Agenda – Council – November 26, 2020

Report "A" – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 16, 2020

Item No. 5 Subdivision and Rezoning – 301 Archibald Street – 498 Plinguet Street (St. Boniface Ward) File DASZ 11/2020 [c/r DAV 166165/2020D]

STANDING COMMITTEE RECOMMENDATION:

On November 18, 2020, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the plan of subdivision under Development Application No. DASZ 11/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated October 16th, 2020 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following:

    A. That the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated October 16, 2020 and attached as Schedule "B" to this report, with the following amendments:

        i. Under 'Section II – Servicing Conditions':

            a. Delete Condition 2 in its entirety

            b. Delete Condition 3 in its entirety

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "M1" Manufacturing Light District as shown on the map dated October 16, 2020 and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 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 B", otherwise plans must be submitted showing the location and design of any and all proposed:

Report "A" – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 16, 2020

STANDING COMMITTEE RECOMMENDATION (continued):

a. buildings
b. accessory parking area
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") 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.

ii. The following uses shall not be permitted on the land:

a. Hotel or motel
b. Retail sales, as a principal use
c. Personal services
d. Restaurant
e. Drinking establishment
f. Supermarket and
g. Billboard signs

iii. That an accessory retail sales use shall be limited to a maximum of 1,000 square feet of gross floor area.

iv. That private vehicular approaches shall not be permitted on Archibald Street.

v. That, excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed 40 feet or 12.19 metres.

3. That the City enter into, execute and deliver with the Developer:

A. A Servicing Agreement in accordance with Recommendation 1; and.

Report "A" – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 16, 2020

STANDING COMMITTEE RECOMMENDATION (continued):

B. A Zoning Agreement in accordance with Recommendation 2, 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").

4. That Caveat No. 1140072 be discharged as it affects Parcels B and C, Plan 21418.

5. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, 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.

6. That in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application No. DASZ 11/2020, as determined by the City's Director of Planning, Property and Development.

7. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a 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.

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

9. That the subdivision section of the by-law shall come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

10. That the zoning section of the by-law shall come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

Report "A" – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 16, 2020

STANDING COMMITTEE RECOMMENDATION (continued):

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with Recommendations 7 and 8 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

12. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law in enacted unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

Report "A" – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 16, 2020

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 18, 2020, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On November 17, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 1.A, delete the period after "Schedule "B" of this report", and replace with the following:

  ", with the following amendments:

  i. Under 'Section II – Servicing Conditions':

     a. Delete Condition 2 in its entirety

     b. Delete Condition 3 in its entirety

and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On October 27, 2020, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendments:

- Delete Recommendation 1.A. and replace with the following:

Report "A" – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 16, 2020

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

"A. That the Developer shall meet all terms and conditions to the satisfaction of the Director of Planning, Property and Development, as outlined in the report of the Administrative Coordinating Group dated October 16, 2020 and attached as Schedule "B" to this report, with the following amendments:

i. Delete the paragraph immediately above Section I – General Comments and replace with:

"It is recommended that approval of DASZ 11/2020, if granted, take into consideration the following design criteria and considerations in the design of the site, where applicable:"

ii. Delete Conditions 2-8 under Section II – Servicing Conditions in their entirety.

iii. Delete Section III – Costs and Fees in its entirety."

- Delete Recommendation 3.A.
- In Recommendation 5, delete "the Servicing Agreement,"
- In Recommendation 9, delete "the Servicing Agreement is fully executed and"

and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

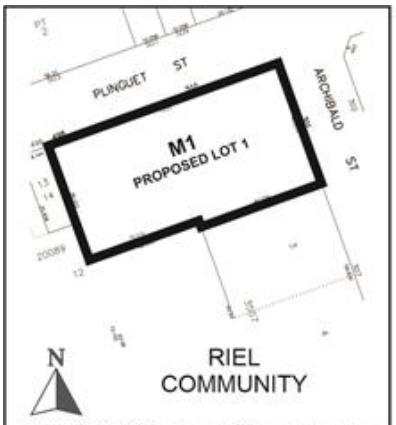
File: DASZ 11/2020

Before: Riel Community Committee
Councillor Allard, Chairperson
Councillor Chambers

Public Hearing: October 27, 2020
Council Building, 510 Main Street

Applicant: Boulevard Consultants Inc. (Raymond Simard)

Subject:



APPLICANT: Boulevard Consultants Inc. (Raymond Simard)
FILE: DASZ 11/2020
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "M2" MANUFACTURING GENERAL DISTRICT and an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to a "M1" MANUFACTURING LIGHT DISTRICT to facilitate the consolidation of lands for the construction of a Social Service Facility use. **For information, phone Ms. E. Finnigan, Planner at 204-986-8602.**
DEMANDEUR: Boulevard Consultants Inc. (Raymond Simard)
N° DE DOSSIER: DALZ 11/2020
PROJET: Demande d'approbation par le conseil municipal du plan de lotissement indiqué ci-dessus et proposition de modification du *Zoning By-law No. 200/2006* (règlement municipal sur le zonage) visant à modifier le zonage des sols délinéés ci-dessus de sorte qu'ils passent de la catégorie M2 (secteur manufacturier général) et de la catégorie RMF-M (secteur d'habitations multifamiliales moyennes) à la catégorie M1 (secteur manufacturier léger) en vue de faciliter le remembrement des terres et de permettre la construction d'un établissement de services sociaux. Pour plus de renseignements, communiquez avec Mme E. Finnigan, urbaniste, au 204-986-8602.

Premises Affected: 301 Archibald Street – 498 Plinguet Street

For submission to: The Standing Policy Committee on Property and Development, Heritage and Downtown Development

Prepared by: Rebecca Ford, Committee Clerk
Riel Community Committee

Report date: October 29, 2020

Community Committee Recommendation:

On October 27, 2020, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the plan of subdivision under Development Application No. DASZ 11/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated October 16th, 2020 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following:

   ~~***A. That the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated October 16, 2020 and attached as Schedule "B" to this report.***~~

   A. That the Developer shall meet all terms and conditions to the satisfaction of the Director of Planning, Property and Development, as outlined in the report of the Administrative Coordinating Group dated October 16, 2020 and attached as Schedule "B" to this report, with the following amendments:

      "i. Delete the paragraph immediately above Section I – General Comments and replace with:

      "It is recommended that approval of DASZ 11/2020, if granted, take into consideration the following design criteria and considerations in the design of the site, where applicable:"

      ii. Delete Conditions 2-8 under Section II – Servicing Conditions in their entirety.

      iii. Delete Section III – Costs and Fees in its entirety."

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "M1" Manufacturing Light District as shown on the map dated October 16, 2020 and attached as Schedule "A" to this report, subject to the following conditions:

A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 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 B", otherwise plans must be submitted showing the location and design of any and all proposed:

a. buildings
b. accessory parking area
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") 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.

ii. The following uses shall not be permitted on the land:

a. Hotel or motel
b. Retail sales, as a principal use
c. Personal services
d. Restaurant
e. Drinking establishment
f. Supermarket and
g. Billboard signs

iii. That an accessory retail sales use shall be limited to a maximum of 1,000 square feet of gross floor area.

iv. That private vehicular approaches shall not be permitted on Archibald Street.

v. That, excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed 40 feet or 12.19 metres.

3. That the City enter into, execute and deliver with the Developer

~~***A. A Servicing Agreement in accordance with recommendation 1; and***~~

B. A Zoning Agreement in accordance with recommendation 2, 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").

4. That Caveat No. 1140072 be discharged as it affects Parcels B and C, Plan 21418.

5. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of ~~***the Servicing Agreement,***~~ 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.

6. That, in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application No. DASZ 11/2020, as determined by the City's Director of Planning, Property and Development.

7. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a 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.

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

9. That the subdivision section of the by-law shall come into force when ~~***the Servicing Agreement is fully executed and***~~ the Plan is registered in the Winnipeg Land Titles Office.

10. That the zoning section of the by-law shall come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with Recommendations 7 and 8 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

12. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law in enacted unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

Note: The wording in bold and italics denotes amendments made by the Community Committee.

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

1. Some of the reasons why I think this is essential to support, I mean right off the bat we're going to get an incremental tax increase to the City of Winnipeg of approximately $8,500.00. For the community we're seeing a down-zoning which is always popular in the St. Boniface neighbourhood because of the issues between industrial and residential and every time you down-zone, you see a reduction in the conflict between industrial and residential, so I think in terms of St. Boniface land use and mitigation of conflict between industrial and residential, this application fulfills that.

2. In terms of the two aspects, from a property perspective, we have an organization who's bought this property, in terms of the upgrades to the property, people who are coming in from the east, the first thing they see is the corner of this building, which has been described as "disgusting", and I think I can say that its really not pretty, what people end up seeing when they end up coming in to the gateway of St. Boniface. The aerial photo that is on display shows you how bad things are, but its actually much worse today than it was when the aerial photo was taken. There's also Plinguet Street looks disastrous. There's also the constant issues of illegal parking in the lane, which my office has been involved in, and which I believe this project will solve.

3. This will clean-up the area. And as per what my colleague Councillor Chambers was saying, there will be a domino effect of gentrification in the area. We've already heard from the proponent that there's already plans in the works for a neighbouring building to be upgraded. As I said earlier in the hearing, I believe a rising tide does float all boats. Not to mention the fact that in terms of community, we're going to have opportunities for volunteering, for community building, for a cause that really is a great cause in St. Boniface.

4. In terms of what Flavie is going to bring to the City of Winnipeg as a service, and as a service that's being done from a Not-For-Profit, this is not coming from our City budgets, this is something coming from volunteers. The blood, sweat and tears of volunteers.

