Agenda – Council – September 30, 2020

Report – Executive Policy Committee – September 21, 2020

Item No. 7 Rezoning – 302 Archibald Street
(St. Boniface Ward)
File DAZ 203/2020 [c/r DAV 122352/2020D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 21, 2020, the Executive Policy Committee concurred in the recommendation of the Riel Community Committee and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 209/2019 by rezoning the subject land to an "M2" Manufacturing General District, as shown on the map dated August 17, 2020, and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter in accordance with the following:

        i. The owner must construct the Works in conformance with the plans submitted as "Appendix D", otherwise plans must be submitted showing the location and design of any and all proposed:

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. pedestrian pathways
            f. fencing
            g. landscaping.

            on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

    B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with Recommendation 1.A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

Report – Executive Policy Committee – September 21, 2020

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated August 17, 2020 to the satisfaction of the Director of Planning, Property and Development.

3. That in lieu of the dedication of land, the Developer shall provide a cash payment representing ten percent (10%) of the appraised value of the Development Application, as determined by the City.

4. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension.

5. That upon instruction from the Director of Planning, Property and Development, the City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.

6. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

7. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

8. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Executive Policy Committee – September 21, 2020

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 21, 2020, the Executive Policy Committee concurred in the recommendation of the Riel Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 2, 2020, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

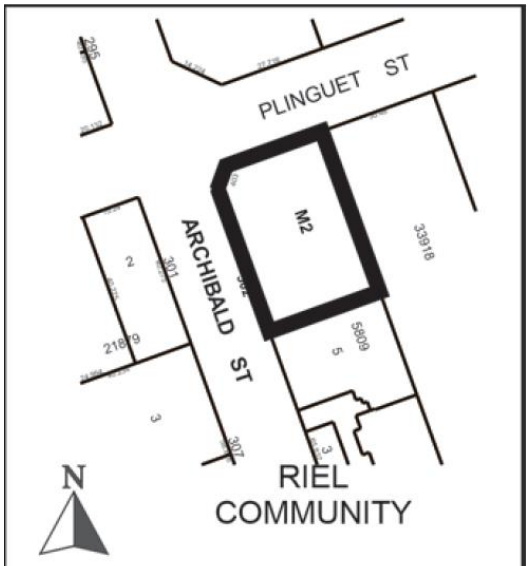
File: DAZ 203/2020

Before: Riel Community Committee
Councillor Mayes, Chairperson
Councillor Allard
Councillor Chambers

Public Hearing: September 2, 2020
Council Building, 510 Main Street

Applicant: Independent Building Inspections (Terry Allard)

Subject:



APPLICANT: Independent Building Inspections (Terry Allard)
FILE: DAZ 203/2020
PROPOSAL: To rezone the land shown outlined above from an "M3" MANUFACTURING HEAVY DISTRICT to an "M2" MANUFACTURING GENERAL DISTRICT to allow for the establishment of an Auto, Light Truck, Motorcycle: Sales and Rental use and an Auto, Light Truck, Motorcycle: Repair and Service use. **For information, phone S. Jerez,** Planner at 204-986-7175.
DEMANDEUR: Independent Building Inspections (Terry Allard)
N° DE DOSSIER: DAZ 203/2020
PROJET: Rezonage des biens-fonds délinées ci-dessus de sorte qu'ils passent de la catégorie M3 (secteur manufacturier lourd) à la catégorie M2 (secteur manufacturier général) pour permettre l'établissement d'un service de vente et de location et d'un service de réparation et d'entretien d'autos, de véhicules utilitaires légers et de motocyclettes. **Pour obtenir des renseignements, veuillez appeler S. Jerez, urbaniste, au 204-986-7175.**

Premises Affected: 302 Archibald Street

For submission to: Executive Policy Committee

Prepared by: Rebecca Ford, Committee Clerk
Riel Community Committee

Report date: September 4, 2020

Community Committee Recommendation:

On September 2, 2020, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 209/2019 by rezoning the subject land to an "M2" Manufacturing General District, as shown on the map dated August 17, 2020, and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter in accordance with the following:

        i. The owner must construct the Works in conformance with the plans submitted as "Appendix D", otherwise plans must be submitted showing the location and design of any and all proposed:

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. pedestrian pathways
            f. fencing
            g. landscaping.

            on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

    B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with Recommendation 1.A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated August 17, 2020 to the satisfaction of the Director of Planning, Property and Development.

3. That in lieu of the dedication of land, the Developer shall provide a cash payment representing ten percent (10%) of the appraised value of the Development Application, as determined by the City.

4. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension.

5. That upon instruction from the Director of Planning, Property and Development, the City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.

6. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

7. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

8. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

The Riel Community Committee provided the following supporting reasons for its recommendation:

1. It's a benefit to the community, downsizing from an M3 to an M2 is a positive for the residential folks, maybe not adjacent to, but in the surrounding area.

2. I don’t expect this operation will be one creating much in terms of negative interactions between residents and industrial, namely; smells, sounds, and dust, so I think it’s a net positive to the surrounding area. At the same time, it’s providing a brand new investment in employment, it will be good for our tax base and will provide jobs in the neighbourhood. For these supporting reasons, I would like to support the recommendation.

Exhibits Filed:

1. Application dated May 29, 2020
2. Notification of Public Hearing dated July 21, 2020
3. Manitoba Status of Title 3053072/1
4. Letter of authorization dated February 11, 2020 from Dragen Blknc, Import City Inc. to Terry Allard
5. Plans (12 pages)
6. Report from the Urban Planning Division dated August 14, 2020
7. Inspection Report
8. Recording of Representations

REPRESENTATIONS:

In Support:

Terry Allard

In Opposition:

Nil

For Information:

Nil

For the City:

E. Finnigan, Planner, Planning Property and Development Department
J. Hildebrand, Planner, Planning Property and Development Department
S. Jerez, Planner, Planning, Property and Development Department
D. Trenchard, Land Development Engineer, Planning, Property and Development

Exhibit “6” referred to in File DAZ 203/2020

ADMINISTRATIVE REPORT

Title: DAZ 203/2020 – 302 Archibald Street

Issue: For consideration at the public hearing for rezoning from “M3” Manufacturing Heavy to an “M2” Manufacturing General District for the establishment of a vehicle sales and repair/service use.

Critical Path: Riel Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Jerez, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 209/2019 by rezoning the subject land to an "M2" Manufacturing General District, as shown on the map dated August 17, 2020, and attached as Schedule “A” to this report, subject to the following conditions:

   A. That the owner of the subject land (the “Owner”) enter into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter in accordance with the following:

      i. The owner must construct the Works in conformance with the plans submitted as “Appendix D”, otherwise plans must be submitted showing the location and design of any and all proposed:

         (a) buildings;

         (b) accessory parking areas;

         (c) private approaches;

         (d) garbage enclosures;

         (e) pedestrian pathways;

         (f) fencing; and

         (g) landscaping.

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated August 17, 2020 to the satisfaction of the Director of Planning, Property and Development.

3. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing ten percent (10%) of the appraised value of the Development Application, as determined by the City.

4. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

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7. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

8. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- This report provides information and makes recommendations regarding the subject application's compliance with The City of Winnipeg Charter.
- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee'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, the property may be rezoned, subject to conditions.

HISTORY

N/A

CONSULTATION

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Simi Jerez
Date:	August 14, 2020
File No.	DAZ 203/2020

List of Schedules and Attachments

1. Appendix A — Planning Discussion
2. Schedule "A" — Recommended File No. DAZ 209/2020 Riel Community Committee, dated August 17, 2020
3. Schedule "B" — Report of the Administrative Working Group

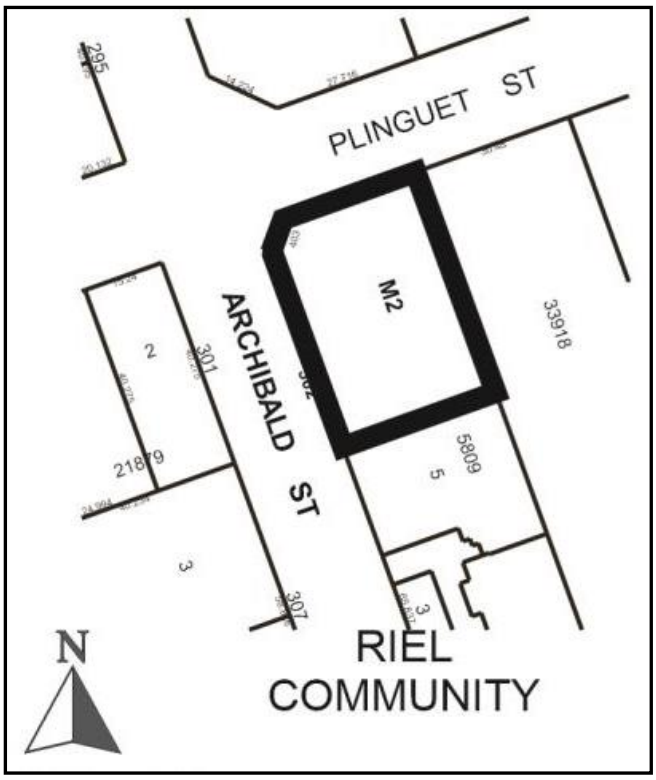
APPENDIX 'A'

DATE: August 14, 2020
FILE: **DAZ 203/2020**
RELATED FILES: DAV 20-122352\D
COMMUNITY: Riel Community
NEIGHBOURHOOD #: 5.549 - Mission Industrial

SUBJECT: To rezone the land from an "M3" Manufacturing Heavy District to an "M2" Manufacturing General District.

LOCATION: 302 Archibald ST

LEGAL DESCRIPTION: EXC RUE ARCHIBALD PL 34390 LOT 1 PLAN 20089 RCMP



APPLICANT: Terry Allard
311 Raquette ST
Winnipeg , Manitoba R3K 1N1

OWNER:
38 Heroic PL
Winnipeg , Manitoba R2C 3Y3

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on Archibald Street on the southeast corner of the intersection with Plinguet Street, in the Mission Industrial neighbourhood of the St Boniface ward.
- The subject site is 14,323 square feet in area and is currently vacant. The site has double frontage and access from both streets. Archibald is a Priority 1 arterial street and Plinguet is a collector street. The rear of the lot abuts the CP Emerson secondary main line.
- The property is zoned “M3” Manufacturing Heavy District and is located within the Employment Lands – General Manufacturing policy area under the Complete Communities Direction Strategy.

