**Minutes – Board of Adjustment – January 8, 2020**

## PUBLIC HEARINGS

**Item No. 13 Variance – 355 Centre Street**
**(Waverley West Ward)**
**File DAV 214926/2019C**

BOARD OF ADJUSTMENT DECISION:

The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" as follows:

1. for the construction of commercial mixed use buildings to permit the following:

    A. a west front yard (Centre Street) of 9 feet (2.74 metres)

    B. a canopy projection of 12.7 feet (3.87 metres)

    C. a north corner side yard (South Town Road) of 14 feet (4.27 metres)

    D. insufficient street edge landscaping along Kenaston Boulevard and Centre Street

2. For the establishment of an accessory parking area to permit the following:

    A. a front yard (Centre Street) of 10 feet (2.74 metres)

    B. insufficient parking lot interior landscaping

DECISION MAKING HISTORY:

The Winnipeg Public Service advised that all statutory requirements with respect to this application have been complied with.

Moved by Joel Remis,

That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Joel Remis,

That the receipt of public representations be concluded.

Carried

Moved by Joel Remis,

That in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance,

(a) [✓] is consistent [ ] is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) [✓] does not create [ ] does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) [✓] is [ ] is not
the minimum modification of a zoning by–law required to relieve the injurious effect of the zoning by–law on the applicant's property; and

(d) [✓] is [ ] is not
compatible with the area in which the property to be affected is situated.

Supporting Comments:

1. The Board of Adjustment agreed with the administrative comments contained in the report of the Urban Planning Division dated December 19, 2019.

Carried

DECISION MAKING HISTORY (continued):

Moved by Joel Remis,

That the recommendation of the Winnipeg Public Service be concurred in, and the Variance be approved.

Carried

Moved by Joel Remis,

That the public hearing with respect to this application be concluded.

Carried

# THE CITY OF WINNIPEG
# VARIANCE ORDER
## BOARD OF ADJUSTMENT

**DAV 214926/2019C [**

| | |
|---|---|
| Before: | Board of Adjustment<br>Bill Sawka, Chairperson<br>Bill Evans<br>Joel Remis |
| Hearing: | January 8, 2020<br>Council Building, 510 Main Street |
| Applicant: | McGowan Russell Group (Melissa Neirinck) |
| Premises Affected: | 355 Centre Street |
| Legal Description: | BLOCK 2 PLAN 52290 122/124 ST N*, hereinafter called "the land" |
| Property Zoned: | "MMU" Manufacturing Mixed Use |
| Nature of Application: | To vary the "MMU" District Dimensional standards of the Winnipeg Zoning By-Law No. 200/2006 as follows:<br>1. for the construction of commercial mixed use buildings to permit the following:<br>A. a west front yard (Centre St.) of 9 feet (2.74 metres) instead of 20 feet (6.10 metres);<br>B. a canopy projection of 12.7 feet (3.87 metres) instead of 5 feet (1.52 metres);<br>C. a north corner side yard (South Town Rd.) of 14 feet (4.27 metres) instead of 20 feet (6.10 metres);<br>D. insufficient street edge landscaping along Kenaston St. and Centre St.<br>2. for the establishment of an accessory parking area to permit the following: |

A. a front yard (Centre St.) of 10 feet (2.74 metres) instead of 20 feet (6.10 metres);
B. insufficient parking lot interior landscaping.

It is the opinion of the Board of Adjustment that subject to conditions listed below, if any, this Variance meets the statutory criteria as outlined in Subsection 247(3) of The City of Winnipeg Charter in that it:

(a) [✓] is consistent [ ] is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) [✓] does not create [ ] does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) [✓] is [ ] is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) [✓] is [ ] is not
compatible with the area in which the property to be affected is situated.

Supporting Comments:

1. The Board of Adjustment agreed with the administrative comments contained in the report of the Urban Planning Division dated December 19, 2019.

ORDER:

The Board of Adjustment orders that the provisions of the "MMU" District Dimensional standards of the Winnipeg Zoning By-Law No. 200/2006 are varied on “the land” as follows:

1. for the construction of commercial mixed use buildings to permit the following:

   A. a west front yard (Centre Street) of 9 feet (2.74 metres)

   B. a canopy projection of 12.7 feet (3.87 metres)

   C. a north corner side yard (South Town Road) of 14 feet (4.27 metres)

   D. insufficient street edge landscaping along Kenaston Boulevard and Centre Street

2. For the establishment of an accessory parking area to permit the following:

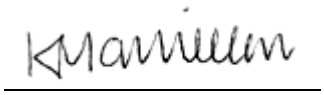
   A. a front yard (Centre Street) of 10 feet (2.74 metres)

B. insufficient parking lot interior landscaping

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

DATE OF ORDER: January 14, 2020

CERTIFIED BY:



K. McMillan
Senior Committee Clerk

HOW TO APPEAL

If you object to this Order, you are entitled to file a notice of appeal. Your notice of appeal must:

(a) be in writing;

(b) contain your name, mailing address and phone number;

(c) be addressed as set out below;

(d) be received at that office not later than 4:30 p.m. on January 31, 2020;

**[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]**

(e) refer to Variance Order No. DAV 214926/2019C; and

(f) provide the reason(s) for the appeal

The City Clerk may not schedule an appeal hearing until your notice of appeal meets the above requirements.

| | |
|---|---|
| Address: | City Clerk, City of Winnipeg<br>c/o Appeal Committee<br>Susan A. Thompson Building<br>Main Floor, 510 Main Street<br>Winnipeg, Manitoba, R3B 1B9 |
| Fax: | 204-947-3452 |
| Email: | CLK-Appeals@winnipeg.ca |

THE FOLLOWING PERSONS MADE REPRESENTATIONS AND ARE ENTITLED TO APPEAL:

In Support:

Karl Loepp
Susan Russell
Aaron Simoes

In Opposition:

Nil

For Information:

Nil

For the City:

S. Jerez, Planner, Planning, Property and Development Department
R. Hayer, Planner, Planning, Property and Development Department

**EXHIBITS FILED FOR DAV 214926/2019C**

1. Application dated December 13, 2019
2. Notification of Public Hearing dated December 17, 2019
3. Manitoba Status of Title 3003574/1
4. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
5. Caveats 4174098/1, 4174099/1, 4200788/1, 5043800/1, Caveat 5043801/1
6. Statutory Easement 4568399/1
7. Plans, Sheets 1a to 13 inclusive, for File DAV 214926/2019C dated December 6, 2019
8. Report from the Urban Planning Division dated December 19, 2019
9. Inspection Report
10. Presentation in support of the application submitted by the Applicant at the public hearing

Exhibit "8" referred to in File DAV 214926/2019C

# ADMINISTRATIVE REPORT

**Title:** DAV 19-214926/C – 355 Centre Street

**Issue:** For consideration at the public hearing for a variance associated with the construction of a commercial mixed use building.