5. So Flavie is forty years old. It's had exponential growth and exponential need from people in the community. Covid has exacerbated that need. The number is increasing. The number of refugees, working-poor and Indigenous. They need Flavie because they can't afford buying the clothing, the bedding, the furniture that they need because they first need to pay for rent and food. This organization has grown to be the point of contact for these types of services for all of Winnipeg, southern Manitoba and southern communities, and northern communities. If Flavie doesn't exist, beds for children trying to get better lives, for not having to worry for the other things that they need, means that they would have no beds.

6. What happens if Flavie doesn't move? Well they can't expand in the way that they need to expand. They are taking a huge risk by moving in to this facility to take care of the needy. Markus, thank-you for commending the work that this organization is doing in our community of Winnipeg. Markus, thank-you for the work that you've done with other agencies in recognizing the impact of Covid on these communities who need these types of services. These types of organizations help people move towards self-efficiency, self-reliance and independence from other government programs.

7. When people come to this facility, when people go to Flavie, they go get goods and furniture, but its also a point of refence where clients are referred to mental health services or other needs, so that they can be connected to the resources they need in order to be helped, and in order to become better and more productive, healthier members of society.

8. If this project is approved, it will give more capacity, not just more capacity, it will give approximately double the capacity for staff, volunteers and clients who are currently operating in a very small space. Currently the warehouse that they are operating out of, is basically the one-size-fits all where everything is going-on. Where the clients are being received, where the clients are being taken-care of, where the space is for the volunteers and staff. Right now, everyone is in the same space; board room, kitchen, laundry room of 200 square feet.

9. This new space will give Flavie the opportunity to train volunteers, school groups. Space for repairing, recycling, re-selling items in order to put it back in to the facility, so that they can better serve their clients, and also on security. This new site will allow for a secure environment for trucks that are getting regularly vandalized. The flow will be better and safer in terms of the flow of the trucks on to the streets. Currently what is a quiet residential street, or what was meant to be a quiet residential street, is a busy street and things are getting robbed and littered across the area. I've had multiple complaints from residents on this issue. The move to this facility I think will address that in one swoop.

10. I think basically, if we approve this re-zoning, we are going to be doubling Flavie's capacity to serve not only St. Boniface, but Winnipeg, the communities of the south, and our norther communities, providing essential goods that people simply cannot afford to purchase for themselves. And they're giving people a better life.

11. And so, with that, I would like to move this motion, and I hope Markus that you support this. And I hope that you can help me convince Council to support this exceptional program that needs to grow, that is filling a huge and growing need in our community

Exhibits Filed:

1. Application dated July 28, 2020
2. Notification of Public Hearing dated September 15, 2020
3. Manitoba Status of Titles 3060701/1, 3060699/1, 3059042/1, 3060696/1, 3060694/1
4. Letter of authorization dated May 25, 2020 from Centre Flavie-Laurent Inc. (Gilbert Vielfaure, CEO) to Boulevard Consultants Inc. (Raymond Simard and Stéphane Simard)
5. Surveyor's Building Location Certificate and sketch dated May 27, 2020
6. Caveat 1140072
7. Plans (14 pages)
8. Report from the Urban Planning Division dated October 16, 2020
9. Inspection Report
10. Petition in support of the application purporting to contain the signatures of 4 area residents, submitted by the applicant
11. Recording of Representations

REPRESENTATIONS:

In Support:

Raymond Simard
Julie Turenne-Maynard

In Opposition:

Nil

For Information:

Nil

For the City:

E. Finnigan, Planner, Planning Property and Development Department
K. Shields, Director/City Assessor, Assessment and Taxation Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit "8" referred to in File DASZ 11/2020

ADMINISTRATIVE REPORT

Title: DASZ 11/2020 – 301 Archibald St. – 498 Plinguet St.

Issue: An application for consideration at the Public Hearing to consolidate three existing lots and rezone from 'M2' (Manufacturing General) and 'RMF-M' (Residential Multi-Family Medium) to 'M1' (Manufacturing Light) to facilitate the construction of an addition to the existing industrial building for a Social Service Facility use (Centre Flavie-Laurent).

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

AUTHORIZATION

Author	Department Head	CFO	CAO
E. Finnigan, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the plan of subdivision under Development Application No. DASZ 11/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated October 16th, 2020 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following:

   A. That the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated October 16, 2020 and attached as Schedule "B" to this report.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to a "M1" Manufacturing Light District as shown on the map dated October 16, 2020 and attached as Schedule "A" to this report, subject to the following conditions:

   A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 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 B”, 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”) 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.

ii. The following uses shall not be permitted on the land:

a. Hotel or motel;

b. Retail sales, as a principal use;

c. Personal services;

d. Restaurant;

e. Drinking establishment;

f. Supermarket; and

g. Billboard signs.

iii. That an accessory retail sales use shall be limited to a maximum of 1,000 square feet of gross floor area.

iv. That private vehicular approaches shall not be permitted on Archibald Street.

v. That, excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed 40 feet or 12.19 metres.

3. That the City enter into, execute and deliver with the Developer

A. a Servicing Agreement in accordance with recommendation 1; and

B. a Zoning Agreement in accordance with recommendation 2,

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”).

4. That Caveat No. 1140072 be discharged as it affects Parcels B and C, Plan 21418.

5. That authority be delegated to the City’s Director of Planning, Property and Development (the “Director”) to negotiate and approve the terms and conditions of the Servicing Agreement, 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.

6. That, in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application No. DASZ 11/2020, as determined by the City’s Director of Planning, Property and Development.

7. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a 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.

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

9. That the subdivision section of the by-law shall come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

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12. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law in enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

13. 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

- The applicant is proposing to consolidate three existing lots and rezone from M2 and RMF-M to M1 for the purposes of facilitating the construction of an addition to the existing industrial building for a Social Service Facility use (Centre Flavie-Laurent).
- 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 subject properties will be consolidated and rezoned to 'M1'.

HISTORY

N/A

CONSULTATION

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Elise Finnigan, MA Planning
Date:	October 16th, 2020
File No.	DASZ 11/2020

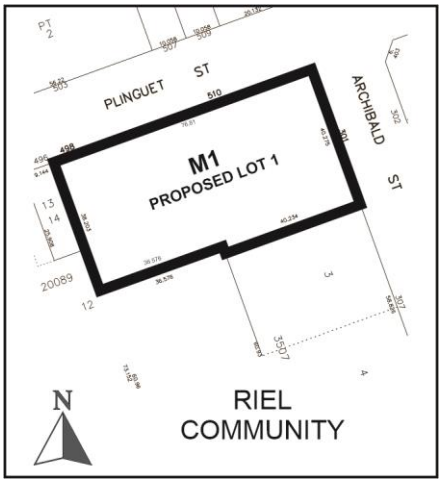
1. Appendix A — Planning Discussion
2. Schedule "A" — Recommended File No. DASZ 11/2020 Riel Community Committee, dated October 16, 2020.
3. Schedule "B" — Report of the Administrative Working Group – October 16, 2020
4. Appendix B — Plans submitted by applicant for DASZ 11/2020

APPENDIX 'A'

FILE: **DASZ 11/2020**
RELATED FILES: DAV 20-166165/D
COMMUNITY: Riel Committee
NEIGHBOURHOOD #: 5.549 – Mission Industrial Neighbourhood

SUBJECT: To consolidate three existing lots and rezone from M2 and RMF-M to M1 for the purposes of facilitating the construction of an addition to the existing industrial building for a Social Service Facility use (Centre Flavie-Laurent).

LOCATION: 301 Archibald Street



APPLICANT: Ray Simard
475 Provencher BLVD Unit 304
Winnipeg , Manitoba R2J 4A7

OWNER: Centre Flavie-Laurent
450 PROVENCHER BLVD
Winnipeg , Manitoba R2J 0B9

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject properties are located on the southwest corner of Archibald Street and Plinquet Street in the Mission Industrial neighbourhood of the St Boniface ward.
- The site is comprised of three (3) separate lots (i.e., 498, 510, and 514 Plinguet Street).
- The subject site is **approximately 32,461** square feet in area and is currently occupied by a warehouse building and a single family dwelling.
- 510 and 514 Plinguet Street are zoned Manufacturing General ('M2') and 498 Plinguet Street is zoned Residential Multi-Family ('RMF-M'). The subject properties are located within the 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 single family dwellings and a vehicle service/sales use on land zoned Manufacturing General ('M2'), and a cemetery on land zoned Residential Two-Family ('R2').

South: Industrial buildings zoned Manufacturing General ('M2').

East: Archibald Street; then vacant industrial land zoned Manufacturing Heavy ('M3').

West: Single family dwellings on land zoned Residential Multi Family Medium ('RMF-M') and land split zoned 'RMF-M' and 'M2'.