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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Plinguet Street, then industrial uses zoned “M2” Manufacturing General and “M3” Manufacturing Heavy;

South: Vacant land currently in use an accessory parking area for 542 Plinguet Street;

East: CP Emerson secondary main line, then commercial/industrial uses zoned “M3” Manufacturing Heavy;

West: Archibald Street, then commercial uses zoned “M2” Manufacturing General.

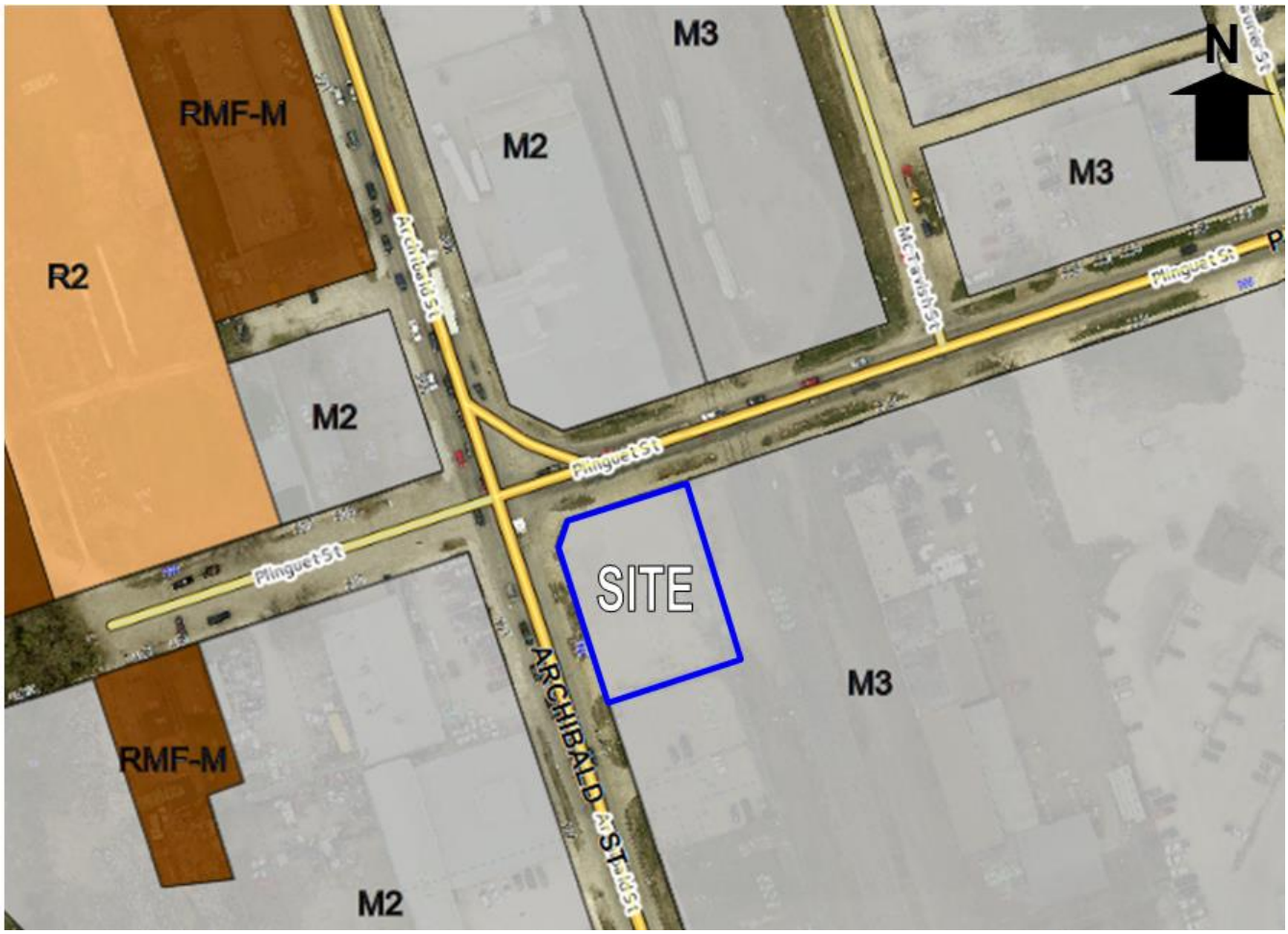


Figure 2: Zoning Context

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the subject site from an “M3” Manufacturing Heavy zoning district to an “M2” Manufacturing General district to establish an auto sales and repair business.
- The proposed development consists of a 4,958.33 square foot, 2 storey building sited in the southeast corner of the lot, including a garage and commercial sales area), an outside display/sales area and an accessory parking area.
- The applicant is proposing to establish 13 parking stalls on the site.
- The applicant is proposing to plant low-lying landscaping to act as a buffer around the vehicle display area/accessory parking area. Around this area the applicant is proposing to install an ornamental wood picket fence rather than a standard bumper guard fence.
- Drawings show a wooden garbage enclosure located along the rear (east) property line.
- The applicant has a concurrent application (DAV 20-122352\D) for variances to the dimensional standards for the front and corner side yards for the accessory parking area; for a reduced aisleway width aisleway width; and for the temporary change of use for a period not to exceed five (5) years to permit the establishment of an auto/light truck/motorcycle, sales, repair & service uses. Please see the related Planning report for details.

COLLABORATION

- The owner submitted a pre-application for the proposed redevelopment in 2019, and has incorporated the feedback provided to provide a mutually agreeable site plan and design.

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 classified as an "Employment Lands – General Manufacturing" site in the *Complete Communities*' Urban Structure map. With regard to this proposal, relevant policies guiding development within the Employment Lands include:
    - Consider options to encourage development of under-utilized parcels and obsolete sites.
    - Maximize the economic development potential of existing and future employment lands.
    - Consider the quality of lands required to support employment growth and encourage a suitable range and mix of features and uses that will best match the emerging needs of Winnipeg's current and future employers.
    - Allow for the development and retention of a broad range of employment lands and a variety of employment parcel sizes.
    - Development or redevelopment of employment sites should provide for good walking environments within the site and adjacent to public sidewalks and transit stops.
    - Provide street trees, landscaping, fencing, and architectural elements for sites that are highly visible to the public from perimeter roads in cases where employment lands interface with other types of land uses, including public rights of way.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- The Manufacturing Heavy (M3) district is intended to provide for light or heavy industrial development, including heavy manufacturing, storage, major freight terminals, waste and salvage, resource extraction, processing, transportation, major utilities, and other related uses, particularly those that require very large buildings, frequent heavy truck traffic for supplies or shipments, or that may require substantial mitigation to avoid sound, noise, and odour impacts to neighbouring properties.
- The Manufacturing General (M2) district is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations, with some limited outside operations and storage.
- Section 152 of Zoning By-law No. 200/06 prescribes the following dimensional standards for the "M2" district:

TABLE 5-6: Dimensional Standards for Manufacturing Zoning Districts
amended 121/2008

Zoning District	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width (Ft.)	Minimum Front Yard (Ft.)	Minimum Rear Yard (Ft.) [note a]	Minimum Interior Side Yard (Ft.) [note a]	Minimum Corner Side Yard (Ft.)	Maximum Height of Building. (Ft.)	Maximum Floor Area Ratio
M2	NA	NA	25	0	0	15	100	2.0
M3	NA	NA	25	0	0	15	150	3.0

COMPATIBILITY WITH EXISTING NEIGHBOURHOOD AND SURROUNDING USES

- As noted above, the Employment Lands – General Manufacturing policy area under the *Complete Communities Direction Strategy* is intended to allow for the development and retention of a broad range of employment lands and a variety of employment parcel sizes, as well as to support options for redevelopment of underutilized parcels and obsolete sites.
- The subject property is located on a corner lot between an arterial route and a rail line. The surrounding lands are zoned “M3” Manufacturing Heavy and “M2” Manufacturing General and characterized by a mix of small to medium scale industrial and commercial uses. As such, the proposal to develop an auto sales and service use on the subject property is consistent with with the neighbouring industrial developments and provides a suitable transition from Archibald Street to more intensive manufacturing uses east of the site.
- The proposed development supports objectives in the *Complete Communities Direction Strategy* as it is a redevelopment of a small, underutilized site and is consistent with the surrounding scale and type of uses. It fits within the *Complete Communities* vision of supporting good walking environments within the site and adjacent to public sidewalks and transit stops, and providing improvements to the site including street trees, landscaping, and ornamental fencing for sites that are highly visible to the public where employment lands interface with other types of land uses, including public rights of way.
- This property and surrounding properties are part of an established industrial area that was developed a long time ago taking advantage of the proximity to the rail line just east of the site. The visual appearance of these sites is indicative of an era where fewer standards were imposed on aesthetic considerations. As a result, the development of this site is an opportunity for visual improvements to the property, including reducing the size of approaches along both Archibald Street and Plinguet Street, the introduction of some street edge landscaping (14 trees and 63 shrubs), and an improved fencing standard through the installation of an ornamental fence around the vehicle display area.
- The Urban Planning Division supports the proposed rezoning and development as the proposed use is complementary to the existing scale, character and built form of the surrounding neighbourhood.

LAND DEDICATION

- When a developer rezones and/or subdivides a parcel of land, they are required to put in an application with the City of Winnipeg.
- As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed, or cash in lieu, to the City for parks purposes.
- The amount of land is not less than 10%.

- The developer is to provide land or 'cash in lieu' as determined by the Planning, Property and Development Department.
- The City is requesting cash in lieu for this application.

RECOMMENDED ZONING AGREEMENT

- In light of the location of this development and in order to ensure quality development along on Archibald Street, the Urban Planning Division is recommending Substantial Conformance with the drawings submitted as a condition of approval. Should the proposed drawings be altered, Plan Approval by the Director of Planning, Property and Development will be required prior to the issuance of building permits and prior to the commencement of any new construction.

RECOMMENDATION

The Urban Planning Division recommends **approval with conditions** for the following reasons:

- The proposed development is consistent with the policies of the *Complete Communities Direction Strategy* goals of supporting the development and retention of a broad range of employment lands and a variety of employment parcel sizes, as well as to support options for redevelopment of underutilized parcels and obsolete sites in a manner that improves the streetscape and creates good walking environments within the site and adjacent to public sidewalks and transit stops.