**Critical Path:** Board of Adjustment as per the Development Procedures By-law and The City of Winnipeg Charter.

## AUTHORIZATION

| Author | Department Head | CFO | CAO |
|---|---|---|---|
| R. Galston, MCP | n/a | n/a | |

## RECOMMENDATIONS

The Urban Planning Division recommends approval of the application to vary the "MMU" dimensional standards of Zoning By-Law No. 200/2006 as follows:

1. for the construction of commercial mixed use buildings to permit the following:
   A. a west front yard (Centre Street) of 9 feet (2.74 metres) instead of 20 feet (6.1 metres);
   B. a canopy projection of 12.7 feet (3.87 metres) instead of 5 feet (1.52 metres);
   C. a north corner side yard (South Town Road) of 14 feet (4.27 metres) instead of 20 feet (6.1 metres);
   D. insufficient street edge landscaping along Kenaston Boulevard and Centre Street.
2. for the establishment of an accessory parking area to permit the following:
   A. a front yard (Centre Street) of 10 feet (2.74 metres) instead of 20 feet (6.1 metres);
   B. insufficient parking lot interior landscaping.

## REASON FOR THE REPORT

- Variance applications require a public hearing as per *The Development Procedures By-law* No. 160/2011 and *The City of Winnipeg Charter*, section 249.

- The report is being submitted for the Board of Adjustment's consideration of the development application at the public hearing.

## IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, development permits for the proposed development can be issued subject to plan approval by the Assiniboia Community Committee and the Director of Planning, Property and Development.

## FILE/APPLICANT DETAILS

| | |
|---|---|
| **FILE:** | DAV 19-214926/C |
| **RELATED FILES:** | |
| **COMMUNITY:** | Assiniboia Committee |
| **NEIGHBOURHOOD #:** | 5.686 (Bridgwater Centre) |
| **SUBJECT:** | To vary the "MMU" dimensional standards of Zoning By-Law No. 200/2006 as follows:<br>1) for the construction of commercial mixed use buildings to permit the following:<br>a) a west front yard (Centre St.) of 9 feet (2.74 metres) instead of 20 feet (6.10 metres);<br>b) a canopy projection of 12.7 feet (3.87 metres) instead of 5 feet (1.52 metres);<br>c) a north corner side yard (South Town Rd.) of 14 feet (4.27 metres) instead of 20 feet (6.10 metres);<br>d) insufficient street edge landscaping along Kenaston St. and Centre St.<br>2) for the establishment of an accessory parking area to permit the following:<br>a) a front yard (Centre St.) of 10 feet (2.74 metres) instead of 20 feet (6.10 metres);<br>b) insufficient parking lot interior landscaping. |
| **LOCATION:** | 355 Centre ST |
| **LEGAL DESCRIPTION:** | BLOCK 2 PLAN 52290 122/124 ST N* |
| **APPLICANT:** | Melissa Neirinck<br>825 St Joseph ST<br>Winnipeg , Manitoba R2H 3A8 |
| **OWNER:** | The Manitoba Housing and Renewal Corporation<br>120 DONALD ST 7<br>Winnipeg , Manitoba R3C 4G2 |

## HISTORY

N/A

## DISCUSSION

### CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a variance with respect to a property may be approved if the variance:

(a) is consistent with Plan Winnipeg and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) is compatible with the area in which the property to be affected is situated.

### SITE DESCRIPTION

- The subject property is located on the east side of Centre Street, at the northeast corner of Centre Street and South Town Road, in the Bridgwater Centre Neighbourhood of the Waverley West Ward.
- The subject property has a total area of 7.4 acres and encompasses an entire block between Centre, Street, South Town Road, and northbound Kenaston Boulevard. It is currently vacant.
- The subject property is located within the Areas of Transformation – New Communities area under the *Complete Communities Direction Strategy*. The property is zoned “MMU” – Manufacturing Mixed-Use.
- The subject property is located within the Commercial Mixed-Use policy area of the *Waverley West Town Centre Neighbourhood Area Structure Plan*.




**Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)***

**SURROUNDING LAND USE AND ZONING (See Figure 2)**

**North:** South Town Road, then multi-family residential uses zoned "RMF-L" – Residential Multi-Family (Large).

**South:** Kenaston Boulevard.

**East:** Kenaston Boulevard, then vacant land zoned "A" – Agricultural.

**West:** Centre Street, then a major fitness centre used zoned "MMU" – Manufacturing Mixed-Use.



**Figure 2: Zoning of the site and surrounding area.**

## DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to construct a four-storey mixed use commercial building at the northwest corner of the subject site, near the intersection of Centre Street and South Town Road. The building will contain office uses on the upper floors, and a mix of office, retail, and restaurant uses located on the ground floor, with a total floor area of approximately 238,000 square feet.
- A future extension of the proposed building, to the east of the proposed building footprint, is identified as a future phase of development. Additionally, future standalone commercial buildings are proposed along Centre Street, with floor areas ranging between 1,250 and 5,000 square feet.
- The applicant is proposing an accessory parking area with a total of 499 parking stalls. Access to the subject property is to be taken from Centre Street. Pedestrian access is to be taken primarily from an entrance on the South Town Road façade, near the intersection of South Town Road and Centre Street.

## ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- *The Complete Communities Direction Strategy* is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is located in the Areas of Stability – Recent Communities policy area under *OurWinnipeg* and the *Complete Communities Direction Strategy*.
- Key policies guiding development in Areas of Stability include:
    - Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.
    - Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.
    - Support Complete Communities by ensuring diverse and high quality housing stock.

WAVERLEY WEST TOWN CENTRE NEIGHBOURHOOD AREA SRTUCTURE PLAN (By-law 38/2010)

- Under the *Waverley West Town Centre Neighbourhood Area Structure Plan*, the subject property is located within the Employment Lands Mixed Use policy area.
- The intent of the Employment Lands Mixed Use area is to provide employment opportunities for local residents and others. Providing employment lands in conjunction with residential developments facilitates the establishment of a more complete communities model where residents can live, work, and shop within the same neighbourhood. This area will generally be focused more on office and business park-style facilities.

- Relevant policies guiding development in this area are as follows:

  *5.2.1 Composition of Employment Land Mixed-Use Areas*

  (1) Mixed-use areas may contain a variety of uses including offices, campus-style business parks, and retail uses. Institutional uses may also be provided in this area.

  (2) The composition of the mixed use areas shall be refined and addressed through the zoning applied to the site, as determined appropriate at the Development Application stage.

  *6.4.1 Connectivity*

  The design of the Employment Mixed Use areas shall incorporate appropriate connections to adjacent land uses to facilitate a walkable neighbourhood.

  *6.4.2 Building Design*

  High-quality building design will be required through the use of developer regulated architectural standards that sets the stage for people entering the Town Centre neighbourhood.

  *6.4.3 Active Street Front*

  Provide for site design where buildings and pad sites are focused on the interface with the adjacent streets and sidewalks by locating buildings at or near the property line where possible.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- In “MMU” – Manufacturing Mixed-Use zoning districts, a minimum front yard of 20 feet is required. The applicant is proposing a building front yard of nine (9) feet, and a parking area front yard of 10 feet. As such, variances for front yards are required.
- Per the development and design standards of the Zoning By-law, canopies are permitted to project into required yards up to five (5) feet. The applicant is proposing a canopy that projects 12.7 feet into the required yard on South Town Road near Centre Street. As such, a variance for a canopy projection is required.
- In “MMU” – Manufacturing Mixed-Use zoning districts, a minimum corner side yard of 20 feet is required for buildings. The applicant is proposing a corner side yard of 14 feet. As such, a variance for the corner side yard is required.
- Per the development and design standards of the Zoning By-law, yards facing a public street must contain a minimum of one (1) tree for each 30 feet of street frontage, plus three (3) shrubs for each 20 feet of street frontage. The applicant is proposing insufficient quantities of street edge landscaping. As such, a variance for insufficient street edge landscaping is required.
- Per the development and design standards of the Zoning By-law, parking areas located outside of the Urban Infill Area and contain more than 20 parking stalls, parking areas must contain a minimum of one (1) tree for each 300 square feet of parking area, and one shrub for each 100 square feet. The applicant is proposing insufficient quantities of parking lot interior landscaping. As such, a variance for insufficient parking lot interior landscaping is required.