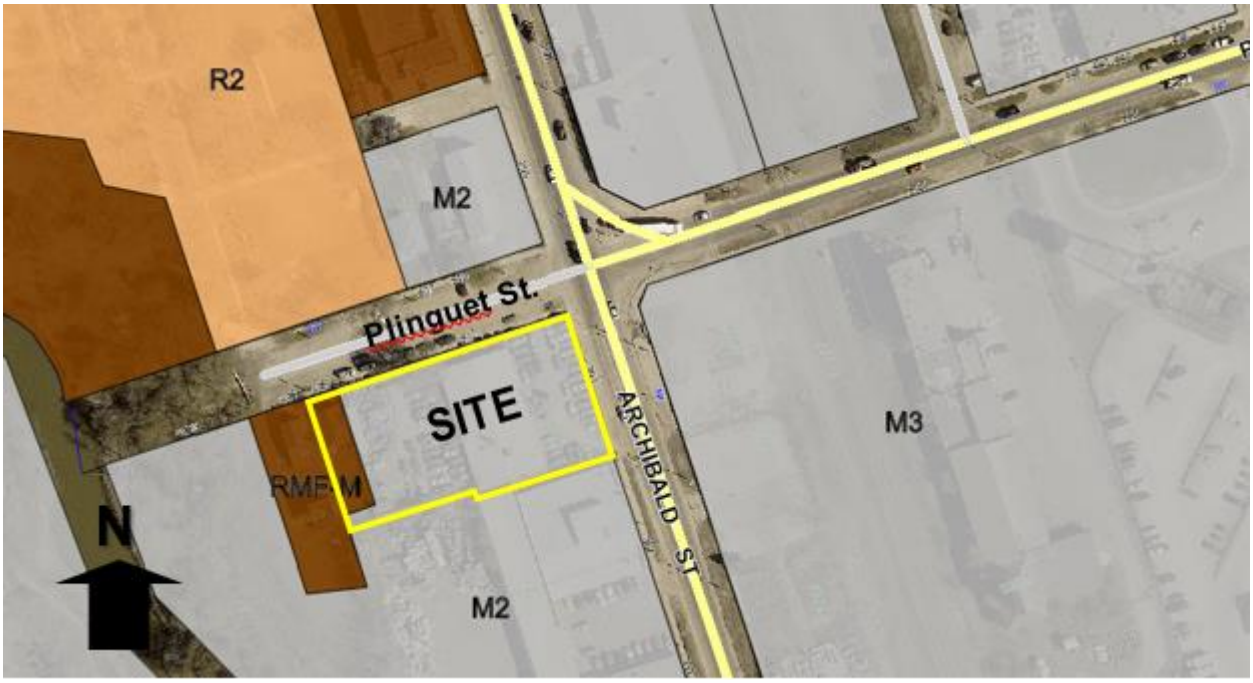


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- Per DASZ 11/2020, the applicant is proposing to consolidate three existing lots and rezone from M2 and RMF-M to M1 for the purposes of facilitating the construction of an addition to the existing industrial building for a Social Service Facility use (Centre Flavie-Laurent).
- The applicant, Centre Flavie-Laurent, a not-for-profit organization which distributes at no cost, furniture, household items and clothing to people in need, is proposing to move its operations from its current location at 450 Provencher Blvd to the subject site.
- They are proposing to renovate the existing approximately 7,600 square foot one storey warehouse building and construct an approximately 8,560 square foot one storey addition to the west of the existing building
- Access to the property is proposed by way of three approaches off Plinguet Street.
- A total of 26 parking spaces and two bicycle parking spaces are proposed. A 3.5 foot high wrought iron style fence is proposed around the parking area fronting onto Archibald Street.
- The applicant is proposing to plant landscaping along the streetedge on Plinguet and maintain two of the existing mature trees.
- The proposed development requires variances for yard setbacks associated with the building addition, the loading space, as well as the garbage enclosure (see associated variance application DAV 20-166165/D).

COLLABORATION

The Urban Planning Division has been in communication with the applicant about the proposed development since an initial meeting in the winter of 2020 as well as via subsequent emails in which the details of the proposed development were discussed including additional refinements to the design.

ANALYSIS AND ISSUES

OURWINNIPEG AND 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.
- Under the *Complete Communities Direction Strategy* the proposed development is located within the Employment Lands / General Manufacturing Policy Area and on the border of the Areas of Stability – Mature Communities Policy Area. With regard to this proposal, the key policies guiding development in General Manufacturing policy area include:
    - Employment activities will develop and operate in a fashion that is compatible with other land uses, especially residential.
    - Ensure the provision of natural buffers to provide visual screening and separation of conflicting land uses where necessary.
    - Employment areas should have convenient connections and be accessible.
    - Allow for the development and retention of a broad range of employment lands and a variety of employment parcel sizes.
    - Provide street trees, landscaping, fencing, and architectural elements for sites that area 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

ZONING

- Currently, the lands are zoned Residential Multi-Family Medium ('RMF-M') and Manufacturing General ('M2'). The 'RMF' zone is primarily intended to accommodate the development of multi-family units. While the 'M2' zone is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations. The Social Service Facility use is not permitted in either the RMF or the M2 zoning districts.
- The applicant is proposing to rezone the property to Manufacturing Light ('M1'). The 'M1' zone is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations with all operations contained within an enclosed building with some limited outside storage. The dimensional standards for structures in the M1 zone are: a minimum front yard of 25 feet; a minimum corner side yard of 15 feet and, a maximum building height of 50 feet. There is no required interior side yard or rear yard unless the side or rear lot line of the property abuts the side or rear lot line of a property zoned R1, R2, or RMF in which case a 25 foot setback is required.

Reason for the Subdivision and Rezoning

The applicant is proposing to consolidate three existing lots and rezone from M2 and RMF-M to M1 for the purposes of facilitating the construction of an addition to the existing industrial building for a Social Service Facility use (Centre Flavie-Laurent).

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD AND EXISTING LAND USES

- As noted above, the subject site is located in the Employment Lands - General Manufacturing Policy Area under the *Complete Communities Direction Strategy* where employment activities are expected to develop and operate in a fashion that is compatible with other land uses, especially residential. In the case of the subject site, it is located in an older industrial neighbourhood defined by a mix of residential uses and smaller industrial lots. It is also noted that while the subject site is located in the General Manufacturing policy area, the properties across the street on the north side of Plinguet Street are located in the Areas of Stability – Mature Communities policy area under *Complete Communities*. Accordingly, the proposal to down zone the subject property to "M1" for a Social Service Facility use is compatible with existing residential land uses and is an appropriate proposal for a site that borders the Areas of Stability – Mature Communities Policy Area. The site is also a suitable location for a Social Service Facility use as it is within walking distance to transit.
- This property and surrounding properties are part of an older established industrial area that was developed decades 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 for aesthetic considerations. As a result, this redevelopment of the site is an opportunity for visual improvements to the property including the introduction of landscaping along Plinguet Street and an improved fencing standard through the installation of the wrought iron style fence around the parking area.

RECOMMENDED SERVICING AGREEMENT

- Per the report of the Administrative Coordination Group (Schedule "B" of this report), conditions in the servicing agreement include a requirement that the applicant construct a public sidewalk and boulevard with trees on the south side of Plinguet Street where currently there is no boulevard and a substandard sidewalk.
- The construction of a public sidewalk and planting of boulevard trees will significantly improve pedestrian safety and comfort along Plinguet Street.
- The servicing agreement also includes a requirement that the applicant upgrade Plinguet Street to an urban standard roadway with concrete pavements. This is recommended as the existing chip seal road is not designed to handle truck traffic.

RECOMMENDED ZONING AGREEMENT

Substantial Conformance/Plan Approval

Recognizing the amount of work that has been done on the design of the project in consultation with the Urban Planning Division to-date, we are recommending the project either be built in substantial conformance with the drawings submitted as part of the DASZ application and included in Appendix C of this report, or if changes are required, that the revised plans be submitted to the Director of Planning, Property and Development for review prior to the issuance of a development permit on the lot.

Use Restrictions

The Urban Planning Division is recommending restricting a number of commercial uses (i.e., Hotel/Motel use; Restaurant use; Retail use; etc.) that are more appropriate for a Mixed Use Corridor such as Boulevard Provencher. It is also recommended to restrict "Billboard signs" as

they could have a negative impact on the overall appearance of the site and adjacent context that includes single family dwellings.

The applicant has expressed an interest in possibly having a small accessory retail use component (i.e., approximately 600 square feet of gross floor area) added to their operations in future. The Urban Planning Division is fine with this proposal, however, is recommending this accessory use be limited to a maximum floor area of 1,000 square feet.

Height

To limit the potential shadowing of the neighbouring residential property to the west and recognizing the maximum building height permitted in the 'M1' zone is 50 feet, the Public Service is recommending that the maximum height of any building on the site be restricted to 40 feet.

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 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.