OUR WINNIPEG POLICY ALIGNMENT

01-1a OurWinnipeg's Approach to City Building

- **Direction 3: Promote compact urban form and manage the extension of municipal services for new growth:**
    - Support new developments that are contiguous with existing developments to minimize the spatial use of land and the extension of services.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

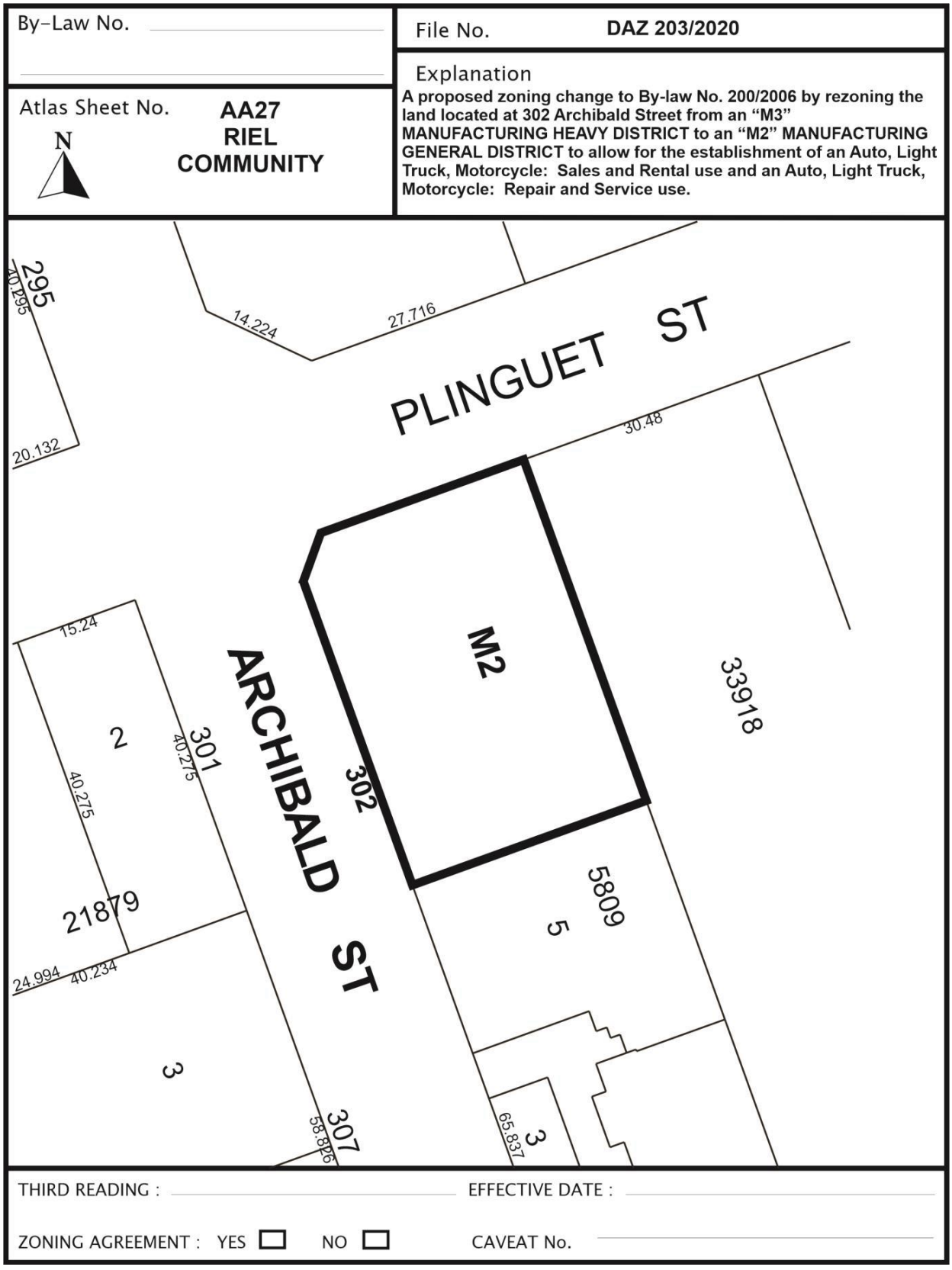
Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Simi Jerez
PPD File #: DAZ 203/2020

Schedule "A" for File No. DAZ 209/2019, Riel Committee, dated August 17, 2020



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 302 ARCHIBALD STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DAZ 203/2020. The applicant should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – General Comments

The Public Works Department wishes to advise that the private approaches will require separate application to the Public Works Department. The proposed private approaches will need to be wider than shown on the proposed site plan if they are to accommodate bi-directional traffic. The applicant is encouraged to contact the Public Works Department at their earliest convenience to further discuss.

Section II - Servicing Conditions

1) Combined Sewer District

The proposed development is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed development cannot exceed the allowable discharge rate:

i. The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.

ii. The peak land drainage discharged from the site must be based on a c-value of 0.10, with a 5 year rainfall event applied.

iii. The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 203/2020
August 17, 2020

"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water & Waste Department

"*Original Signed by C. Desjardine"*
C. Desjardine, M. Sc., P. Eng.
Engineering Division
Public Works Department

Exhibit “5” referred to in File DAZ 203/2020

302 RUE ARCHIBALD

ARCHITECTURAL DRAWINGS

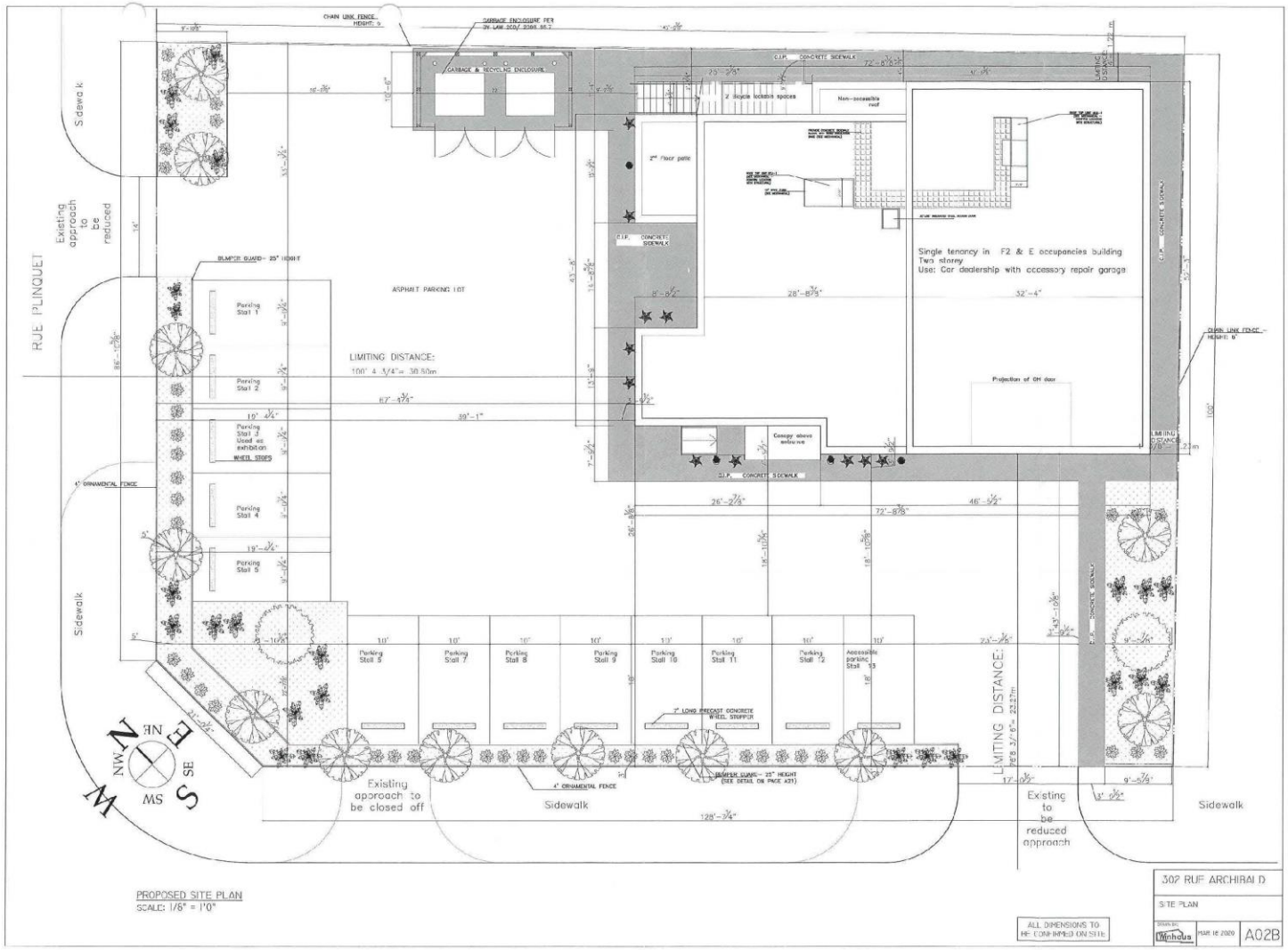
A01 FRONT PAGE
A02 SITE PLAN
A03 CODE ANALYSIS
A04 ASSEMBLIES
A05 LIFE SAFETY PLANS
A06 MAIN FLOOR PLAN
A07 SECOND FLOOR PLAN
A08 ROOF PLAN
A09 ELEVATIONS
A10 ELEVATIONS
A11 SCHEDULES
A12 MAIN FLOOR REFLECTED CEILING PLAN
A13 SECOND FLOOR REFLECTED CEILING PLAN
A14 SECTIONS
A15 SECTIONS
A16 WALL SECTIONS
A17 WALL SECTIONS
A18 DETAILS
A19 MAIN STAIR DETAILS
A20 DETAILS
A21 DETAILS
A22 DETAILS
A23 RSI CALCULATIONS