ANALYSIS OF VARIANCES

*Building Front Yard and Canopy Projection*

- The Urban Planning Division is supportive of the variance for a reduced front yard because the reduction to the front yard will enable the proposed commercial mixed-use building and its primary street-fronting entrance to be located closer to the public sidewalk on South Town Road.
- By locating buildings with active ground floor uses close to the public sidewalk, the proposed development will help contribute to a comfortable and welcoming pedestrian environment in the southern portion of the Bridgwater Centre Neighbourhood. This is consistent with policies for the Employment Mixed Use area, which supports high-quality and active street frontages by locating buildings at or near the property line.
- The proposed canopy is to be located above the ground floor at the northwest corner of the building, at the intersection of Centre Street and South Town Road, thereby not having an impact on adjacent properties. The canopy is an architectural feature of the proposed building that provides visual interest. For this reason, the Urban Planning Division is supportive of the variance for a canopy projection.

*Corner Side Yard*

- Similar to the proposed front yard, the Urban Planning Division is supportive of the variance for a reduced corner side yard along Centre Street.
- This variance for side yards will allow the applicant to located the building in a manner that is consistent with policies guiding development in the Employment Mixed Use area, and contribute to the creation of a stronger pedestrian environment on Centre Street

*Parking Area Front Yard*

- The Urban Planning Division is supportive of the variance for a reduced front yard of ten feet for a parking area along Centre Street. This is because the proposed parking area is located near the southern end of the subject property. At this southern end, where the property is between limited access one-way portions of Centre Street and Kenaston Boulevard, there is to be no public sidewalk along Centre Street, and limited opportunities for future employment uses. As such, it is not anticipated that a pedestrian environment will emerge at this location in the foreseeable future.
- Additionally, the unique configuration of the subject property means that the southern end of the subject property is narrower. It would be difficult to provide the total required number of parking stalls without variance to the dimensional standards of the parking stalls and/or drive aisles.

*Insufficient Landscaping*

- The Urban Planning Division is supportive of the variance for insufficient street edge landscaping along Kenaston Boulevard and Centre Street, and the variance for insufficient parking lot interior landscaping. While the proposed landscaping along these street edges and within the parking lot interior area do not comply fully with the exact specifications for landscaping, the applicant’s alternative proposal does provide substantial landscaping at these locations.
- In the case of the street edge landscaping along Kenaston Boulevard, the requirement of the Zoning By-law requires 41 trees and 185 shrubs. Alternatively, the applicant proposes to provide 38 trees, retain five (5) existing trees, and provide 133 shrubs. The

applicant proposes that one (1) tree is equal to 20 shrubs, in terms of landscaping value. As such, the provision of 43 trees (proposed and existing) meets the intent of the landscaping requirement.

- In the case of the street edge landscaping along Centre Street, the requirement of the Zoning By-law requires 40 trees and 182 shrubs. Alternatively, the applicant proposes a similar equivalency where they will provide 44 trees and 100 shrubs, thereby meeting the intent of the landscaping requirement.
- In the case of the parking lot interior landscaping, the requirement of the Zoning By-law is 29 trees and 86 shrubs. Alternatively, the applicant proposes a similar equivalency where they will provide 34 trees and zero (0) shrubs, thereby meeting the intent of the landscaping requirement.
- The applicant has communicated to the Urban Planning Division that by providing more trees and less shrubs will ensure that the landscaping provided will have a better chance at survival over the long term (for example, surviving snow storage in winter time), and provide greater benefit to the subject property and to the surrounding public realm in terms of providing shading, screening, and an aesthetically pleasant appearance.

PLAN APPROVAL

- Plan Approval by the Director of Planning, Property and Development and the Assiniboia Community Committee is a requirement for any new development on the subject property, per the existing zoning agreement under file no. DASZ 4/2010. As such, the applicant will submit a related Plan Approval application for the proposed development, which will be reviewed by the Assiniboia Community Committee.

**REASONS FOR RECOMMENDATIONS**

In the context of Section 247(3), the Urban Planning Division recommends **approval** for the following reasons:

(a) is consistent with Plan Winnipeg and any applicable secondary plan;

*In that, the applicant is proposing a development that is consistent with the* Waverley West Town Centre Neighbourhood Area Structure Plan.

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

*In that, the variances enable a development similar to surrounding commercial and residential uses and do not have an adverse effect on the public realm.*

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

*In that, the variances will allow development to occur which meets appropriate policies in the* Waverley West Town Centre Neighbourhood Area Structure Plan.

(d) is compatible with the area in which the property to be affected is situated.

*In that, the surrounding area is characterized by a mix of commercial and higher-density residential uses.*