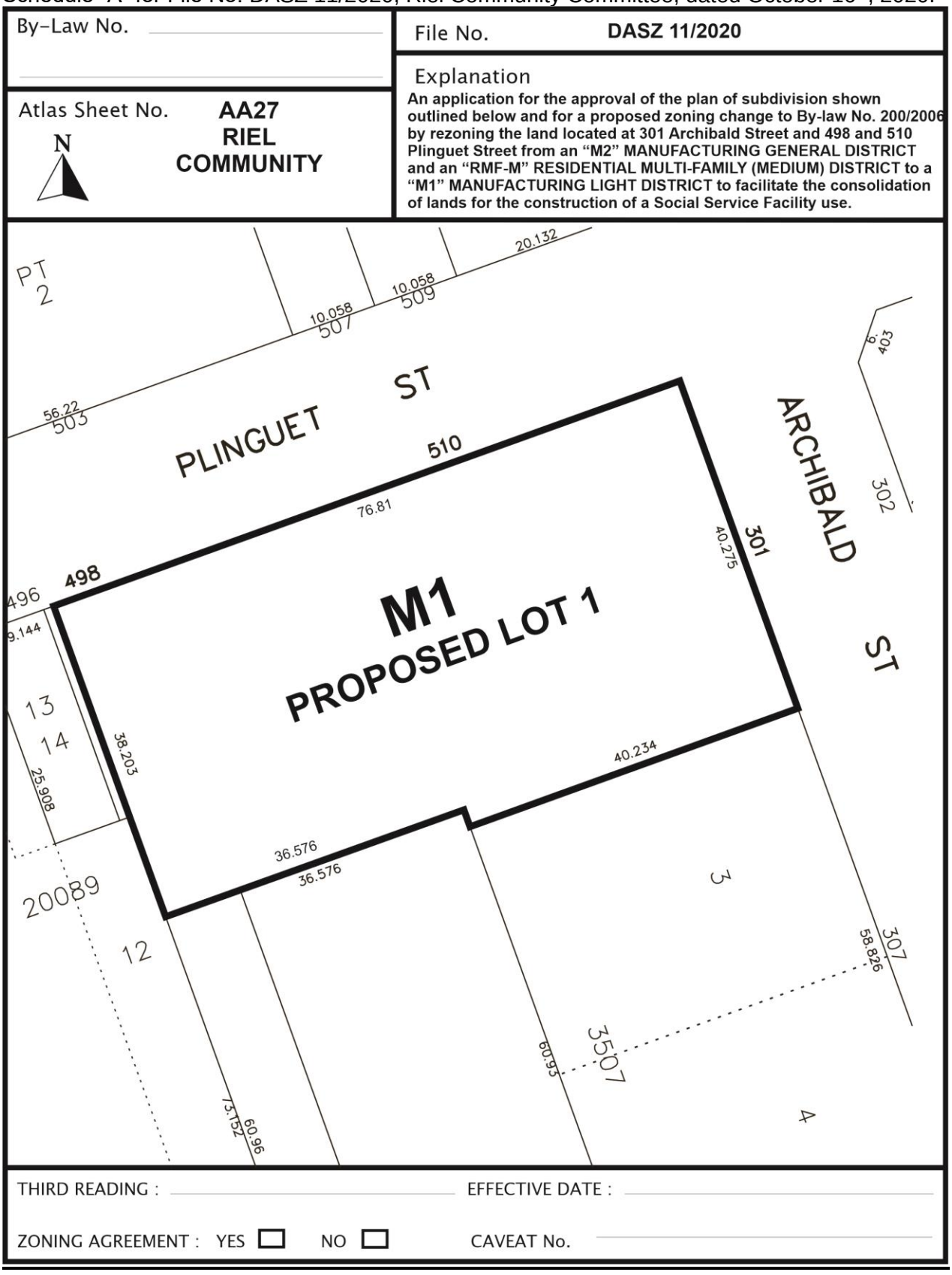
RECOMMENDATION

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

- The proposal is consistent with the policies guiding development in the *Employment Lands – General Manufacturing policy area* in the *Complete Communities Direction Strategy* which supports the development and retention of a broad range of employment lands and a variety of employment parcel sizes and encourages employment activities that are developed and operated in a fashion that is compatible with other land uses, especially residential.

This Report Submitted by: Elise Finnigan
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DASZ 11/2020

Schedule “A” for File No. DASZ 11/2020, Riel Community Committee, dated October 16th, 2020.



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 301 ARCHIBALD STREET, 498 PLINGUET STREET AND 510 PLINGUET STREET

It is recommended that approval of DASZ 11/2020, if granted, be subject to the applicant entering into a Servicing Agreement and address the following items, where applicable:

Section I – General Comments

1) The Public Works Department wishes to advise the following:

   a. the existing private approach to Archibald Street is to be closed. The Private Access By-Law requires private approaches serving the same property to be separated by at least 15.0m

   b. the second proposed access west of Archibald Street appears to accommodate entrances for pedestrians as well as vehicles. The Developer is encouraged to contact the Public Works Department to further discuss a more appropriate design for this approach.

   c. the semi-trailer shown on-site needs to be entirely within private property.

2) The Water and Waste Department wishes to advise that the subject land is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed future development cannot exceed the allowable discharge rate:

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

   b. The peak land drainage discharged from the site must be based on a c-value of 0.1, with a 5 year rainfall event applied.

   c. 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.

Section II – Servicing Conditions

1) Regional Land Drainage System

   The Developer shall pay to the City, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the regional land drainage system. The 2020 rate for this property is $14,300.00 per acre.

2) Pavements

a. The Developer shall, at no expense whatsoever to the City, construct 200mm thick Portland cement concrete pavements, 10.0m in width, and all related works, including but not limited to ornamental street lighting, boulevard landscaping and land drainage facilities, within Plinguet Street from Archibald Street to the west end of the Planned Area, all as determined by and to the satisfaction of the Director of Public Works.

3) Sidewalks/Multi-use Pathways

a. The Developer shall, at no expense whatsoever to the City, construct a 1.5m wide by 100mm thick Portland cement concrete sidewalk, and all related works, on the standard alignment, 0.3m from the property line unless otherwise stated, on both sides of Plinguet Street from Archibald Street to the west end of the Planned Area, all to the satisfaction of the Director of Public Works.

b. The Developer shall construct sidewalks concurrently with the pavements with which they share the right-of-way, as determined by and to the satisfaction of the Director of Public Works.

4) Boulevards

a. The Developer shall, at no expense whatsoever to the City, sod and plant trees on all boulevards within and fronting on the Planned Area, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to and approved by the Director of Public Works, to the satisfaction of the Director of Public Works.

b. The Developer shall, at no expense whatsoever to the City, maintain the sod for a period of one year and trees for a period of two years, in accordance with specifications approved by the Director of Public Works.

5) Utilities

a. The Developer shall, at no expense whatsoever to the City, cause underground electrical and telephone services to be installed to serve the Planned Area and pay the full cost to convert any existing overhead services within the Planned Area to underground to the satisfaction of the Director of Public Works.

b. The Developer shall pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

6) Construction Traffic

a. The Developer shall, at no expense whatsoever to the City, ensure that construction traffic uses access routes determined by the Director of Public Works.

b. The Developer shall, at no expense whatsoever to the City, maintain the said access routes in a clean, dust-free condition, free of dropped and tracked-on mud; and shall undertake the regular cleaning, scraping and sweeping of those access routes and all streets until building construction within the Planned Area, including landscaping, is complete, all as determined by and to the satisfaction of the Director of Public Works.

7) Litter and Refuse Control and Clean-Up

a. The Developer shall, at no expense whatsoever to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

b. The cleanup of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

8) Survey Monuments

a. Subsequent to completion of the Planned Area, as determined by the Director of Planning, Property and Development, the Developer shall pay the full costs of having all survey monuments within the Planned Area verified and restored as required by a Manitoba Land Surveyor and shall prepare a Plan of Survey Perpetuating Certain Monuments, confirming the position of all the survey monumentation within the Planned Area, for filing in The Property Registry.

b. Where the Director of Planning, Property and Development determines that all the survey monuments within the Planned Area have been found or restored to their original positions, the Director of Planning, Property and Development may waive the requirements for Plan of Survey Perpetuating Certain Monuments under clause (a).

Section III – Costs and Fees

1) By-laws and Approvals

The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of this Agreement and the physical development of the Planned Area.

2) Professional Fees

a) The Developer shall pay the full cost of all design services, including preliminary engineering studies, servicing reports, servicing criteria,

construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, parklands, parkways and associated works required to serve the Planned Area;

b) The Developer shall pay the full cost of construction and landscaping supervision services provided by or on behalf of the City for field inspection, preparation of progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other engineering consulting services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

3) Administration Fees

The Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, an administration fee plus applicable GST to help defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

THIS REPORT SUBMITTED BY:

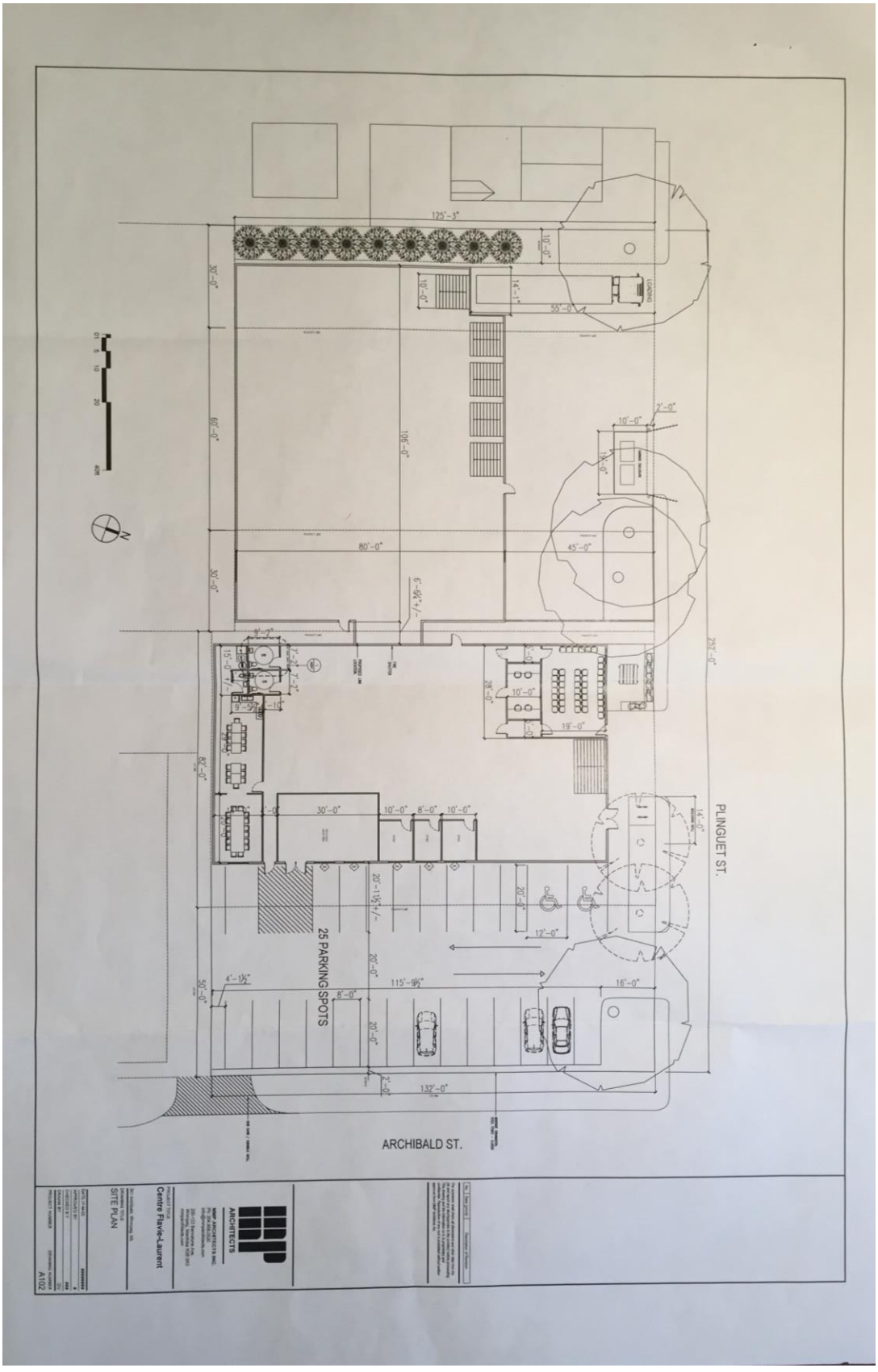
Administrative Co-ordinating Group
File No. DASZ 11/2020
October 16, 2020