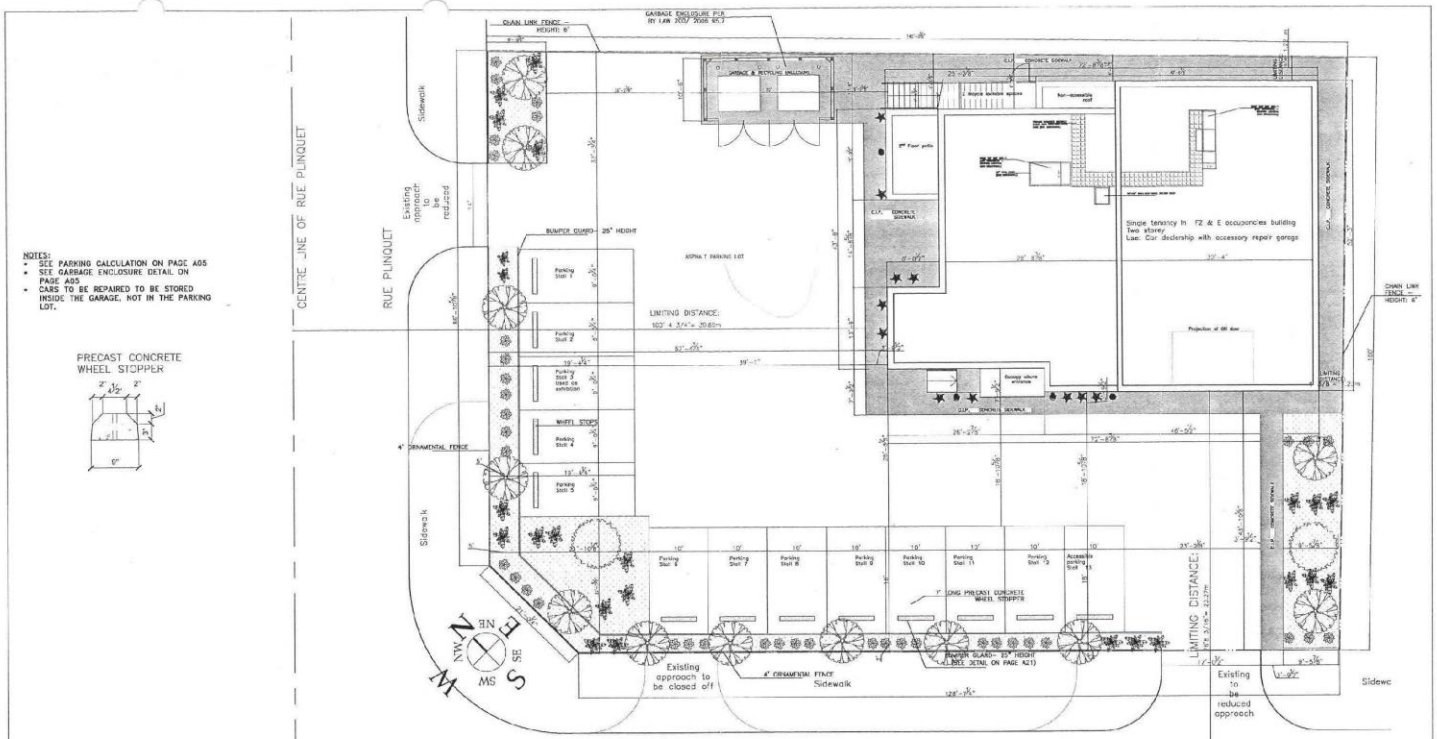
ALL DIMENSIONS TO BE CONFIRMED ON SITE

302 RUE ARCHIBALD

LIST OF DRAWINGS

Winhaus FEB 10 2020 A01


RUE PLINQUET
Existing approach to be reduced
Sidewalk
CHAIN LINK FENCE HEIGHT: 9
GARBAGE ENCLOSURE PER ON-LAW 2017-33M-167
GARBAGE & RECYCLING ENCLOSURE
C.I.P. CONCRETE SIDEWALK
2 Bicycle lockable spaces
Non-accessible roof
2nd Floor patio
BUMPER GUARD - 25" HEIGHT
ASPHALT PARKING LOT
Single tenancy in F2 & E occupancies building
Two storey
Use: Car dealership with accessory repair garage
Projection of OH door
LIMITING DISTANCE:
100' 4 3/4"= 30.50m
Parking Stall 1
Parking Stall 2
Parking Stall 3 Used as exhibition
WHEEL STOPS
Parking Stall 4
Parking Stall 5
4' ORNAMENTAL FENCE
Canopy above entrance
C.I.P. CONCRETE SIDEWALK
CHAIN LINK FENCE - HEIGHT: 6'
Parking Stall 6
Parking Stall 7
Parking Stall 8
Parking Stall 9
Parking Stall 10
Parking Stall 11
Parking Stall 12
Accessible parking Stall 13
LIMITING DISTANCE:
78 ft 3" / 23.87m
3" LONG PRECAST CONCRETE WHEEL STOPPER
4' ORNAMENTAL FENCE
BUMPER GUARD - 25" HEIGHT (SEE DETAIL ON PAGE A31)
Existing approach to be closed off
Sidewalk
Existing to be reduced approach
Sidewalk
N
NE
E
SE
S
SW
W
NW
128'-3/4"
PROPOSED SITE PLAN
SCALE: 1/8" = 1'0"
ALL DIMENSIONS TO BE CONFIRMED ON SITE
302 RUE ARCHIBALD
SITE PLAN
Minhas
MAR 16 2020
A02B



NOTES:
- SEE PARKING CALCULATION ON PAGE A05
- SEE GARBAGE ENCLOSURE DETAIL ON PAGE A05
- CARS TO BE REPAIRED TO BE STORED INSIDE THE GARAGE, NOT IN THE PARKING LOT.

PRECAST CONCRETE WHEEL STOPPER

PROPOSED SITE PLAN
SCALE: 3/32" = 1'0"

RUE ARCHIBALD

CENTRE LINE OF RUE ARCHIBALD

Tree and shrub specification list

Deciduous trees

Symbol	Qty.	Common name	Botanical name	Size & remarks
	12	Prairie Rouge Red Maple	Acer Rubrum Jefrouge	2.5" Caliper, min. 8 ' height, min 30" wide rootball, straight trunk, balanced head
	2	Snowdance Japanese Tree Lilac	Syringa Reticulata 'Ballnse'	2" Caliper, min. 8 ' height, min 24" wide rootball, straight trunk, with a min of 10 branches.

Shrubs

Symbol	Qty.	Common name	Botanical name	Size & remarks
	24	Glow Girl Birch Leaf Spirea	Spiraea Betulifolia 'Tor Gold'	18" Height, 5 major basal stems, dense bushy plan. Spread: 24"
	39	Low Scape Mound Aronia	Aronia Melanocarpa 'UCONNAM165'	18" Height, 5 major basal stems, dense bushy plan. Spread: 24"

Planters (building foundation)

Symbol	Qty.	Common name	Botanical name	Size & remarks
	11	Blue Mist Spiraea	Caryopteris x clerdonensis 'Heavenly Blue'	5 Gallon container, provide drainge in pots. 24" Height, 24" spread. Dediducus
	4	Rose Meadowsweet	Spiraea Splendens	5 Gallon container, provide drainge in pots. 24" Height, 24" spread. Dediducus

LANDSCAPING AND BUFFERING, PER WINNIPEG BY- LAW 200/ 2006:
LOT AREA: 14323 SQFT.
PROPOSED LANDSCAPING AREA: 1029.42 SQFT

LANDSCAPING AREA TO INCLUDE:
- 1 TREE PER EACH 30' OF STREET FRONTAGE= 236'6"/30= 8 TREES (CONIFEROUS OR DECIDIOUS, AT LEAST 6' HIGH AT TIME OF PLANTING– LOWER BRANCHES TO BE AT LEAST 6' ABOVE GRADE AT MATURITY).
- 3 SHRUBS PER EACH 20' OF STREET FRONTAGE= (236'6"/20') x 3= 36 SHRUBS. ALL SHRUBS TO BE 2 GALLON AND OF SPECIES THAT CAN REMAIN HEALTHY WHEN TRIMMED SO AS TO MAINTAIN A HEIGHT OF NOT MORE THAN 30" AT MATURITY.

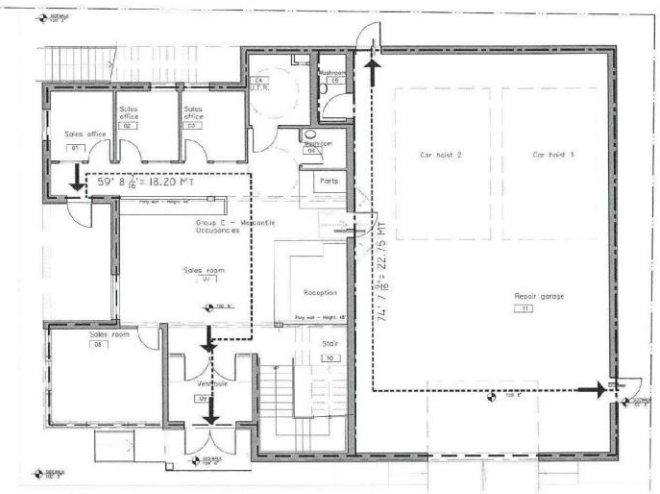
ALL DIMENSIONS TO BE CONFIRMED ON SITE

302 RUE ARCHIBALD

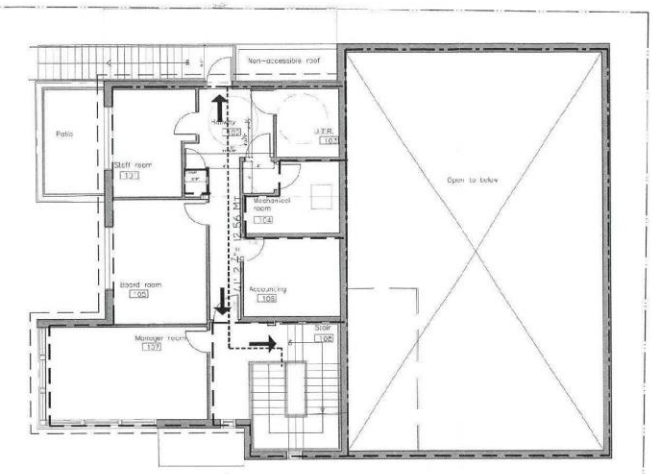
SITE PLAN

MAR 18 2020

A02A



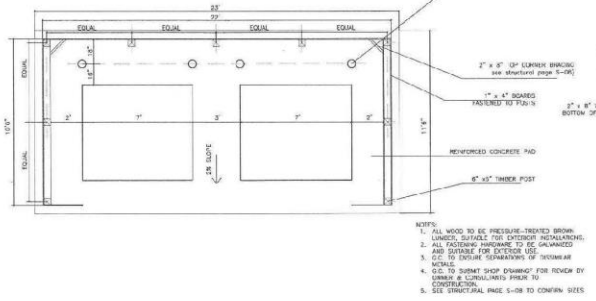
LIFE SAFETY PLAN - MAIN FLOOR
SCALE: 1/8" = 1'0"



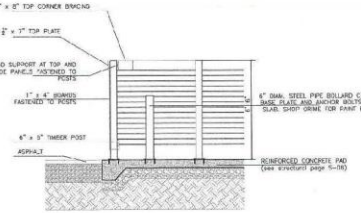
LIFE SAFETY PLAN - SECOND FLOOR
SCALE: 1/8" = 1'0"

LIFE SAFETY PLANS LEGENDS

- 1 HR FIRE RATED SEPARATION
- 2 HR F RE RATED SEPARATION
- TRAVEL DISTANCE B/ EXITS
- EXIT



GARBAGE ENCLOSURE FLOOR PLAN
SCALE: 1/4" = 1'0"



GARBAGE ENCLOSURE SECTION
SCALE: 1/4" = 1'0"

Winnipeg By Law 200-2006 Analysis

Zoning: currently in M3 - Proposed re zoning to M2
Dimensional Standards per Table 5-6:

- Min. Lot Area: N/A
- Min Lot Width: N/A
- Min Front Yard: 25'. Proposed is _. Complies.
- Min Rear Yard: 0'. Proposed is 4" Complies.
- Min Interior side yard: 0'. Complies.
- Min. Corner Side yard: 18'. Complies.
- Max. Building Height: 50'. Proposed is 28'. Complies.
- Max. Floor Area Ratio: 2.0. Adopted is 0.34. Complies

Floor Area Ratio:
Fable gross floor area/ lot area
Gross floor area= 1627.05 sqft+ 1812.18 sqft+ 1500.10 sqft
Gross flor area= 4958.33 sqft
Lot area= 14323 sqft
FAR= 4958.33 sqft/ 14323 sqft
FAR= 0.2462 Complies

Per Table 4-1
Use= Category: Auto/ light truck/ motorcycle, repair and service: permitted for M2
Use= Category: Auto/ light truck/ motorcycle, sales and rental: permitted for M2
Specific Standards 94 and 95 apply.