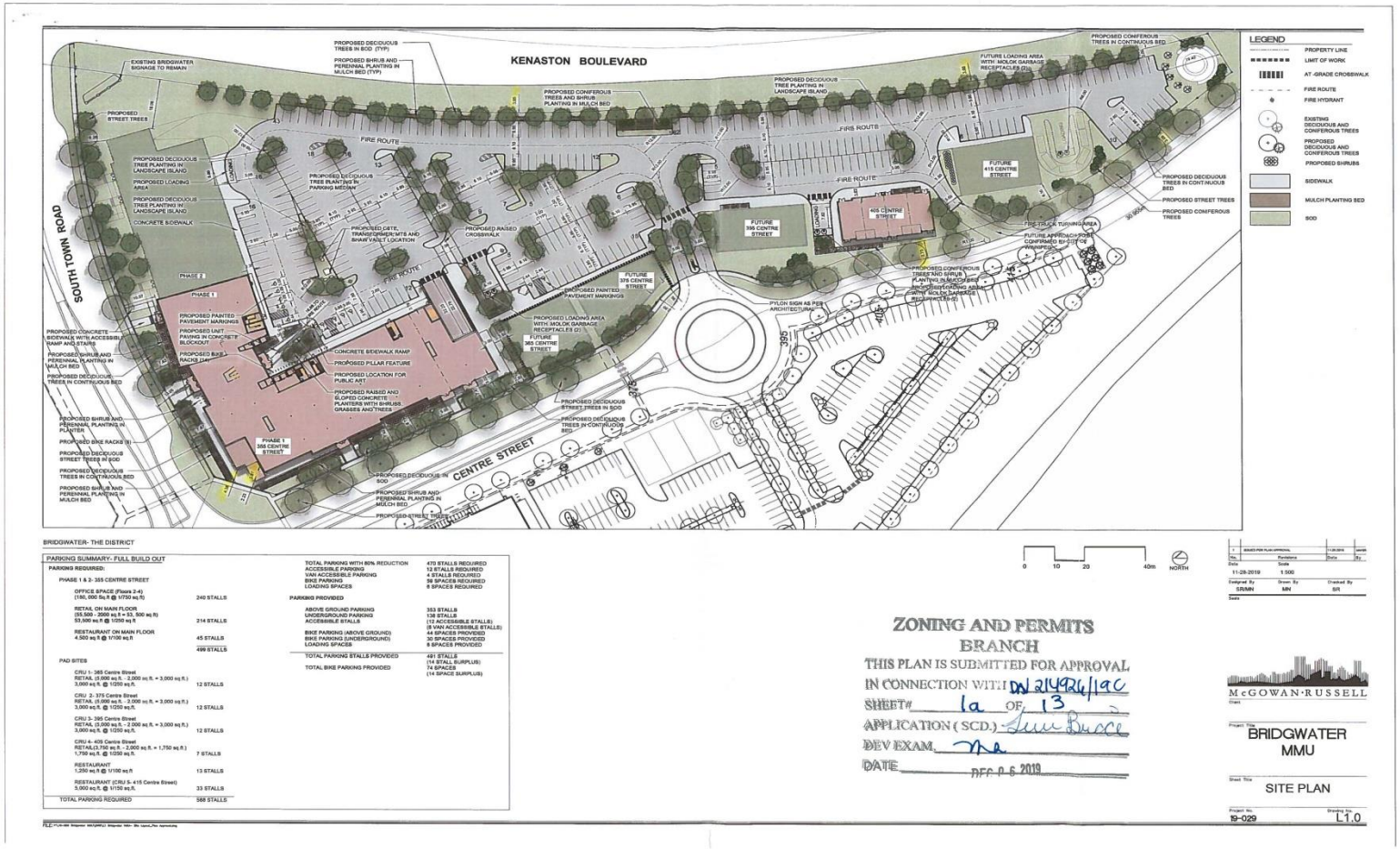
## CONSULTATION

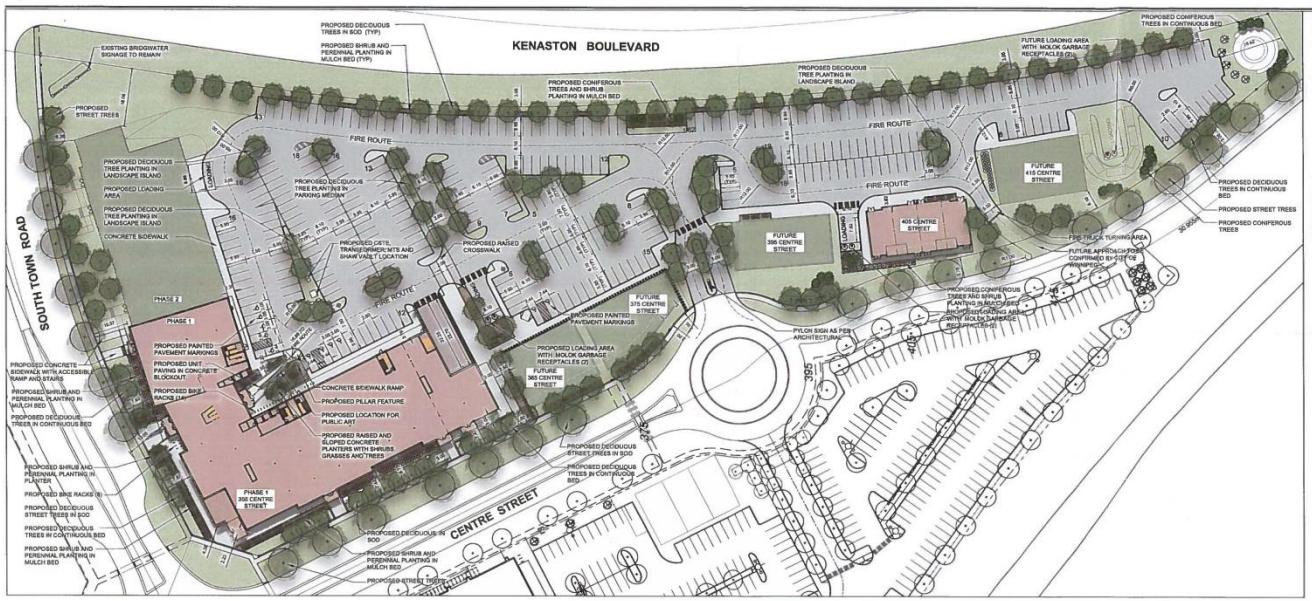
In preparing this report there was internal consultation with: N/A

## SUBMITTED BY

| | |
|---|---|
| Department: | Planning, Property and Development |
| Division: | Urban Planning |
| Prepared by: | Robert Galston, MCP |
| Date: | Thursday, December 19, 2019 |
| File No. | DAV 19-214926/C |

Exhibit “7” referred to in File DAV 214926/2019C






BRIDGWATER- THE DISTRICT

PARKING SUMMARY- FULL BUILD OUT

PARKING REQUIRED:

PHASE 1 & 2- 365 CENTRE STREET

| | |
|---|---|
| OFFICE SPACE (Floors 2-4) (100, 000 Sq ft @ 1/750 sq ft) | 240 STALLS |
| RETAIL ON MAIN FLOOR (55,500 - 2000 sq.ft = 53, 500 sq ft) 53,500 sq ft @ 1/250 sq ft | 214 STALLS |
| RESTAURANT ON MAIN FLOOR 4,500 sq ft @ 1/100 sq ft | 45 STALLS |
| | 499 STALLS |

PAD SITES

| | |
|---|---|
| CRU 1- 365 Centre Street RETAIL (5,000 sq ft. - 2,000 sq ft. = 3,000 sq ft.) 3,000 sq ft. @ 1/250 sq ft. | 12 STALLS |
| CRU 2- 375 Centre Street RETAIL (5,000 sq ft. - 2,000 sq ft. = 3,000 sq ft.) 3,000 sq ft. @ 1/250 sq ft. | 12 STALLS |
| CRU 3- 395 Centre Street RETAIL (5,000 sq ft. - 2,000 sq ft. = 3,000 sq ft.) 3,000 sq ft. @ 1/250 sq ft. | 12 STALLS |
| CRU 4- 405 Centre Street RETAIL(3,750 sq ft. - 2,000 sq ft. = 1,750 sq ft.) 1,750 sq ft. @ 1/250 sq ft. | 7 STALLS |
| RESTAURANT 1,250 sq ft @ 1/100 sq ft | 13 STALLS |
| RESTAURANT (CRU 5- 415 Centre Street) 5,000 sq ft. @ 1/150 sq ft. | 33 STALLS |
| TOTAL PARKING REQUIRED | 586 STALLS |

| | |
|---|---|
| TOTAL PARKING WITH 80% REDUCTION | 470 STALLS REQUIRED |
| ACCESSIBLE PARKING | 12 STALLS REQUIRED |
| VAN ACCESSIBLE PARKING | 4 STALLS REQUIRED |
| BIKE PARKING | 58 SPACES REQUIRED |
| LOADING SPACES | 6 SPACES REQUIRED |

PARKING PROVIDED

| | |
|---|---|
| ABOVE GROUND PARKING | 353 STALLS |
| UNDERGROUND PARKING | 138 STALLS |
| ACCESSIBLE STALLS | (12 ACCESSIBLE STALLS) (6 VAN ACCESSIBLE STALLS) |
| BIKE PARKING (ABOVE GROUND) | 44 SPACES PROVIDED |
| BIKE PARKING (UNDERGROUND) | 30 SPACES PROVIDED |
| LOADING SPACES | 6 SPACES PROVIDED |
| TOTAL PARKING STALLS PROVIDED | 491 STALLS (14 STALL SURPLUS) |
| TOTAL BIKE PARKING PROVIDED | 74 SPACES (14 SPACE SURPLUS) |