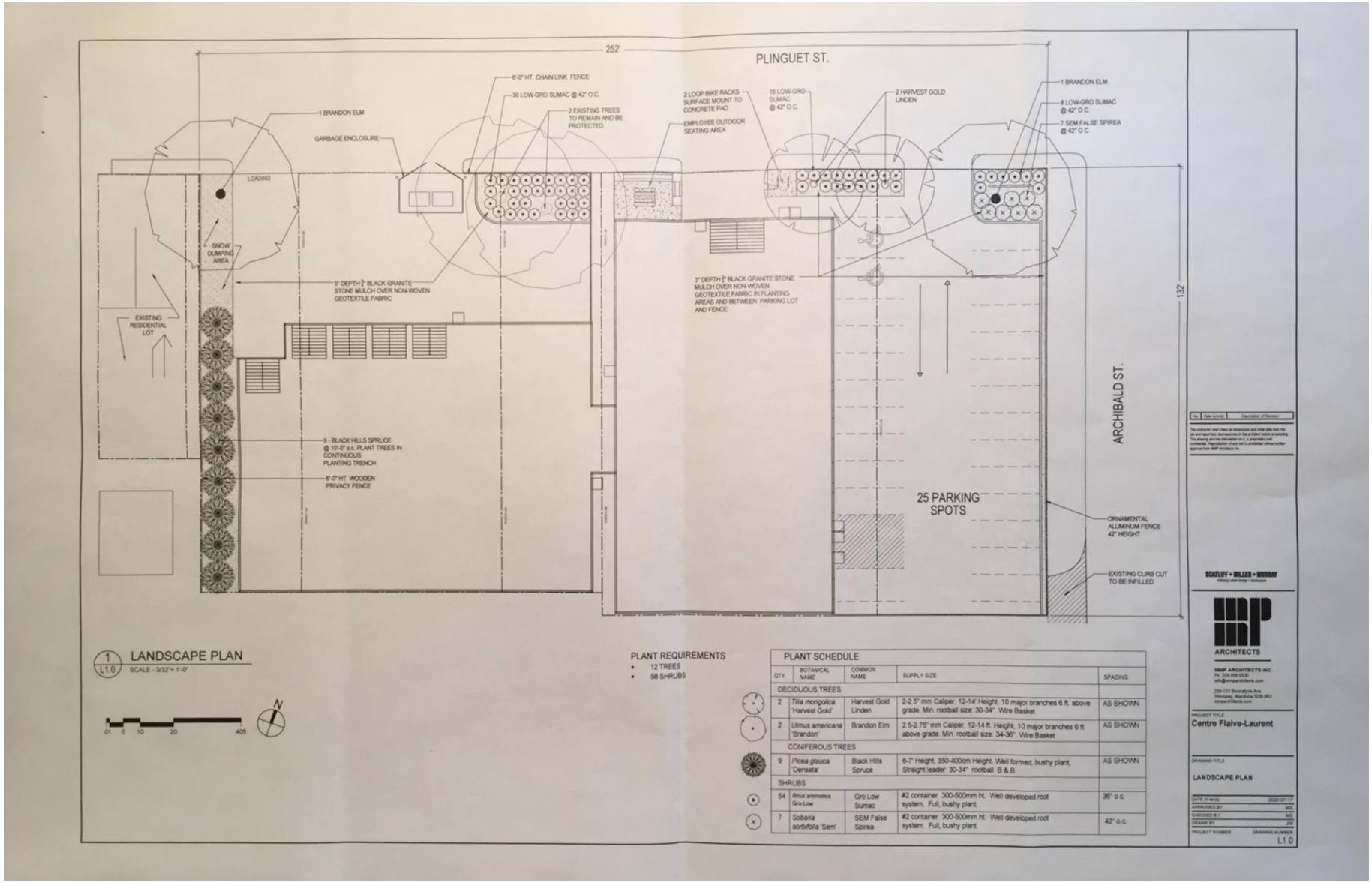
"*Original Signed by D. Trenchard*"
D. Trenchard, P. Eng.,
Land Development Branch

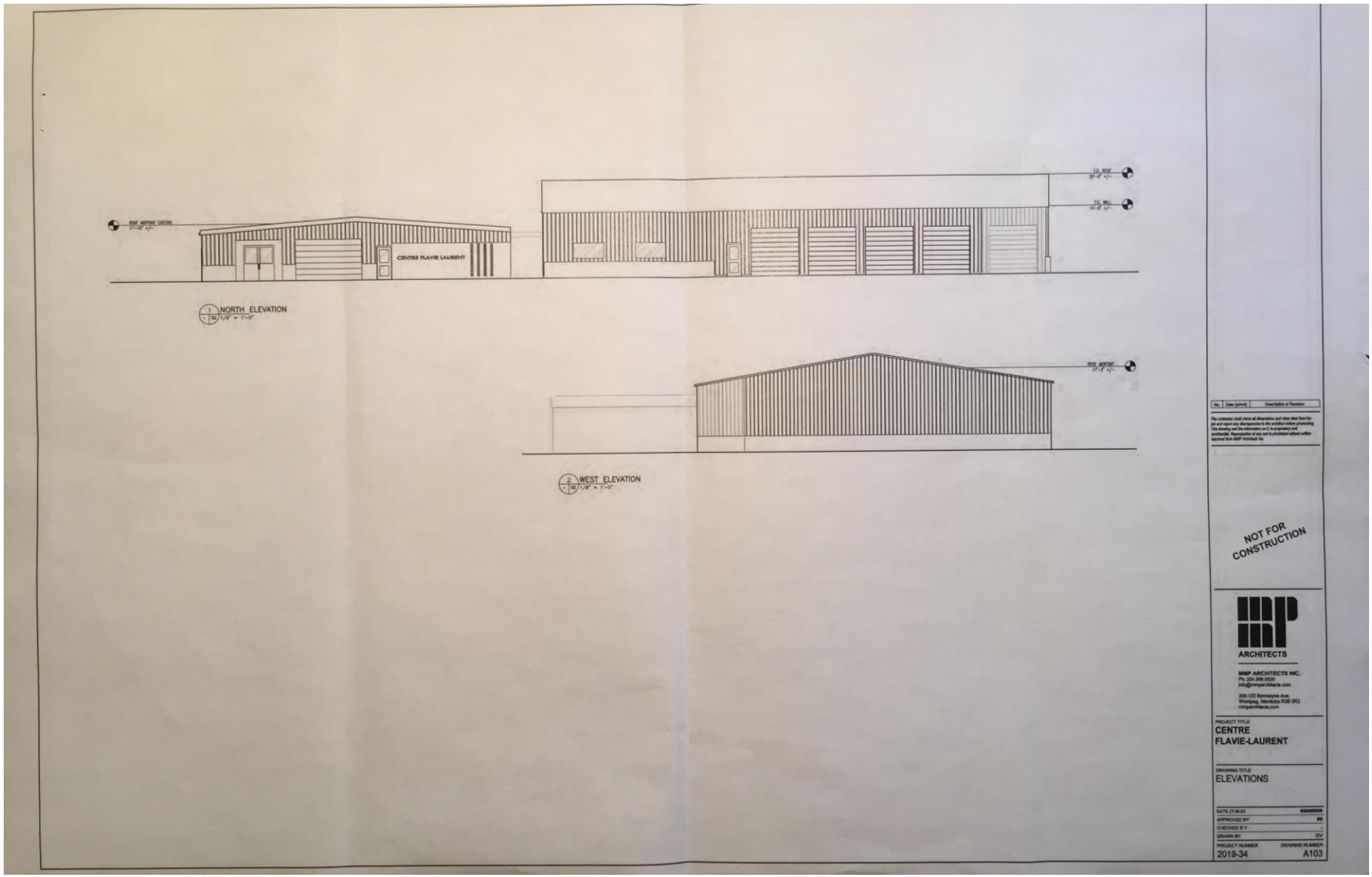
"*Original Signed by M. Gajda*"
M. Gajda, P. Eng.
Water & Waste Department