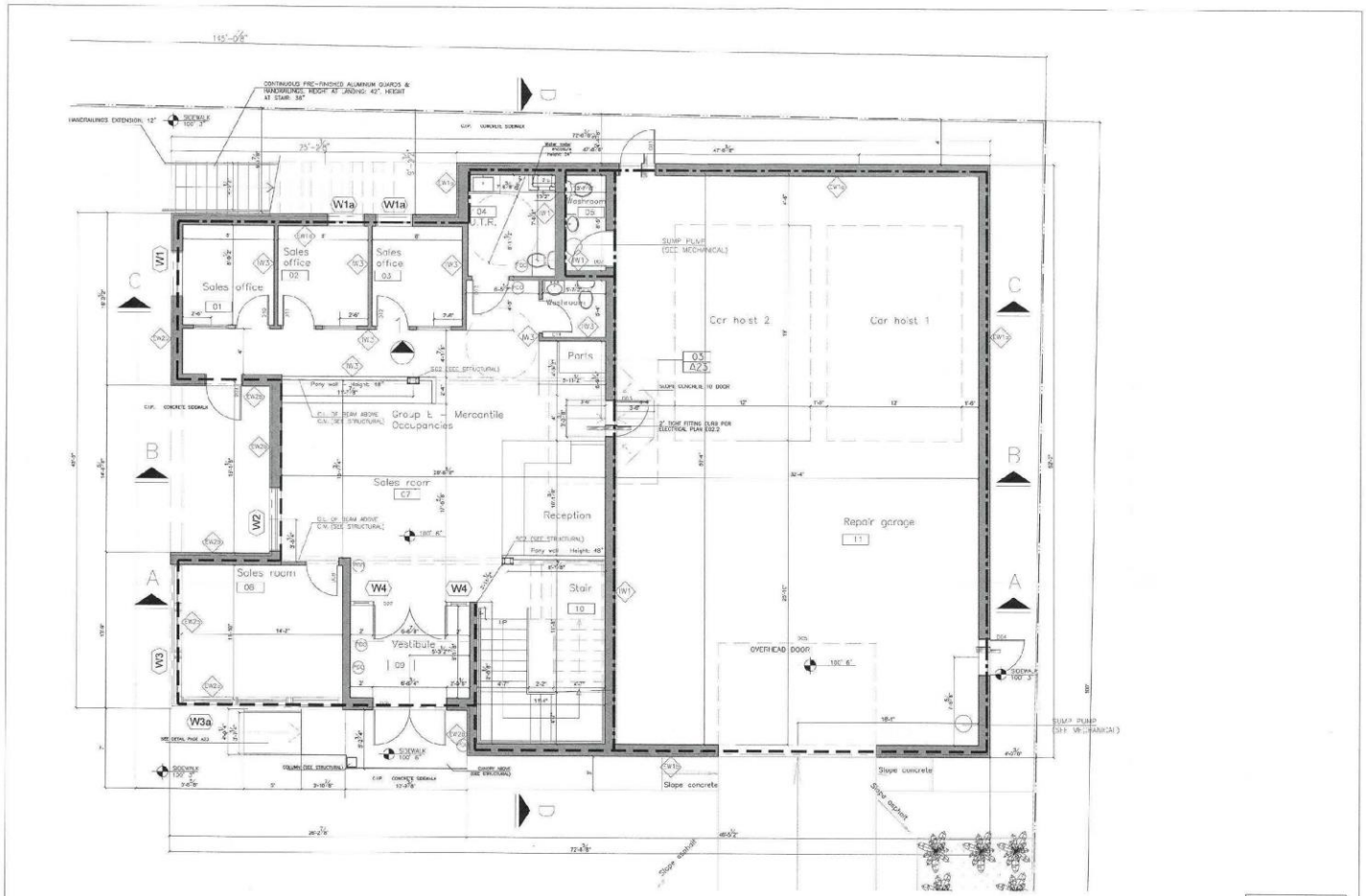
Parking and loading, per table 5-9
Parking rate: Min. 1 parking space required for each 250 sqft of floor area over 3000 sqft.
4958.33 sqft - 3000 sqft= 1958.33 sqft
1958.33 sqft/ 250 sqft= 16 parking spaces.
Per 172.9, provide: Bumper guard fence (18" to 27" in height); Fence: 2' to 4'; Wheel stops at least 2.5' inside the fence.

Per 5-10: 1 Accessible space is required (1 to 25).

Section 160: Bicycle parking. 1 Lockable bicycle space per 10 parking spaces. 2 Bicycle spaces to be provided.

ALL DIMENSIONS TO BE CONFIRMED ON SITE

302 RUE ARCHIBALD
LIFE SAFETY PLANS
Studio on Winhaus
FEB. 20 2025
A05



PROPOSED MAIN FLOOR PLAN
SCALE: 3/16" = 1'0"

LEGENDS

1 HR FIRE RATED SEPARATION

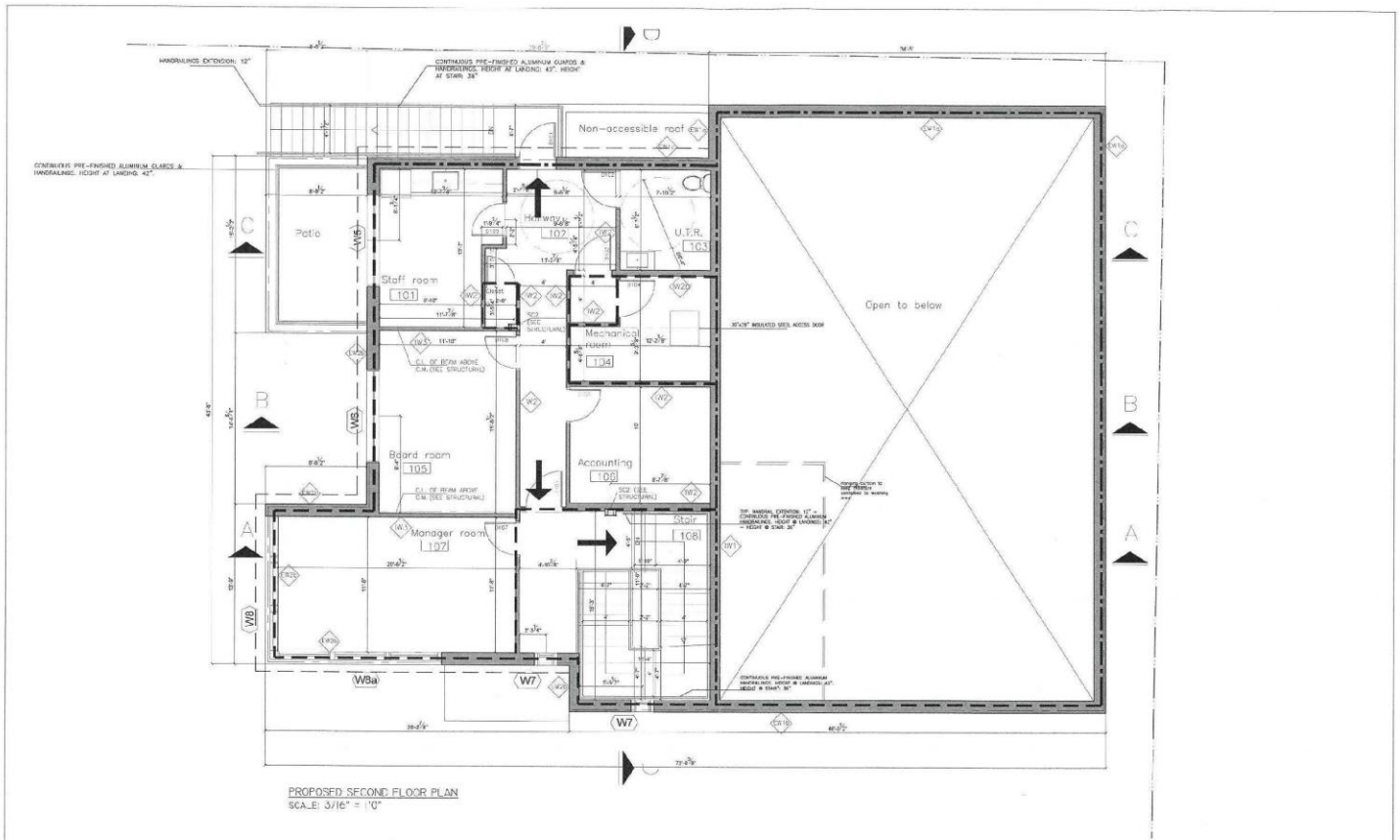
2 HR FIRE RATED SEPARATION

ALL DIMENSIONS TO BE CONFIRMED ON SITE

302 RUE ARCHIBALD

MAIN FLOOR PLAN

DRAWN BY: Wenhaus FEB 02 2023 A06



PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'0"