0 10 20 40m NORTH

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DAN 214926/19C
SHEET# 16 OF 13
APPLICATION (SGD.) Jenn Russell
DEV EXAM. JL
DATE DEC 0 6 2019

| No. | Revisions | Date | By |
|---|---|---|---|
| 1 | ISSUED FOR PLAN APPROVAL | 11-28-2019 | MRMP |

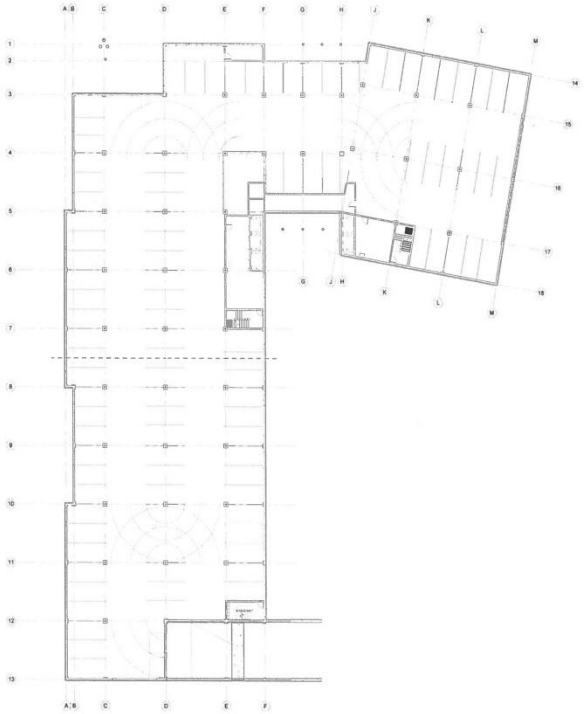
Date 11-28-2019 | Scale 1:500 | Designed By SR/MN | Drawn By MN | Checked By SR

McGOWAN·RUSSELL

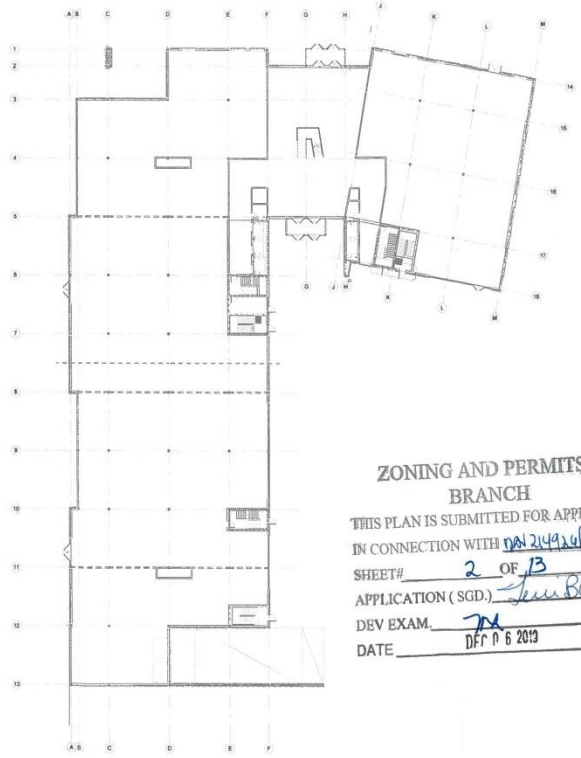
Project Title: BRIDGWATER MMU

Sheet Title: SITE PLAN

Project No. 19-029 | Drawing No. L1.0



PARKING LEVEL



MAIN FLOOR

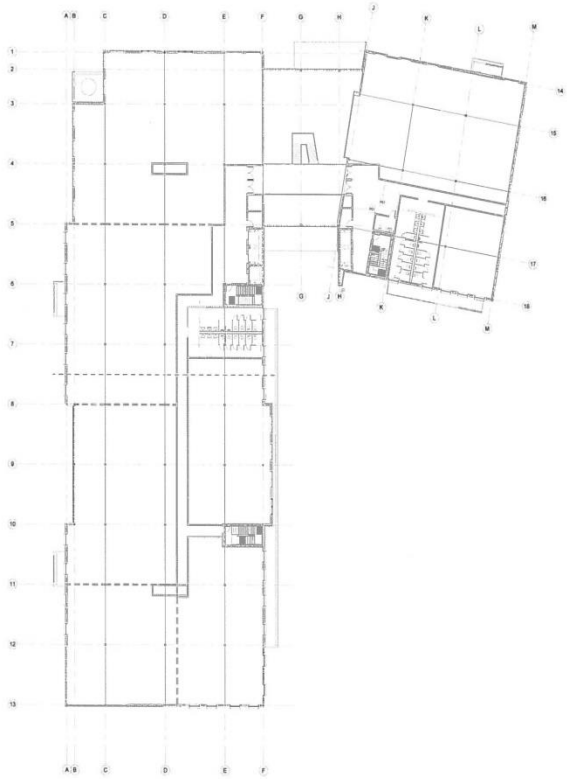
ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAI 21491261rac
SHEET# 2 OF 13
APPLICATION ( SGD.) Jessi Bucci
DEV EXAM. JA
DATE DEC 0 6 2019

**THE DISTRICT - PHASE 1**
*FLOOR PLANS 1/3*
Location: 355 Centre Street, Winnipeg, Manitoba / Scale: NTS / Date: November 2019

