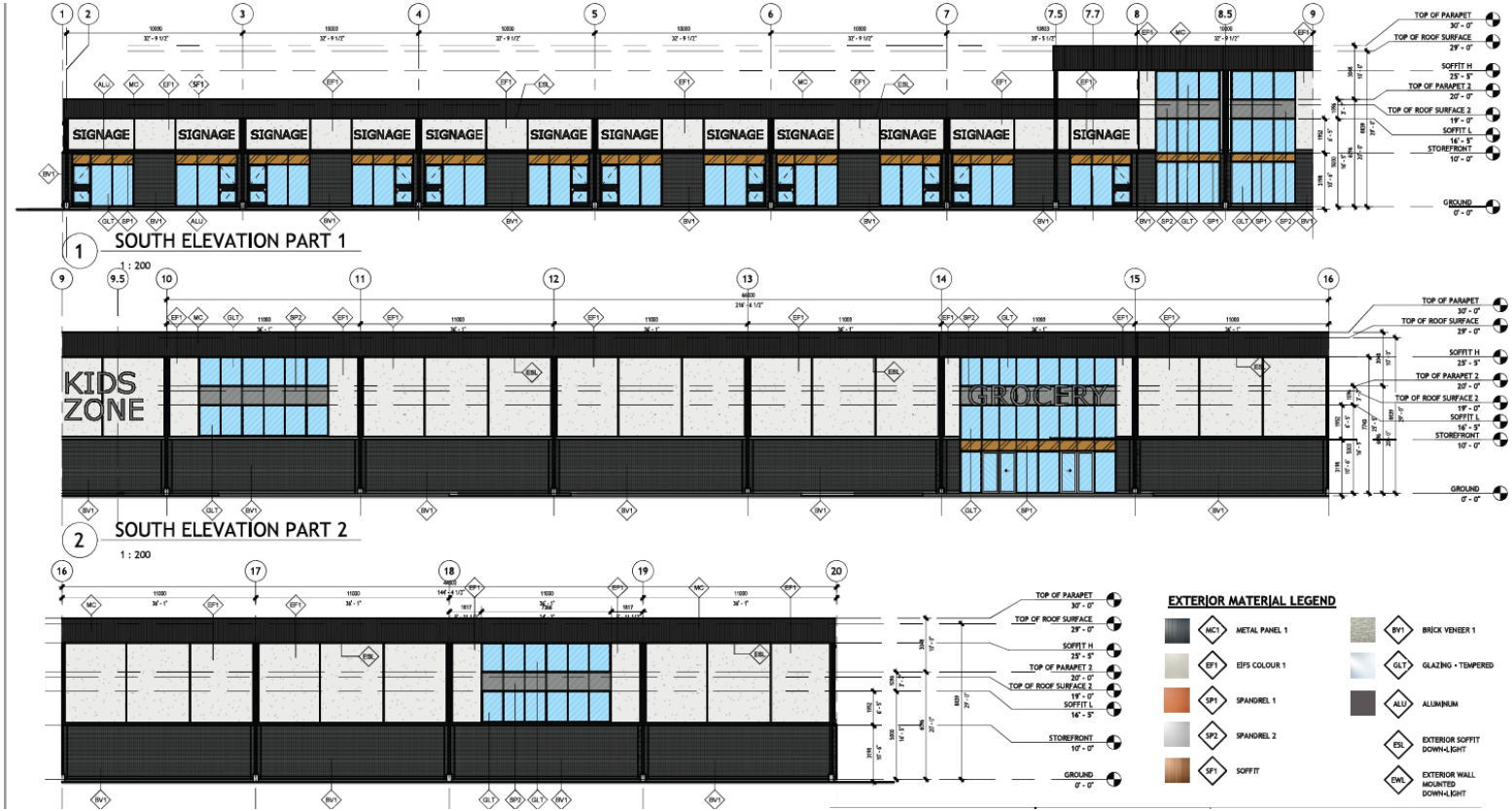
6
restaurant units
(2,264 to 2,446 sq. ft.)

- One-storey, multi-tenant building: grocery-anchored retail, dining and year-round family entertainment
- 11 accessible stalls (plus 4 van accessible), 3 loading spaces, 50 bicycle spaces
- Grey-blend brick veneer, dark grey metal panel, sand-coloured EIFS, wood-slat soffits at entries
- Grocery deliveries through an enclosed loading room (approx. 1,822 sq. ft.)