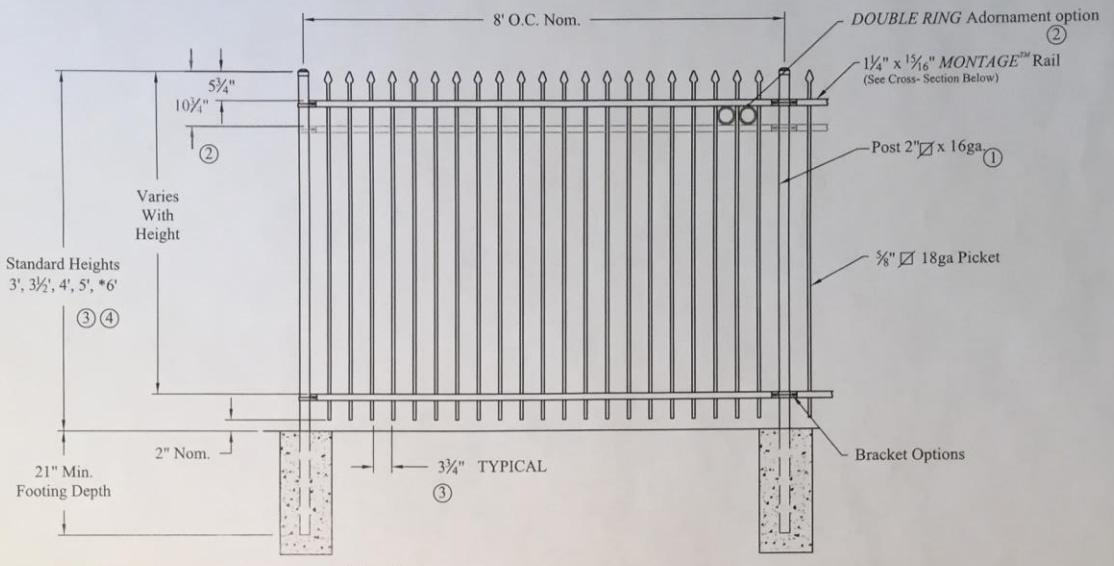
"Original Signed by C.J. Desjardine"
C.J. Desjardine, M.Sc., P. Eng.
Public Works Department, Transportation Division

APPENDIX 'B' – PLANS SUBMITTED AS PART OF DASZ 11/2020



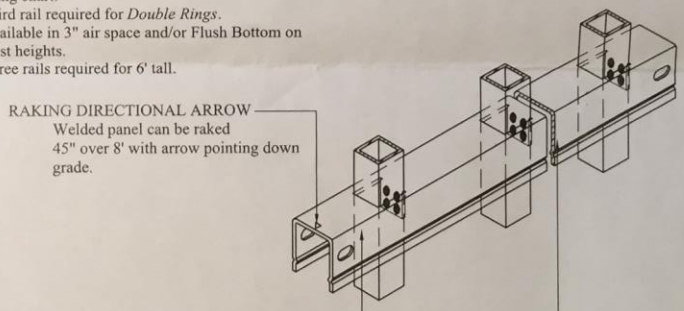

252'
PLINGUET ST.
6'-0" HT. CHAIN LINK FENCE
30 LOW-GRO SUMAC @ 42" O.C.
2 EXISTING TREES TO REMAIN AND BE PROTECTED
2 LOOP BIKE RACKS SURFACE MOUNT TO CONCRETE PAD
EMPLOYEE OUTDOOR SEATING AREA
16 LOW-GRO SUMAC @ 42" O.C.
2 HARVEST GOLD LINDEN
1 BRANDON ELM
8 LOW-GRO SUMAC @ 42" O.C.
7 SEM FALSE SPIREA @ 42" O.C.
1 BRANDON ELM
GARBAGE ENCLOSURE
LOADING
SNOW DUMPING AREA
3" DEPTH ¾" BLACK GRANITE STONE MULCH OVER NON-WOVEN GEOTEXTILE FABRIC
3" DEPTH ¾" BLACK GRANITE STONE MULCH OVER NON-WOVEN GEOTEXTILE FABRIC IN PLANTING AREAS AND BETWEEN PARKING LOT AND FENCE
EXISTING RESIDENTIAL LOT
9 - BLACK HILLS SPRUCE @ 10'-0" o.c. PLANT TREES IN CONTINUOUS PLANTING TRENCH
6'-0" HT. WOODEN PRIVACY FENCE
25 PARKING SPOTS
132'
ARCHIBALD ST.
ORNAMENTAL ALUMINUM FENCE 42" HEIGHT
EXISTING CURB CUT TO BE INFILLED
1 LANDSCAPE PLAN
L1.0 SCALE - 3/32"= 1'-0"
01 5 10 20 40ft
N
PLANT REQUIREMENTS
12 TREES
58 SHRUBS
PLANT SCHEDULE
QTY. BOTANICAL NAME COMMON NAME SUPPLY SIZE SPACING
DECIDUOUS TREES
2 Tilia mongolica 'Harvest Gold' Harvest Gold Linden 2-2.5" mm Caliper, 12-14' Height, 10 major branches 6 ft. above grade. Min. rootball size: 30-34". Wire Basket AS SHOWN
2 Ulmus americana 'Brandon' Brandon Elm 2.5-2.75" mm Caliper, 12-14 ft. Height, 10 major branches 6 ft above grade. Min. rootball size: 34-36". Wire Basket AS SHOWN
CONIFEROUS TREES
9 Picea glauca 'Densata' Black Hills Spruce 6-7' Height, 350-400cm Height, Well formed, bushy plant, Straight leader 30-34" rootball. B & B. AS SHOWN
SHRUBS
54 Rhus aromatica Gro-Low Gro Low Sumac #2 container. 300-500mm ht. Well developed root system. Full, bushy plant. 36" o.c.
7 Sobaria sorbifolia 'Sem' SEM False Spirea #2 container. 300-500mm ht. Well developed root system. Full, bushy plant. 42" o.c.
SCATLIFF + MILLER + MURRAY
ARCHITECTS
Centre Flaive-Laurent
LANDSCAPE PLAN
L1.0

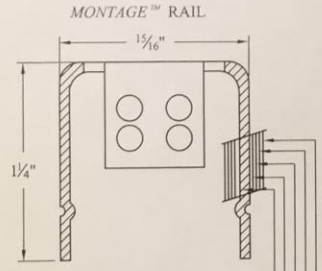

CENTRE FLAVIE LAURENT
NORTH ELEVATION
1/8" = 1'-0"
WEST ELEVATION
1/8" = 1'-0"
NOT FOR CONSTRUCTION
ARCHITECTS
MMP ARCHITECTS INC.
CENTRE
FLAVIE-LAURENT
ELEVATIONS
2019-34
A103

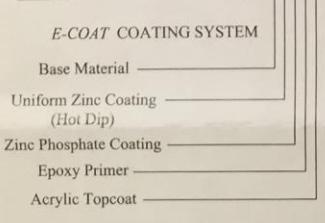


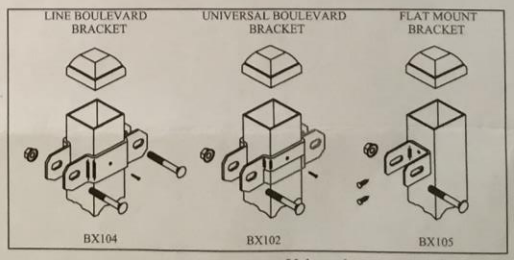
NOTES:

1.) Post size depends on fence height and wind loads. See *MONTAGE™* specifications for post sizing chart.
2.) Third rail required for *Double Rings*.
3.) Available in 3" air space and/or Flush Bottom on most heights.
4.) Three rails required for 6' tall.