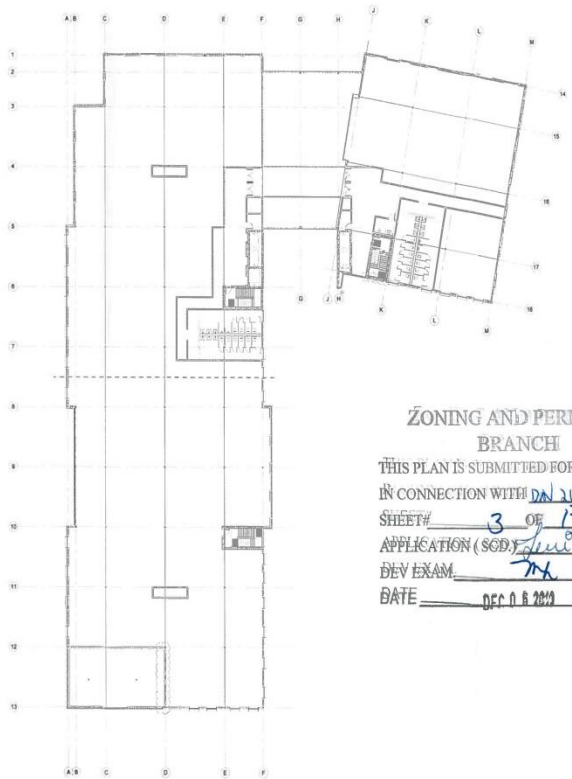
ARCHITECTS

**MMP ARCHITECTS INC.**
200-123 Bannatyne Ave.
Winnipeg, Manitoba
R3B 0R3

T: 204.956.0530
F: 204.943.5704
E: info@mmparchitects.com



SECOND FLOOR



THIRD FLOOR

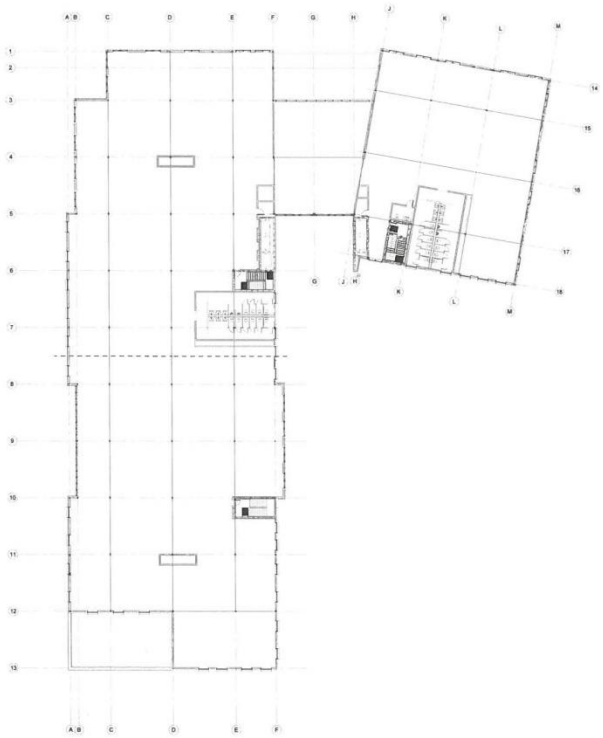
ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DN 214926/19C
SHEET# 3 OF 13
APPLICATION (SCD.) Lori Bucci
DEV EXAM. MA
DATE DEC 0 6 2019

**THE DISTRICT - PHASE 1**
*FLOOR PLANS 2/3*
Location: 355 Centre Street, Winnipeg, Manitoba / Scale: NTS / Date: November 2019

MMP ARCHITECTS

MMP ARCHITECTS INC.
200-123 Bannatyne Ave.
Winnipeg, Manitoba
R3B 0R3

T: 204.956.0530
F: 204.943.5704
E: info@mmparchitects.com



FOURTH FLOOR



ROOF PLAN

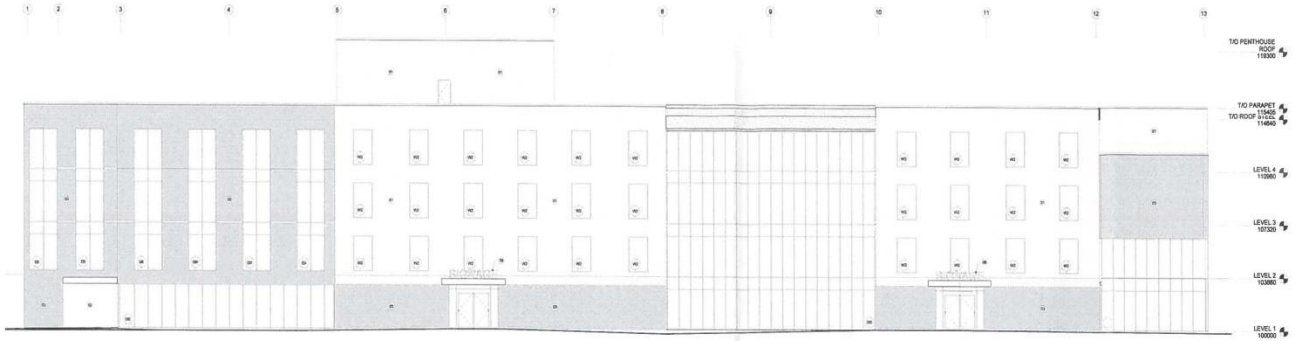
ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DN 214926/19C
SHEET# 4 OF 13
APPLICATION (SGD.) Leni Bucci
DEV EXAM. ml
DATE DEC 0 6 2019

**THE DISTRICT - PHASE 1**
*FLOOR PLANS 3/3*
Location: 355 Centre Street, Winnipeg, Manitoba / Scale: NTS / Date: November 2019

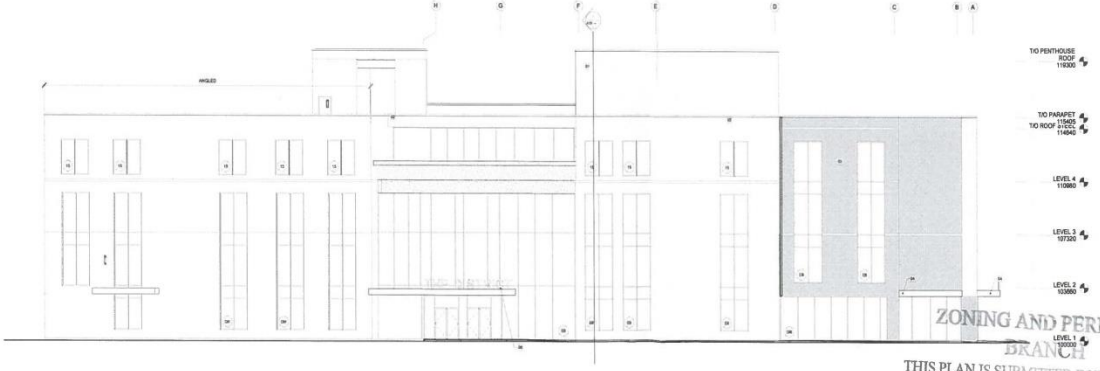
MMP ARCHITECTS

**MMP ARCHITECTS INC.**
200-123 Bannatyne Ave.
Winnipeg, Manitoba
R3B 0R3

T: 204.956.0530
F: 204.943.5704
E: info@mmparchitects.com




*WEST ELEVATION (CENTRE STREET)*




*NORTH ELEVATION (SOUTH TOWN ROAD)*

ZONING AND PERMITS BRANCH

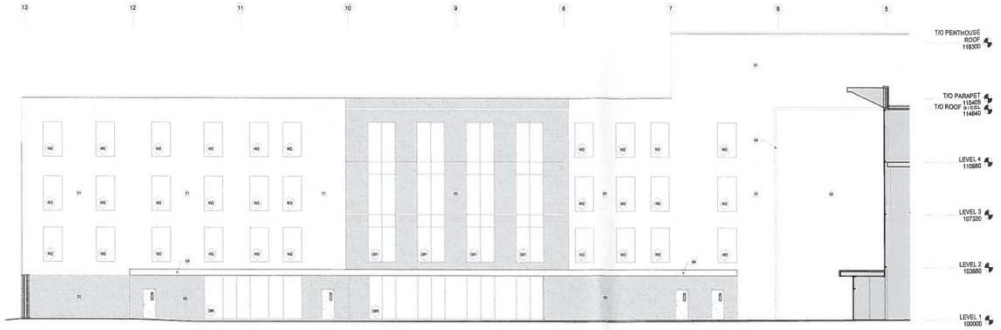
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAN 214926/19C
SHEET# 5 OF 13
APPLICATION ( SGD.) Jerri Bucci
DEV EXAM.
DATE DEC 0 6 2019

**THE DISTRICT - PHASE 1**
*ELEVATIONS 1/2*
Location: 355 Centre Street, Winnipeg, Manitoba / Scale: NTS / Date: November 2019