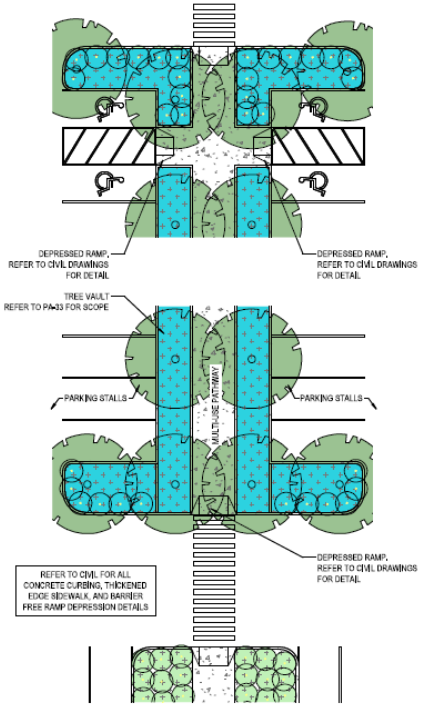
SITE PLAN


PHASE 2
421.28
EXISTING PROPERTY LINE
26' TWO-WAY DRIVE AISLE
LOADING
DRIVE-THRU
A
CRU SHELL BUILDING
32,100 SF
PROPERTY LINE
50.292
CHILDREN OF ISRAEL CEMETERY
EXISTING
NOT INCLUDED IN COUNTS
FIRE TRUCK ROUTE
32' TWO-WAY DRIVE AISLE
94.02
EXISTING PROPERTY LINE
35 TWO-WAY DRIVE AISLE
PROPOSED FUTURE DIVISION
22' TWO-WAY DRIVE AISLE
24' TWO-WAY DRIVE AISLE
33' TWO-WAY DRIVE AISLE
C
CRU SHELL BUILDING
8,610 SF
D
CRU SHELL BUILDING
8,610 SF
E
CRU SHELL BUILDING
6,900 SF
CHILDREN OF ISRAEL PARK
60' x 50' PLAYGROUND AREA
95.735
24' FIRE TRUCK AISLE
29' ONE-WAY DRIVE AISLE
PROPOSED PROPERTY LINE
SIGNALIZED INTERSECTION
355.252
EXISTING PROPERTY LINE
SIGNALIZED INTERSECTION
94.013
REENDERS DRIVE
197.9
EXISTING PROPERTY LINE
8'-0"H FENCE
1'-8" H BERM
26' DRIVE AISLE
NEW APPROACH
BOLLARD
REFUSE
LOADING
CRU SHELL BUILDING
73,585 SF
69'-0"
144'-0"
613'-6"
51'-6" SETBACK
46'-0" SETBACK
25'-0" SETBACK
13.552
CANOPY
TREE VAULT
PLANTER W/ BENCH
BIKES (16)
30' TWO-WAY DRIVE AISLE
FIRE TRUCK ROUTE
CART SHELTER
PARKING (351 STALLS)
CENTRAL MULTI-USE CORRIDOR
28' DRIVE AISLE
MULTI-USE PATH
PYLON SIGN
121.252
EXISTING PROPERTY LINE
644'-11" (STREET FRONTAGE)
65.405
12.843
128.682
452.7' STREET FRONTAGE
PEGUIS STREET
16.663