RESIDENTIAL WELDED STEEL PANEL

PRE-ASSEMBLED

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

RCISO

Title: MONTAGE CLASSIC 2/3-RAIL			
DR: CI	SH . 1of 1	SCALE: DO NOT SCALE	
CK: ME	Date 7-19-11		REV: c

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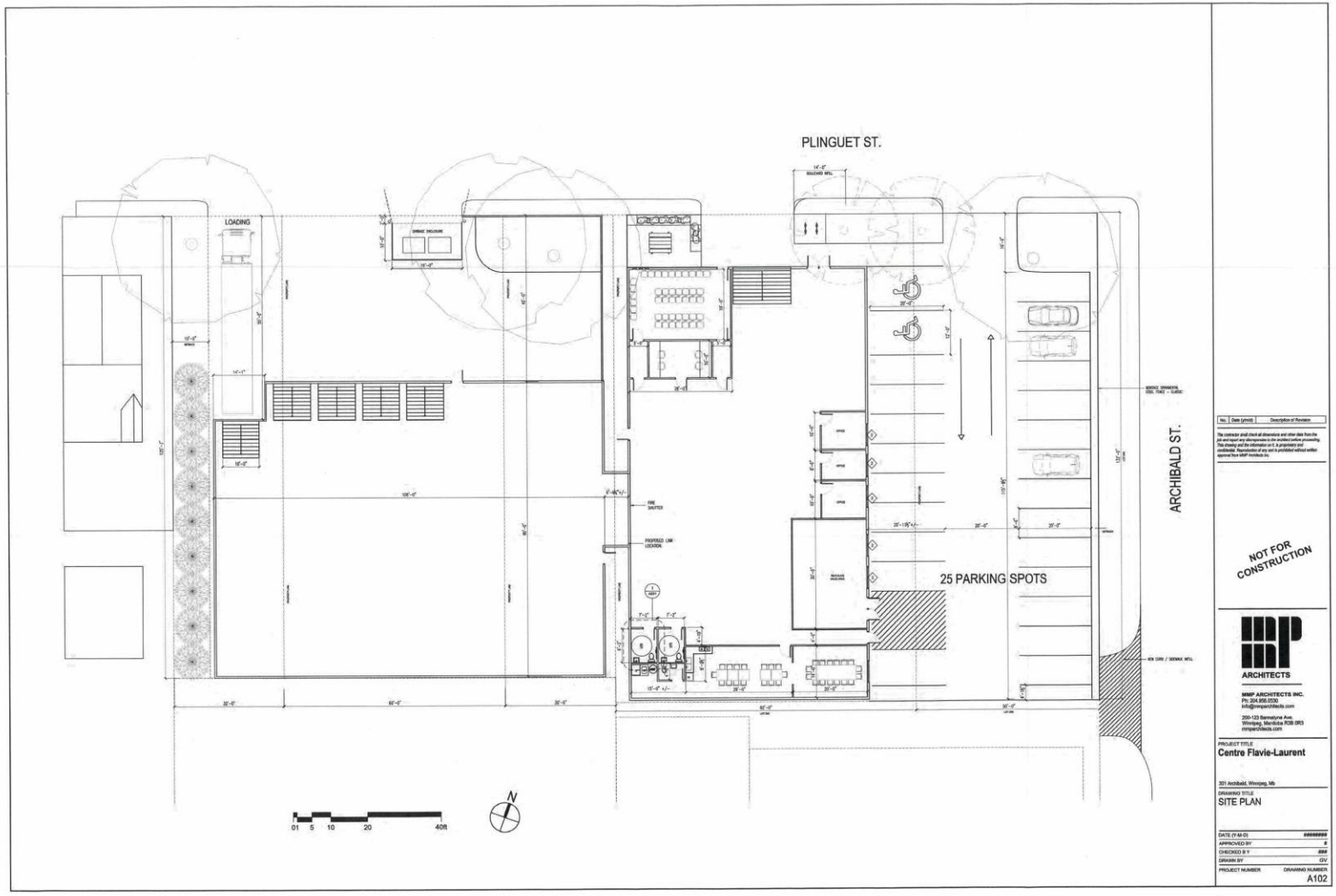
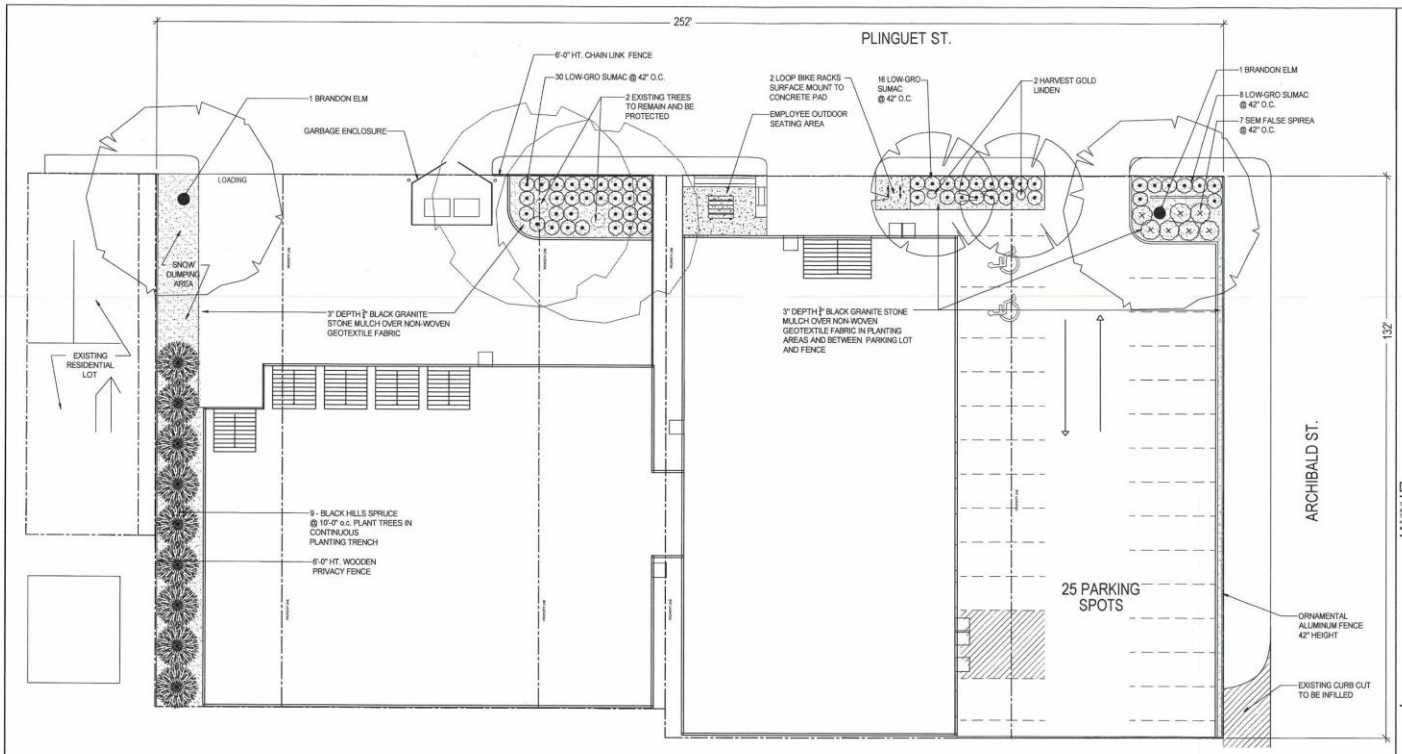
Exhibit “7” referred to in File DASZ 11/2020





1 / L1.0 LANDSCAPE PLAN
SCALE - 3/32"= 1'-0"

01 5 10 20 40ft

N

PLANT REQUIREMENTS
- 12 TREES
- 58 SHRUBS

PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SUPPLY SIZE	SPACING
DECIDUOUS TREES				
2	*Tilia mongolica* 'Harvest Gold'	Harvest Gold Linden	2-2.5" mm Caliper, 12-14' Height, 10 major branches 6 ft. above grade. Min. rootball size: 30-34". Wire Basket	AS SHOWN
2	*Ulmus americana* 'Brandon'	Brandon Elm	2.5-2.75" mm Caliper, 12-14 ft. Height, 10 major branches 6 ft above grade. Min. rootball size: 34-36". Wire Basket	AS SHOWN
CONIFEROUS TREES				
9	*Picea glauca* 'Densata'	Black Hills Spruce	6-7' Height, 350-400cm Height, Well formed, bushy plant, Straight leader: 30-34" rootball. B & B.	AS SHOWN
SHRUBS				
54	*Rhus aromatica* Gro-Low	Gro Low Sumac	#2 container. 300-500mm ht. Well developed root system. Full, bushy plant.	36" o.c.
7	*Sobaria sorbifolia* 'Sem'	SEM False Spirea	#2 container. 300-500mm ht. Well developed root system. Full, bushy plant.	42" o.c.

No.	Date (yr/mo)	Description of Revision

The contractor shall check all dimensions and other data from the job and report any discrepancies to the architect before proceeding. This drawing and the information on it, is proprietary and confidential. Reproduction of any part is prohibited without written approval from MMP Architects Inc.

SCATLIFF + MILLER + MURRAY
Military Urban Design + Landscape

MMP ARCHITECTS

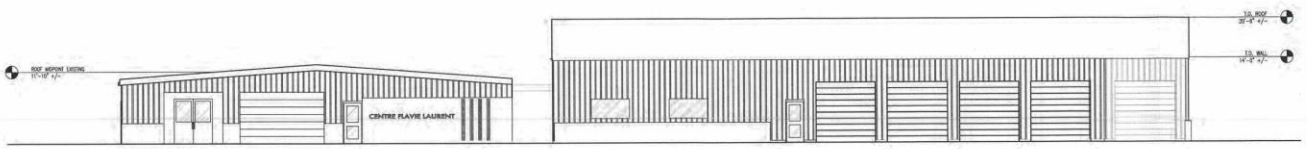
MMP ARCHITECTS INC.
Ph: 204.956.0530
info@mmparchitects.com

200-123 Bannatyne Ave.
Winnipeg, Manitoba R3B 0R3
mmparchitects.com

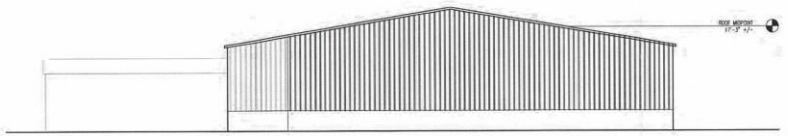
PROJECT TITLE
Centre Flaive-Laurent

DRAWING TITLE
LANDSCAPE PLAN

DATE (Y-M-D)	2020-07-17
APPROVED BY	MS
CHECKED BY	MS
DRAWN BY	JW
PROJECT NUMBER	DRAWING NUMBER L1.0



1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

No.	Date (y/m/d)	Description of Revision

The contractor shall check all dimensions and other data from the job and report any discrepancies to the architect before proceeding. This drawing and the information on it, is proprietary and confidential. Reproduction of any sort is prohibited without written approval from MMP Architects Inc.