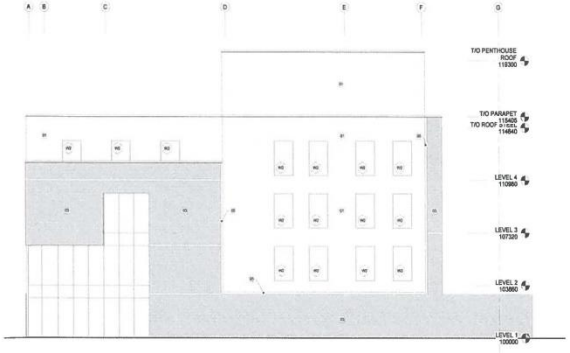
ARCHITECTS

MMP ARCHITECTS INC.
200-123 Bannatyne Ave.
Winnipeg, Manitoba
R3B 0R3

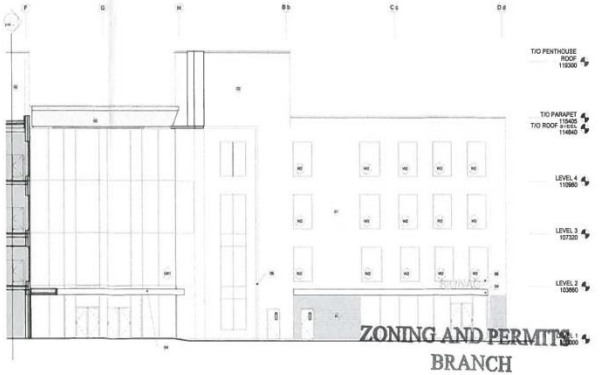
T: 204.956.0530
F: 204.943.5704
E: info@mmparchitects.com




EAST ELEVATION (COURT YARD)




SOUTH ELEVATION




SOUTH ELEVATION (COURT YARD)

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DN 214926 /19C
SHEET# 6 OF 13
APPLICATION ( SGD.) Luis Bucci
DEV EXAM. MJ
DATE DEC 0 6 2019

**THE DISTRICT - PHASE 1**
*ELEVATIONS 2/2*
Location: 355 Centre Street, Winnipeg, Manitoba / Scale: NTS / Date: November 2019

MMP ARCHITECTS

MMP ARCHITECTS INC.
200-123 Bannatyne Ave.
Winnipeg, Manitoba
R3B 0R3
T: 204.956.0530
F: 204.943.5704
E: info@mmparchitects.com

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DN214926/19C
SHEET# 7 OF 13
APPLICATION (SGD.) Lori Buca
DEV EXAM. [illegible]
DATE DEC 0 6 2019



NORTH WEST PERSPECTIVE

**THE DISTRICT - PHASE 1**
*RENDERINGS 1/3*
Location: 355 Centre Street, Winnipeg, Manitoba / Scale: NTS / Date: November 2019

MMP ARCHITECTS

**MMP ARCHITECTS INC.**
200-123 Bannatyne Ave.
Winnipeg, Manitoba
R3B 0R3

T: 204.956.0530
F: 204.943.5704
E: info@mmparchitects.com

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAN 214926/19c
SHEET# 8 OF B
APPLICATION (SGD.) Jenn Bucci
DEV EXAM. MK
DATE DEC 0 6 2019




*NORTH PERSPECTIVE*

**THE DISTRICT - PHASE 1**
*RENDERINGS 2/3*
Location: 355 Centre Street, Winnipeg, Manitoba / Scale: NTS / Date: November 2019