BUILDING ELEVATIONS

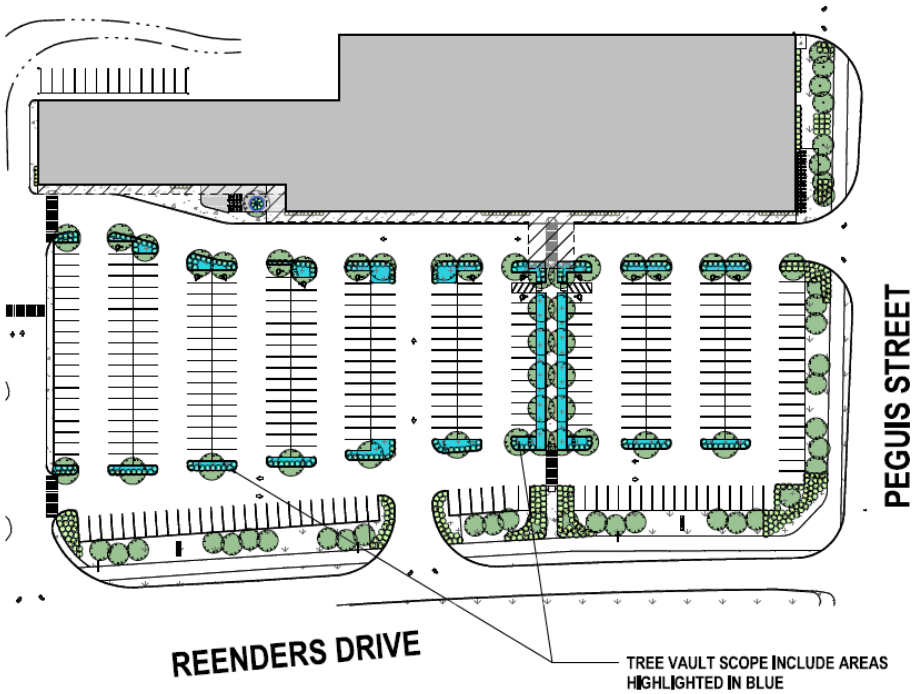


LANDSCAPING PLAN



2 ENLARGED MULTIUSE CORRIDOR

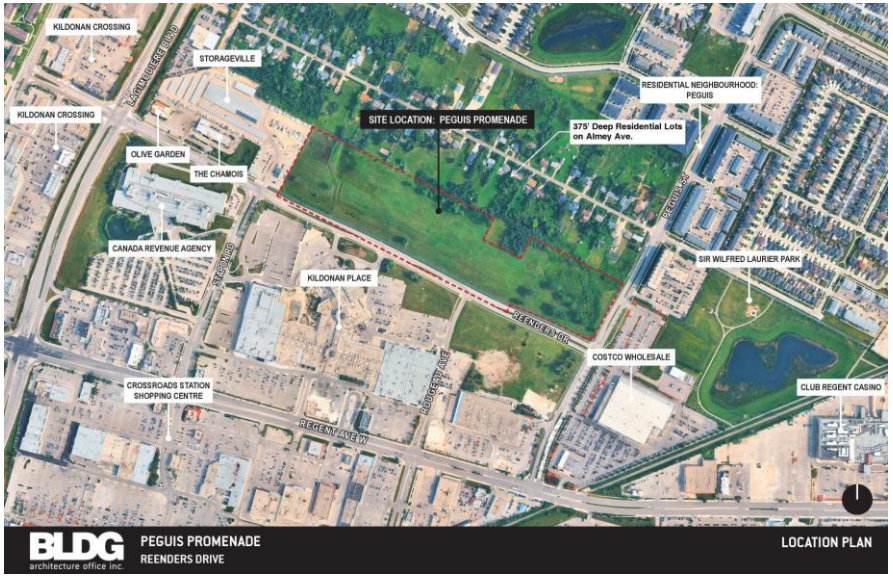
3/64" = 1'-0"



1 TREE VAULT SCOPE - SITE PLAN

1" = 80'-0"

TRAFFIC AND SITE ACCESS



Location plan: site in relation to Regent Avenue West commercial corridor and Almey Avenue residential

1

Access from arterials only

2 approaches off Reenders Drive and 2 off Peguis Street. No access to Almey Avenue or local residential streets.

2

Road already built

Shindico built the Reenders Drive extension (completed 2015) to carry this traffic before any building opened.

3

Servicing kept off the street

Enclosed grocery loading room and 3 loading spaces, away from customer entrances.

4

Walk, bike, transit

Multi-use AT paths along the south and east edges; 50 bicycle spaces.

REENDERS DRIVE EXTENSION: BUILT BY SHINDICO



Construction of the Reenders Drive extension

- Shindico installed the Reenders Drive extension after the 2013 rezoning, ahead of any development on these lands
- Result: Phase 1 and Phase 2 traffic uses a road built for it, not the residential streets to the north

Completed

Nov. 2015

11 years before Phase 2

Rezoning

July 2013

DASZ 33/2013

PLANNING POLICY ALIGNMENT

Policy	How the Phase 2 plans respond
CCDS 2.0, Goals 1 and 2: intensify existing commercial areas and Mixed Use Centres	New commercial space within an existing Regional Mixed Use Centre, across from a regional shopping centre
ASP 4(a)(i): minimize commercial traffic on residential roads	All vehicle access from Reenders Drive and Peguis Street
ASP 2(c), 3(a), 4(a)(v): pedestrian, cycling and transit connections	AT paths on south and east edges; 50 bicycle spaces
ASP 4(a)(ii), (iii): visually appealing, distinct design	Brick, metal panel and EIFS; stepped parapets; storefront bays
ASP 4(a)(iv): screen adjacent residential	Rear setback of 46 ft (NE) to about 100 ft (NW); 1.5′ berm and 8′ fence along the north property line

Staff conclusion: the proposal meets all applicable ASP policies and is consistent with CCDS 2.0.