LEGENDS

1 HR FIRE RATED SEPARATION

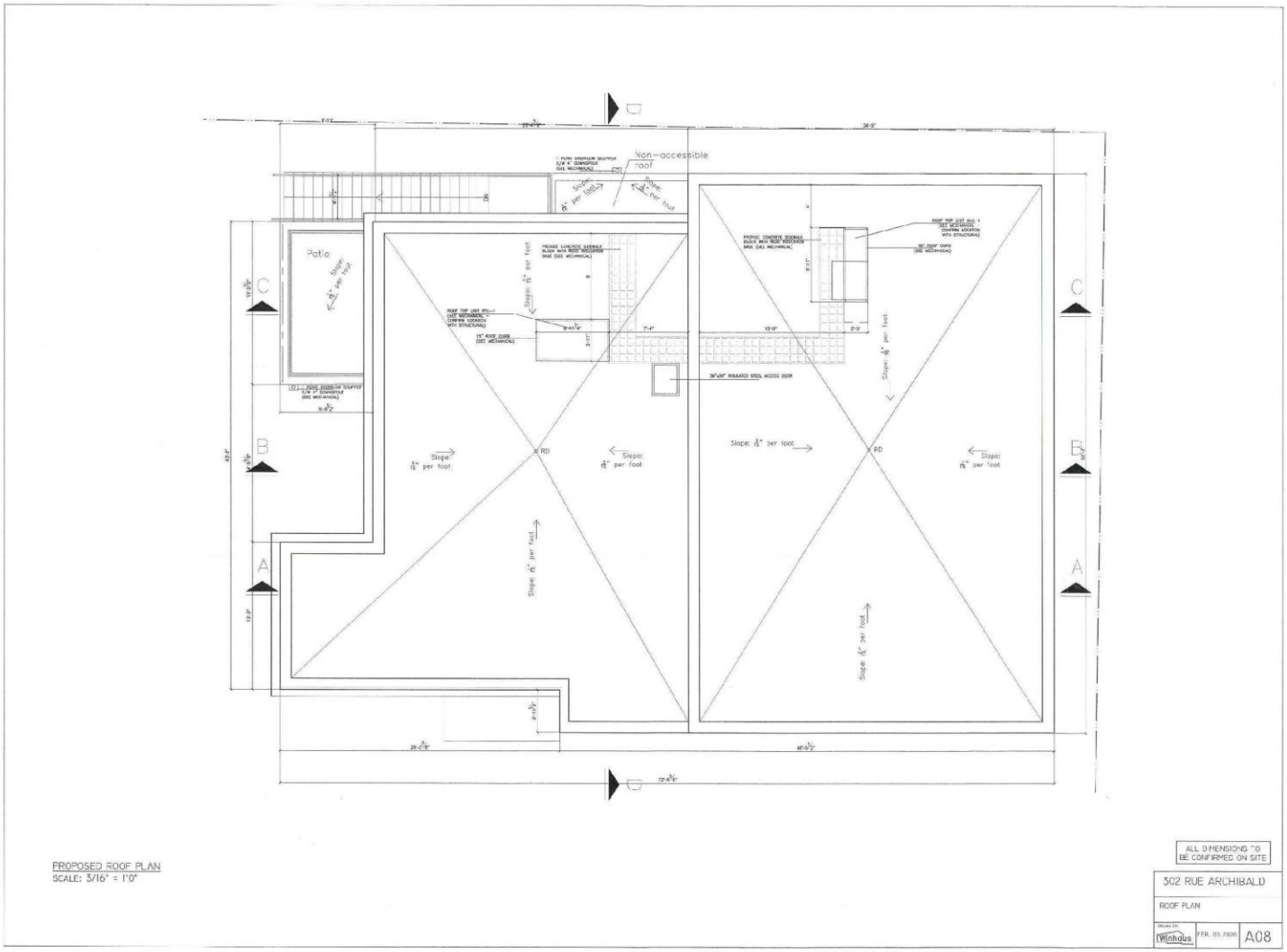
2 HR FIRE RATED SEPARATION

ALL DIMENSIONS TO BE CONFIRMED ON SITE

302 RUE ARCHIBALD

SECOND FLOOR PLAN

Winhaus FEB. 03 2020 A07



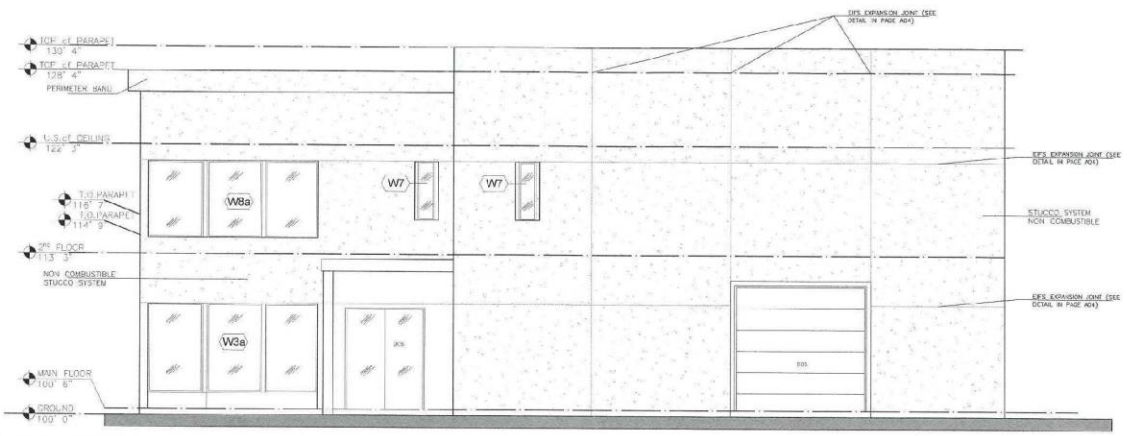
PROPOSED ROOF PLAN
SCALE: 3/16" = 1'0"

ALL DIMENSIONS TO BE CONFIRMED ON SITE

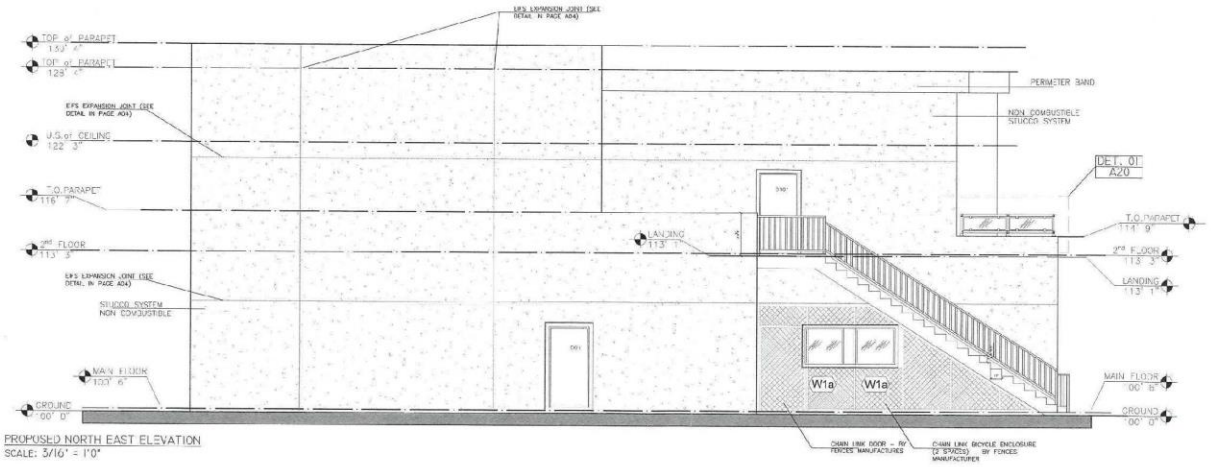
302 RUE ARCHIBALD

ROOF PLAN

Winhaus | FEB. 05 2020 | A08



PROPOSED SOUTH WEST ELEVATION
SCALE: 3/16" = 1'0"



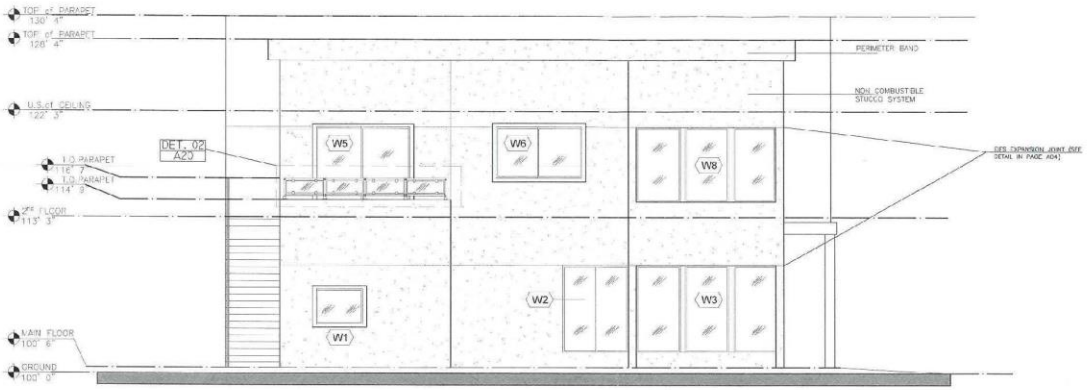
PROPOSED NORTH EAST ELEVATION
SCALE: 3/16" = 1'0"

ALL DIMENSIONS TO BE CONFIRMED ON SITE

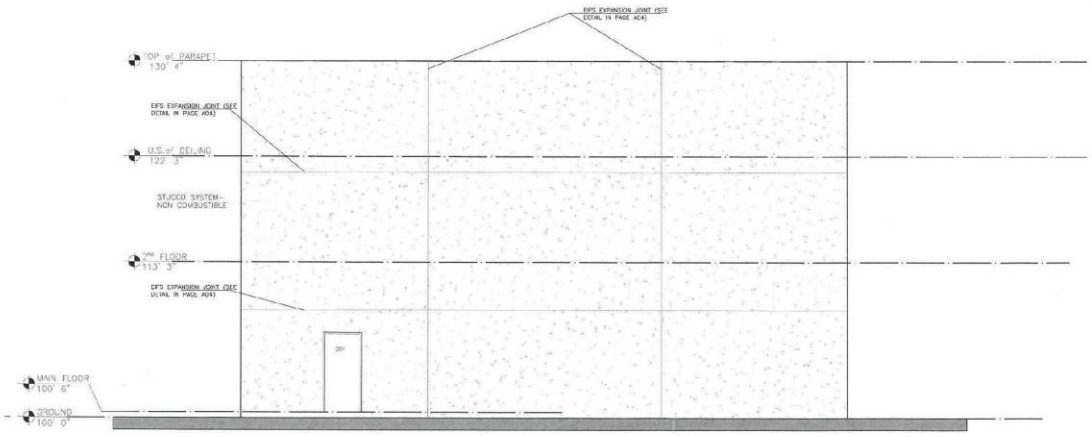
302 RUE ARCHIBALD

ELEVATIONS

Winhaus | FEB. 03 2020 | A09



PROPOSED NORTH WEST ELEVATION
SCALE: 1/8" = 1'0"