ARCHITECTS

MMP ARCHITECTS INC.
200-123 Bannatyne Ave.
Winnipeg, Manitoba
R3B 0R3

T: 204.956.0530
F: 204.943.5704
E: info@mmparchitects.com



NORTH WEST CORNER DETAIL




PYLON SIGNAGE DETAIL



ATRIUM DETAIL



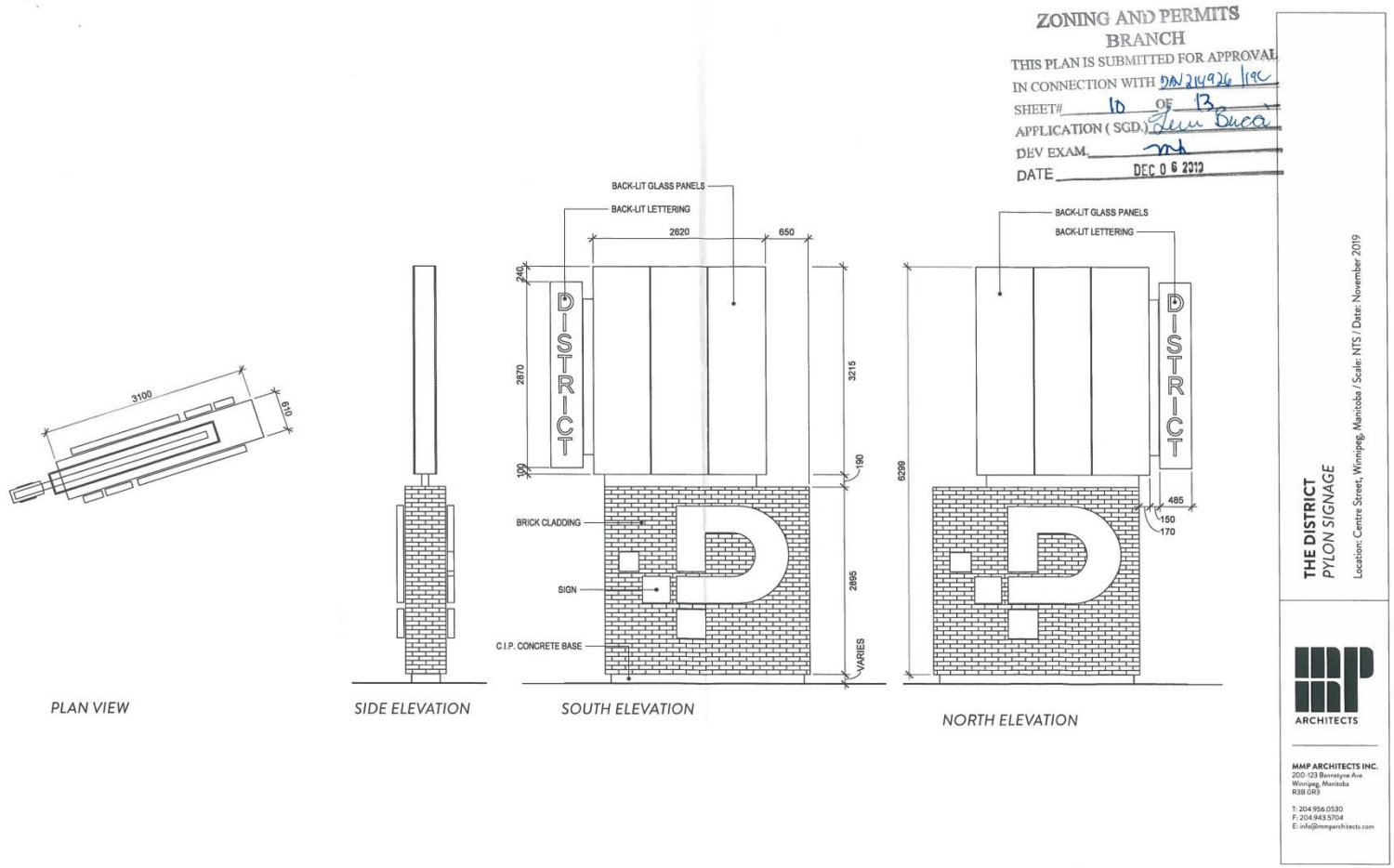

COURTYARD DETAIL

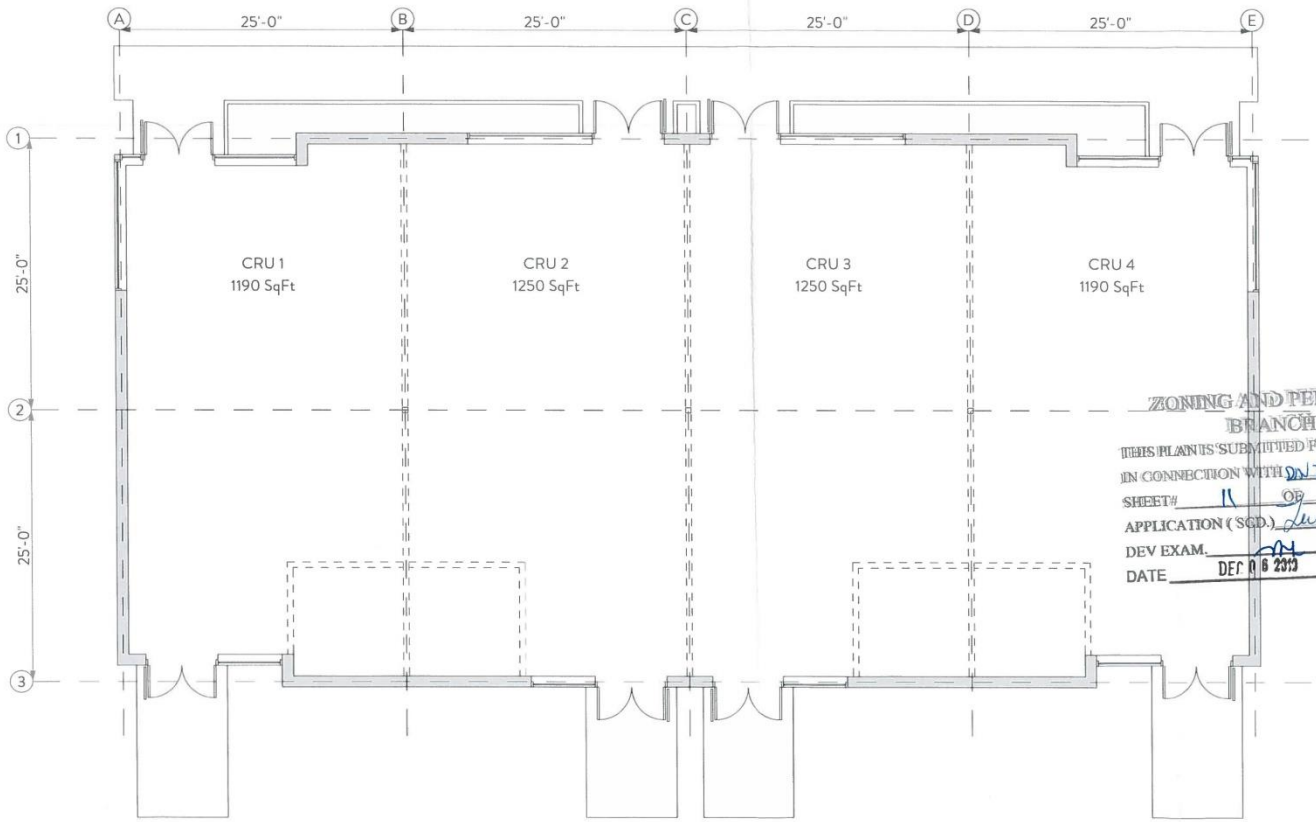
**THE DISTRICT - PHASE 1**
*RENDERINGS 3/3*
Location: 355 Centre Street, Winnipeg, Manitoba / Scale: NTS / Date: November 2019

ARCHITECTS

**MMP ARCHITECTS INC.**
200-123 Bannatyne Ave.
Winnipeg, Manitoba
R3B 0R3

T: 204.956.0530
F: 204.943.5704
E: info@mmparchitects.com


ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAN 214926 /19C
SHEET# 10 OF 13
APPLICATION ( SGD.) Lem Buca
DEV EXAM.
DATE DEC 0 6 2019
3100
610
PLAN VIEW
SIDE ELEVATION
BACK-LIT GLASS PANELS
BACK-LIT LETTERING
2620
650
240
2870
100
3215
190
2895
VARIES
BRICK CLADDING
SIGN
C.I.P. CONCRETE BASE
DISTRICT
SOUTH ELEVATION
6299
485
150
170
NORTH ELEVATION
THE DISTRICT
PYLON SIGNAGE
Location: Centre Street, Winnipeg, Manitoba / Scale: NTS / Date: November 2019
ARCHITECTS
MMP ARCHITECTS INC.
200-123 Bannatyne Ave.
Winnipeg, Manitoba
R3B 0R3
T: 204.956.0530
F: 204.943.5704
E: info@mmparchitects.com




ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DN 214926/1ec
SHEET# 11 OF B
APPLICATION (SGD.) Lori Duca
DEV EXAM.
DATE DEC 06 2019

**THE DISTRICT - CRU BUILDING**
*FLOOR PLAN*

Location: 405 Centre Street, Winnipeg, Manitoba / Scale: NTS / Date: November 2019

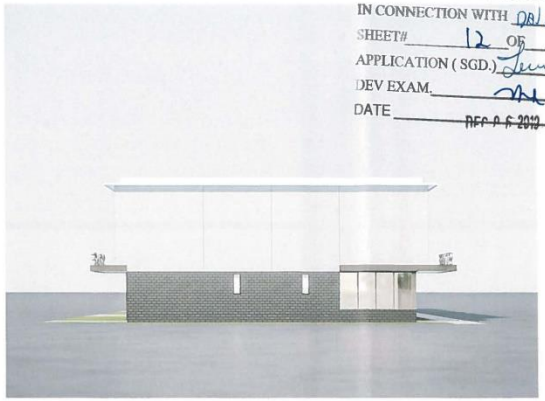
MMP ARCHITECTS

**MMP ARCHITECTS INC.**
200 123 Bannatyne Ave.
Winnipeg, Manitoba
R3B 0R3

T: 204.956.0530
F: 204.943.5704
E: info@mmparchitects.com




WEST ELEVATION



SOUTH ELEVATION




EAST ELEVATION



NORTH ELEVATION

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DA/214926/19C
SHEET# 12 OF 13
APPLICATION (SGD.) Lori Bucci
DEV EXAM.
DATE DEC 0 6 2019

**THE DISTRICT - CRU BUILDING**
*ELEVATIONS*
Location: 405 Centre Street, Winnipeg, Manitoba / Scale: NTS / Date: November 2019

MMP ARCHITECTS

MMP ARCHITECTS INC.
200-123 Bannatyne Ave.
Winnipeg, Manitoba
R3B 0R3

T: 204.956.0530
F: 204.943.5704
E: info@mmparchitects.com

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DN 214926/19C
SHEET# 13 OF 13
APPLICATION ( SGD.)
DEV EXAM.
DATE DEC 0 6 2019



SOUTH EAST PERSPECTIVE



NORTH EAST PERSPECTIVE



NORTH WEST PERSPECTIVE



SOUTH WEST PERSPECTIVE

**THE DISTRICT - CRU BUILDING**
*PERSPECTIVES*
Location: 405 Centre Street, Winnipeg, Manitoba / Scale: NTS / Date: November 2019

ARCHITECTS
MMP ARCHITECTS INC.
200-123 Bannatyne Ave.
Winnipeg, Manitoba
R3B 0R3
T: 204.956.0530
F: 204.943.5704
E: info@mmparchitects.com