NEIGHBOUR INTERFACE

NORTH

Single-family homes on Almey Avenue

Building set back 46 ft (NE corner) to about 100 ft (NW). No vehicle access to Almey.

A 1.5′ berm and 8′ fence are proposed to mitigate the impact on the adjacent residential properties.

WEST

Cemetery

Garbage enclosure sits at the NW corner beside the Children of Israel Cemetery. Congregation Shaarey Zedek was consulted on Phase 1.

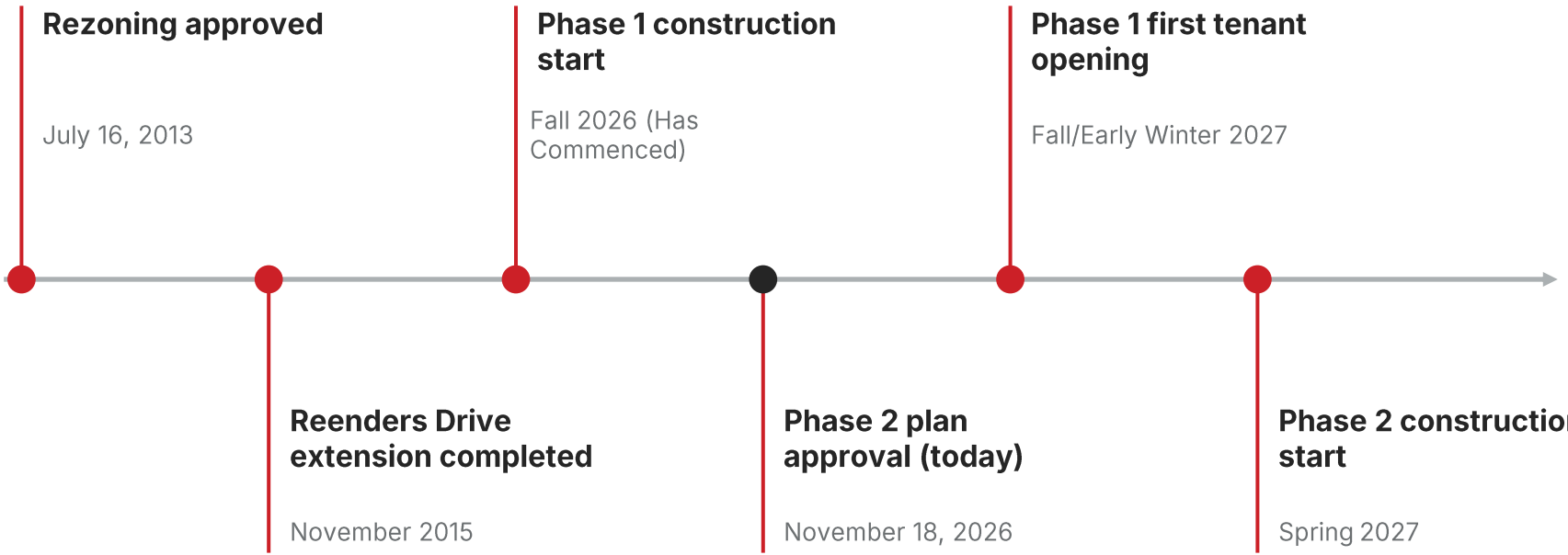
SOUTH / EAST

AT path, Reenders Drive, Peguis Street

Approaches and active frontage face the arterials and the regional shopping centre to the south.

Phase 2 public engagement: public open house held at Chalmers Community Centre on November 12, 3 to 6 pm

TIMELINE


Rezoning approved
July 16, 2013
Reenders Drive extension completed
November 2015
Phase 1 construction start
Fall 2026 (Has Commenced)
Phase 2 plan approval (today)
November 18, 2026
Phase 1 first tenant opening
Fall/Early Winter 2027
Phase 2 construction start
Spring 2027

SUMMARY

1

Consistent with policy

Staff find the plans consistent with CCDS 2.0 and the Transcona West ASP, and recommend approval.

2

Traffic stays on arterials

Access only from Reenders Drive and Peguis Street, on a road extension Shindico built in 2015.

3

A neighbourhood amenity

Full-service grocery, six restaurants and a year-round family destination for Transcona and East Kildonan.

We respectfully ask the Committee to concur with the Public Service recommendation and approve Plan Approval 26-256609