PROPOSED SOUTH EAST ELEVATION
SCALE: 1/8" = 1'0"

All DIMENSIONS TO BE CONFIRMED ON SITE

302 RUC ARCHIBALD

ELEVATIONS

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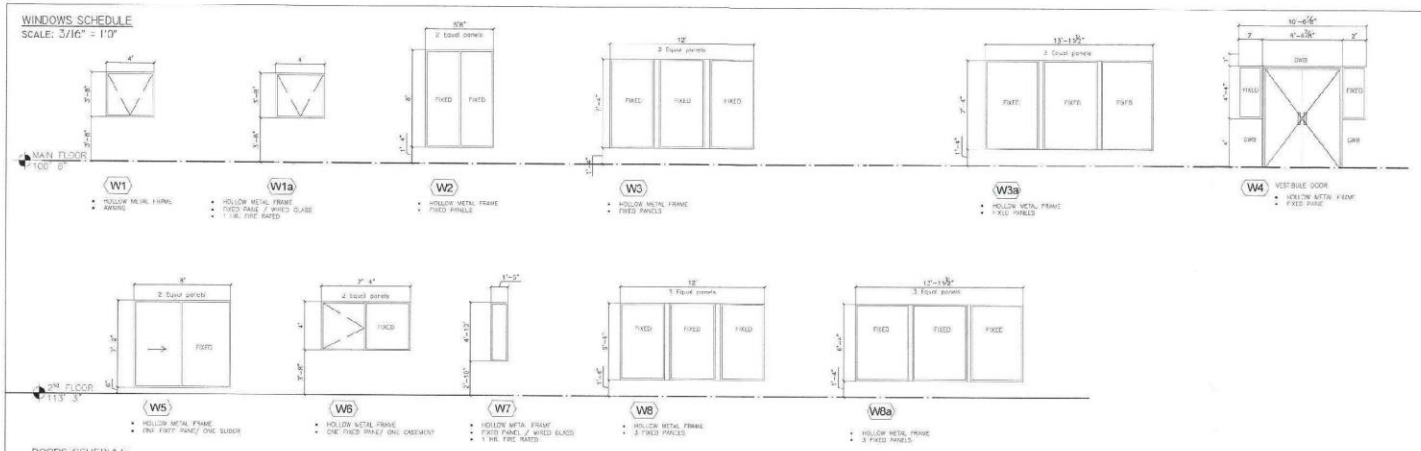
WINDOWS SCHEDULE

SCALE: 3/16" = 1'0"



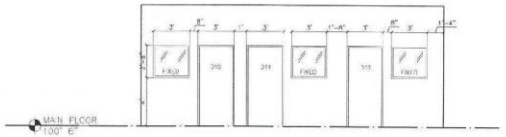
DOORS SCHEDULE

DOOR NUMBER	LEAF SIZE		LEAF TYPE				FRAME TYPE			FIRE RATING	COMMENTS
	WIDTH (INCHES)	HEIGHT (INCHES)	TYPE	MATERIAL	ACCESORIES	FINISH	TYPE	MATERIAL	FINISH		
D01	36	82	B	hollow metal	1, 2	Painted	1	hollow metal	Painted	2 Hr. assembly	Door has – Emergency light and exit sign (running man) – Self closing device
D02	32	80	D	hollow metal	3	Painted	2	hollow metal	Painted	2 Hr. assembly	
D03	36	82	C	hollow metal	1	Painted	2	hollow metal	Painted	2 Hr. assembly	Wired glass - Self closing device
D04	36	82	B	hollow metal	1, 2	Painted	1	hollow metal	Painted	2 Hr. assembly	Door has – Emergency light and exit sign (running man) – Self closing device
D05	156	100	E	hollow metal	1, 2	Painted	1	hollow metal	Painted		Overhead door
D06	74	100	A	hollow metal	1, 2	Painted	1	Glass door	Painted		Door has – Emergency light and exit sign (running man) – Self closing device – Power door operator (inside/outside)
D07	74	100	A	hollow metal	1, 2	Painted	1	Glass door	Painted		Door has – Emergency light and exit sign (running man) – Self closing device – Power door operator (inside/outside)
D08	32	80	D	wood	3	Painted	2	Wood	Painted		
D09	36	82	B	hollow metal	1, 2	Painted	1	hollow metal	Painted	1 Hr. assembly	Door has – Emergency light and exit sign (running man) – Self closing device
D10	32	80	D	wood	3	Painted	2	Wood	Painted		
D11	32	80	D	wood	3	Painted	2	Wood	Painted		
D12	32	80	D	wood	3	Painted	2	Wood	Painted		
D13	36	80	D	wood	3	Painted	2	Wood	Painted		Power door operator (inside/outside)
D14	32	80	D	wood	3	Painted	2	Wood	Painted		
D101	36	82	B	hollow metal	1, 2	Painted	1	hollow metal	Painted	2 Hr. assembly	Door has – Emergency light and exit sign (running man) – Self closing device
D102	32	80	D	hollow metal	3	Painted	2	hollow metal	Painted		
D103	36	82	B	hollow metal	1, 2	Painted	1	hollow metal	Painted	1 Hr. assembly	Self closing device
D104	36	82	B	hollow metal	1, 2	Painted	1	hollow metal	Painted	1 Hr. assembly	Self closing device
D105	32	80	D	door	3	Painted	2	Wood	Painted		
D106	36	82	C	hollow metal	1	Painted	2	hollow metal	Painted	1 hr. assembly	Door has – Emergency light and exit sign (running man) – Self closing device
D107	32	80	D	door	3	Painted	2	Wood	Painted		
D108	32	80	D	door	3	Painted	2	Wood	Painted		
D109	32	80	D	door	3	Painted	2	Wood	Painted		
D110	33	82	B	hollow metal	1, 2	Painted	1	hollow metal	Painted	1 hr. assembly	Self closing device

GENERAL NOTES:
- ALL EXTERIOR DOORS AND DOOR TO GARAGE TO BE ENERGY STAR RATING C
- GLAZED PANES TO BE LOW-E PANE, ARGON FILLED UNLESS NOTED OTHERWISE
- FIRE RATED DOORS TO HAVE FIRE RATED GLAZING (WIRED GLASS)
- FIRE RATED DOOR FRAMES TO BE NON-COMBUSTIBLE WITH STANDARD STOP RUBBER GASKET SEAL
- ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR FABRICATION
- DOORS IN FIRE RATED WALL TO COMPLY WITH NBC 2015 9.10.9.3 (SMOKE TIGHT BARRIERS, SOLID CORE, SELF CLOSING DEVICE)

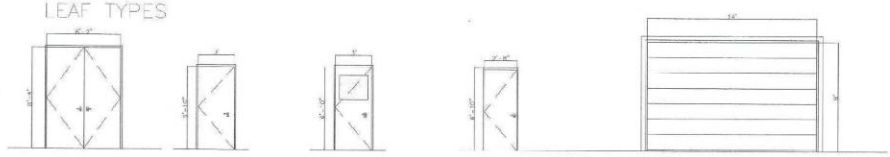
DOORS FRAMES TYPES
1. THERMALLY BROKEN INSULATED EXTERIOR FRAME IN STEEL STUD WALL
2. INTERIOR FRAME IN WOOD STUDS WALL

DOORS ACCESSORIES TYPES
1. ENERY LOCKSET KEY LOCK FROM INSIDE AND OUTSIDE AND LEVER
2. FIRE RANGE FIRE RIVETT
3. PRIVACY LOCKSET



INTERIOR ELEVATION 1

LEAF TYPES



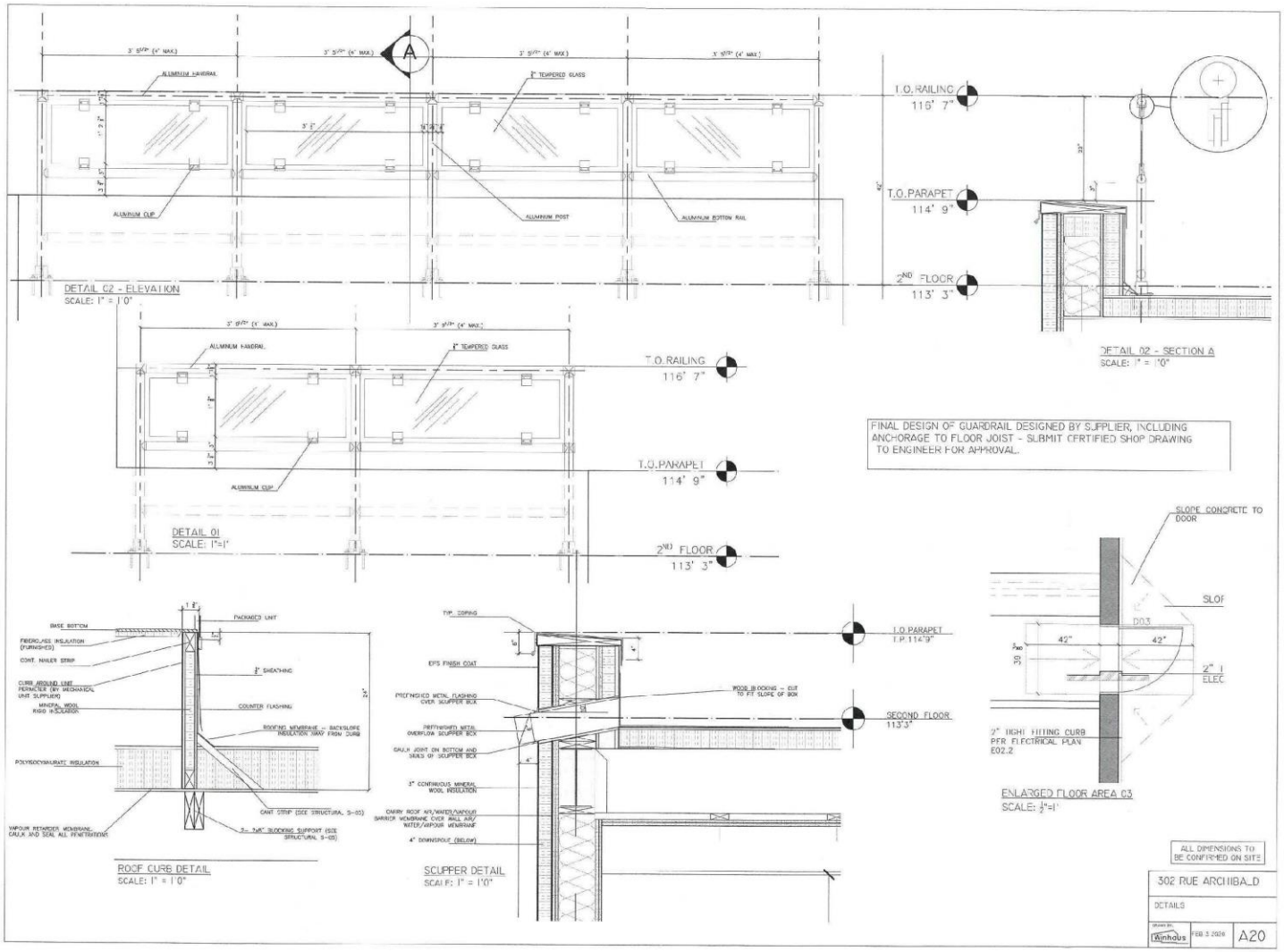
A- DOUBLE SWING DOOR | B- SINGLE SWING DOOR | C- SINGLE SWING DOOR w/ GLAZING | D - SINGLE SWING DOOR | E- OVERHEAD DOOR

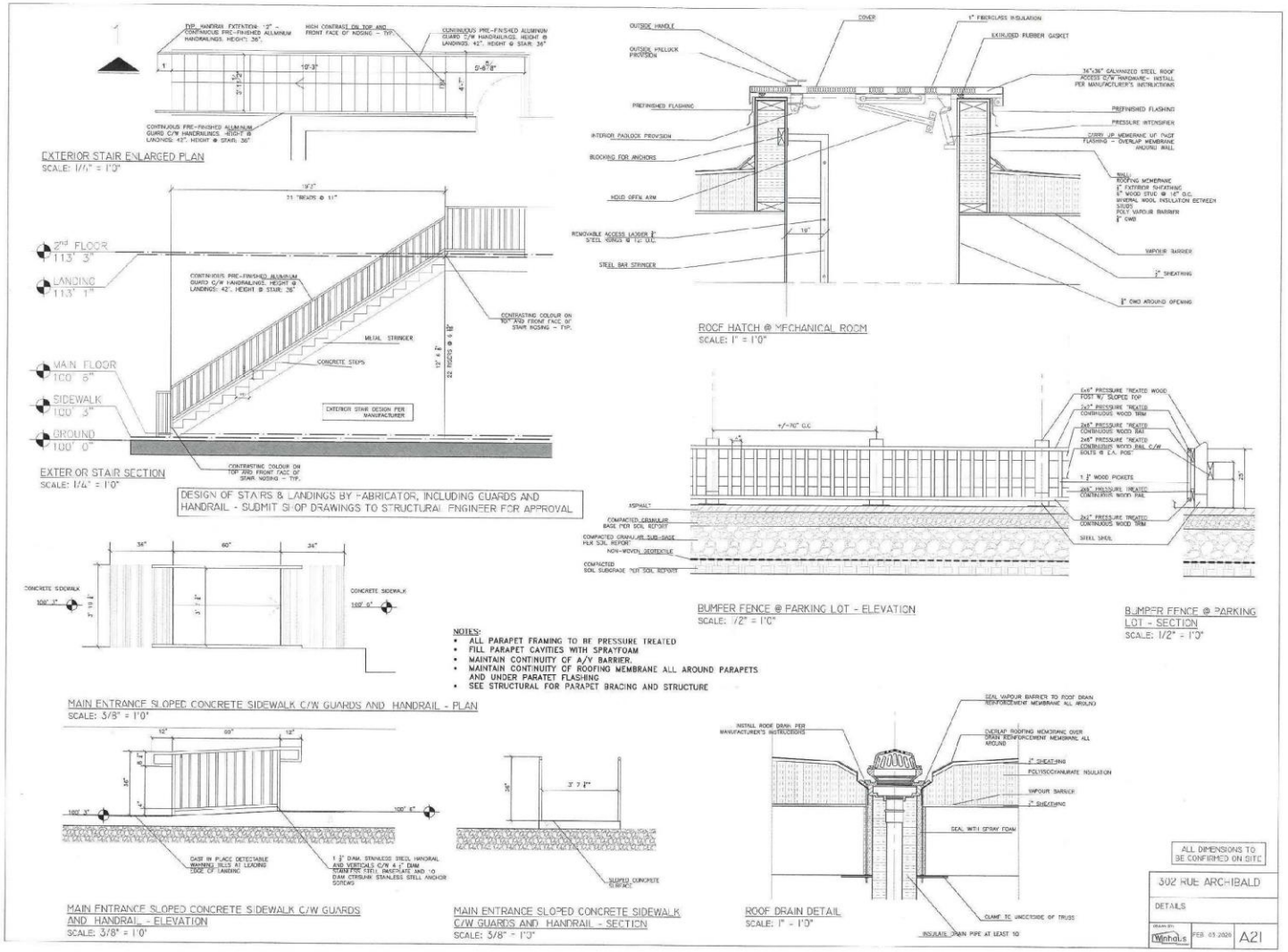
ALL DIMENSIONS TO BE CONFIRMED ON SITE

302 RUE ARCHIBALD

SCHEDULES

Winhaus | FEB. 20 2020 | A11


ALUMINUM HANDRAIL
3' 5 1/2" (4' MAX.)
A
3' 5 1/2" (4' MAX.)
3' 5 1/2" (4' MAX.)
3' 5 1/2" (4' MAX.)
3' 5"
3" TEMPERED GLASS
ALUMINUM CLIP
ALUMINUM POST
ALUMINUM BOTTOM RAIL
DETAIL 02 - ELEVATION
SCALE: 1" = 1'0"
T.O. RAILING
116' 7"
T.O. PARAPET
114' 9"
2ND FLOOR
113' 3"
DETAIL 02 - SECTION A
SCALE: 1" = 1'0"
3' 5 1/2" (4' MAX.)
3' 5 1/2" (4' MAX.)
ALUMINUM HANDRAIL
3" TEMPERED GLASS
ALUMINUM CLIP
T.O. RAILING
116' 7"
T.O. PARAPET
114' 9"
2ND FLOOR
113' 3"
DETAIL 01
SCALE: 1"=1'
FINAL DESIGN OF GUARDRAIL DESIGNED BY SUPPLIER, INCLUDING ANCHORAGE TO FLOOR JOIST - SUBMIT CERTIFIED SHOP DRAWING TO ENGINEER FOR APPROVAL.
PACKAGED UNIT
BASE BOTTOM
FIBERGLASS INSULATION (FURNISHED)
CONT. NAILER STRIP
3" SHEATHING
CURB AROUND UNIT PERIMETER (BY MECHANICAL UNIT SUPPLIER)
COUNTER FLASHING
MINERAL WOOL RIGID INSULATION
ROOFING MEMBRANE - BACKSLOPE INSULATION TAPER FROM CURB
POLYISOCYANURATE INSULATION
CANT STRIP (SEE STRUCTURAL S-05)
VAPOUR RETARDER MEMBRANE, CAULK AND SEAL ALL PENETRATIONS
2- 2x8" BLOCKING SUPPORT (SEE STRUCTURAL S-05)
ROOF CURB DETAIL
SCALE: 1" = 1'0"
TYP. COPING
EPS FINISH COAT
PREFINISHED METAL FLASHING OVER SCUPPER BOX
PREFINISHED METAL OVERFLOW SCUPPER BOX
CAULK JOINT ON BOTTOM AND SIDES OF SCUPPER BOX
3" CONTINUOUS MINERAL WOOL INSULATION
CARRY ROOF AIR/WATER/VAPOUR BARRIER MEMBRANE OVER WALL AIR/WATER/VAPOUR MEMBRANE
4" DOWNSPOUT (BELOW)
WOOD BLOCKING - CUT TO FIT SLOPE OF BOX
T.O. PARAPET T.P. 114'9"
SECOND FLOOR 113'3"
SCUPPER DETAIL
SCALE: 1" = 1'0"
SLOPE CONCRETE TO DOOR
SLOP
D03
42"
42"
2" I
ELEC
2" (MIN.) FITTING CURB PER ELECTRICAL PLAN E02.2
ENLARGED FLOOR AREA 03
SCALE: 1/2"=1'
ALL DIMENSIONS TO BE CONFIRMED ON SITE
302 RUE ARCHIBALD
DETAILS
Ainhaus
FEB 3 2026
A20


EXTERIOR STAIR ENLARGED PLAN
SCALE: 1/1" = 1'0"
EXTERIOR STAIR SECTION
SCALE: 1/4" = 1'0"
DESIGN OF STAIRS & LANDINGS BY FABRICATOR, INCLUDING GUARDS AND HANDRAIL - SUBMIT SHOP DRAWINGS TO STRUCTURAL ENGINEER FOR APPROVAL
ROOF HATCH @ MECHANICAL ROOM
SCALE: 1" = 1'0"
BUMPER FENCE @ PARKING LOT - ELEVATION
SCALE: 1/2" = 1'0"
BUMPER FENCE @ PARKING LOT - SECTION
SCALE: 1/2" = 1'0"
NOTES:
ALL PARAPET FRAMING TO BE PRESSURE TREATED
FILL PARAPET CAVITIES WITH SPRAYFOAM
MAINTAIN CONTINUITY OF A/V BARRIER.
MAINTAIN CONTINUITY OF ROOFING MEMBRANE ALL AROUND PARAPETS AND UNDER PARATET FLASHING
SEE STRUCTURAL FOR PARAPET BRACING AND STRUCTURE
MAIN ENTRANCE SLOPED CONCRETE SIDEWALK C/W GUARDS AND HANDRAIL - PLAN
SCALE: 3/8" = 1'0"
MAIN ENTRANCE SLOPED CONCRETE SIDEWALK C/W GUARDS AND HANDRAIL - ELEVATION
SCALE: 3/8" = 1'0"
MAIN ENTRANCE SLOPED CONCRETE SIDEWALK C/W GUARDS AND HANDRAIL - SECTION
SCALE: 3/8" = 1'0"
ROOF DRAIN DETAIL
SCALE: 1" = 1'0"
ALL DIMENSIONS TO BE CONFIRMED ON SITE
302 RUE ARCHIBALD
DETAILS
FEB. 03 2026
A21