NOT FOR CONSTRUCTION

ARCHITECTS

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Ph: 204.958.0530
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200-123 Bannatyne Ave.
Winnipeg, Manitoba R3B 0R3
mmparchitects.com

PROJECT TITLE
CENTRE FLAVIE-LAURENT

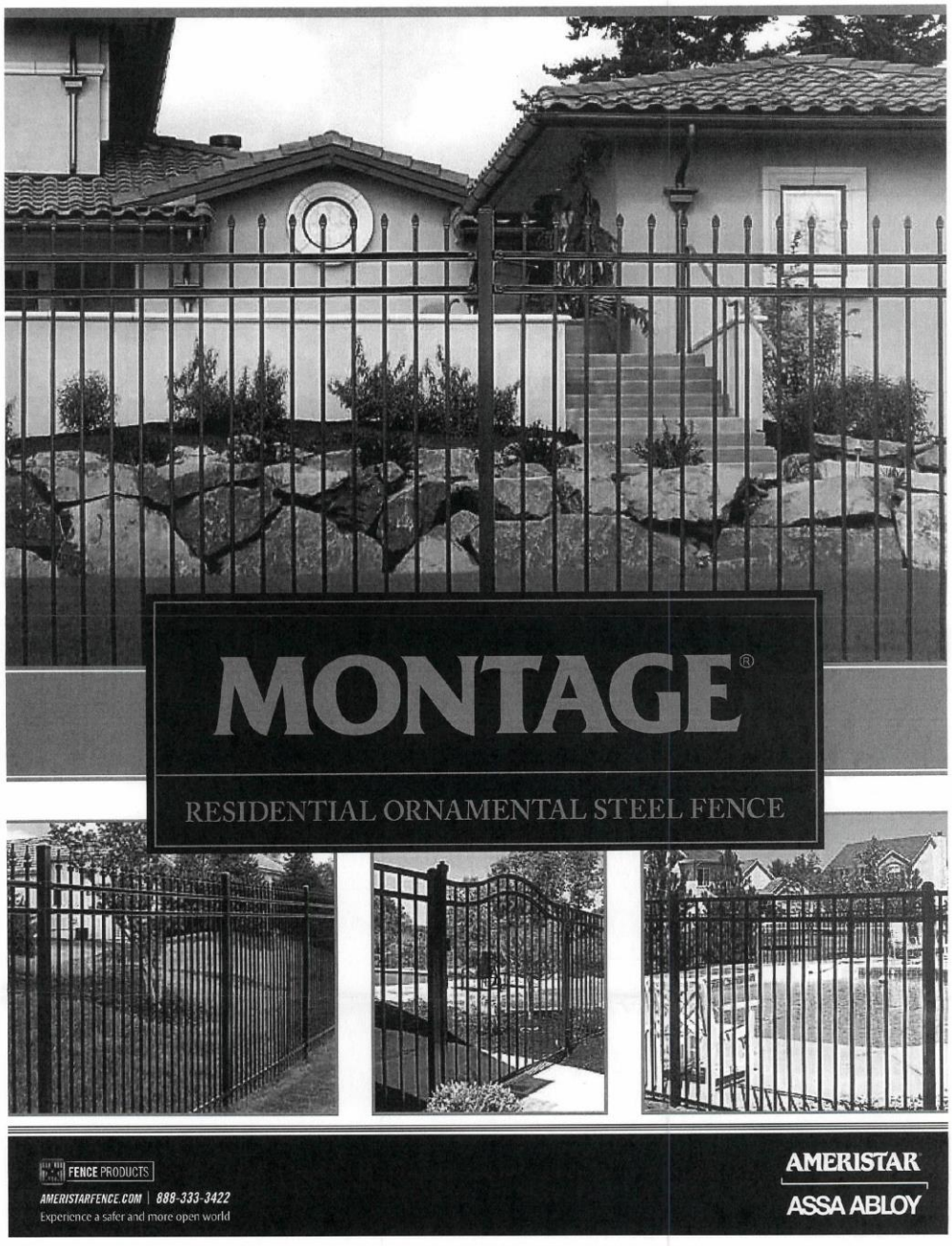
DRAWING TITLE
ELEVATIONS

DATE (Y-M-D)	**********
APPROVED BY	**
CHECKED B Y	-
DRAWN BY	GV

PROJECT NUMBER: 2019-34
DRAWING NUMBER: A103


391 ARCHIBALD
CENTRE FLAVIE LAURENT


CENTRE FLUVIAL LAURENTIEN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AMERISTAR
ASSA ABLOY







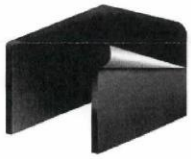
THE MONTAGE® DIFFERENCE

LIFETIME WARRANTY

The Montage families of fencing products are manufactured from superior quality materials by skilled craftsmen with the highest standards of workmanship in the industry. Ameristar is confident in offering Montage with a Lifetime Warranty, backed by an American company with over 30 years of demonstrated excellence in manufacturing ornamental fencing products.

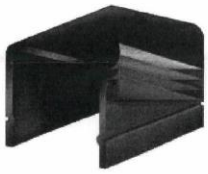
E-COAT vs PAINTED STEEL

Major corrosion problems start from the inside. That's why all products in the Montage family are coated inside and outside. Our galvanized steel framework is subjected to a multi-stage pre-treatment/wash, followed by a duplex cathodic electrocoat system consisting of an epoxy primer, which significantly increases corrosion protection, and an acrylic topcoat, which provides the protection necessary to withstand adverse weathering effects. This process results in years of maintainence-free ownership. Simply painting steel on the outside leaves it vulnerable to corrosion, which in turn destroys the entire fence.



Paint

Competitors Painted Rail (outside only)



Acrylic Topcoat
Epoxy Primer
Phosphate
PreGalvanized Steel

Montage E-Coated rail (outside and inside)

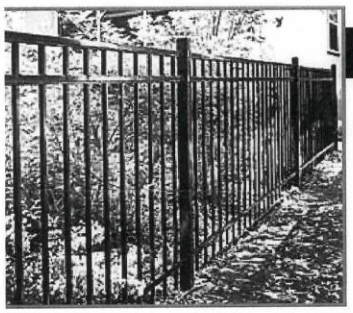


CLASSIC™

Timeless Elegance

Classic style features extended pickets that culminate to an arrow-pointed spear capture the beautiful look of old style wrought iron fencing. Single, double and arched walk gates that perfectly match this fence style are also available.

- *2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail*
- *3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail*

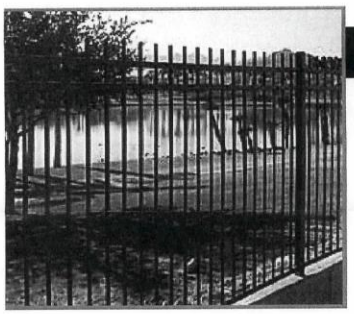


MAJESTIC™

Modern Beauty

Majestic's flush top rail projects a clean, streamlined look that make it one of the most popular styles in the Montage family. Single, double and arched walk gates that perfectly match this fence style are available as well.

- *2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail*
- *3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail (4½' panels available with flush bottom rail only)*

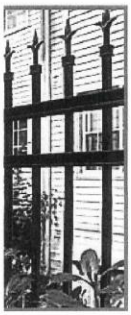


GENESIS™

Creatively Distinct

Genesis style's extended flat-topped pickets serve as a foundation for your choice of accent finials providing a customized design. Single, double and arched walk gates that perfectly match this fence style are available as well.

- *2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail*
- *3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail*



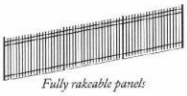
BE SURROUNDED WITH *Beauty & Protection*

Montage ornamental steel fence is unparalleled in strength and quality, adapts to virtually any terrain, withstands vast shifts in climate yet remains untouched by time in stately elegance. This fence offers an array of customizeable options to fit your unique sense of style and application.



PROFUSION WELDED STEEL vs ALUMINUM

All Montage fence panels are fabricated using Ameristar's ProFusion welding process. This technique combines laser and fusion technology to create a virtually invisible structural connection at every picket to rail intersection. Unlike typical aluminum fence systems that are held together with unsightly screws, the ProFusion weld used with Montage promotes a "good neighbor" profile with sleek lines and no exposed picket to rail fasteners. When compared to residential aluminum fencing, Montage's welded steel construction is unmatched in strength and durability.



Fully rakeable panels



Stair-stepping panels

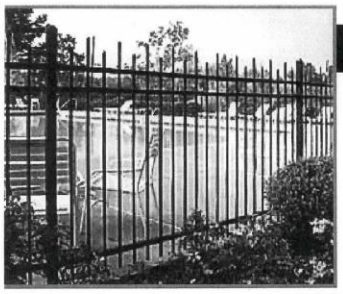
RAKEABLE vs STAIR-STEP

The ProFusion welded panel design of Montage enables maximum bias for virtually all terrains. Being the only welded steel fence capable of following steep grade changes, Montage follows uneven ground contours like a second skin. This eliminates stair-stepping panels with the flexibility of a 48" rise in an 8' run.

ENVIRONMENTALLY RESPONSIBLE



Ameristar proudly leads the way in manufacturing programs and practices to reduce our carbon footprint and has developed methods to reduce our energy consumption. We consistently monitor air emissions, storm water runoff, and waste water discharge. We also recycle all of our scrap steel, wood, cardboard, plastics, paper and oil products. Ameristar products have the opportunity to earn LEED points.



WARRIOR™

Traditional Character

Alternating picket heights coupled with each picket culminating into an arrow-pointed spear, give the Warrior style a distinctive look that is a hallmark of wrought iron fencing. Single and double swing gates that perfectly match this fence style are also available.

- *2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail*
- *3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail*



CRESCENT™

Sophisticated Charm

Crescent style is a unique old world look with pressed-spear pickets protected by arched steel loops. Single and double swing gates that perfectly match this fence style are also available. *(Not rakeable).*

- *2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail*
- *3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail*

FINIALS & ADORNMENTS



Quad Flare *Triad* *Royalty* *Ball Cap* *Serpentine Scroll* *Butterfly Scroll* *Double Rings*

COLOR OPTIONS



Black *Bronze*

MONTAGE® POOL, PET & PLAY





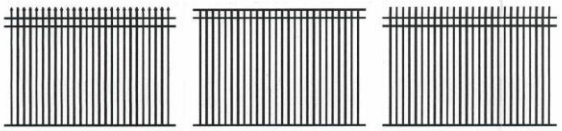


Relax or Splash

SAFELY & IN STYLE

Montage Pool, Pet & Play provides additional safety for pets and children with 3" airspace between pickets. The 3" airspace of the Montage Pool, Pet & Play gives these panels a more robust appearance, as well as increased panel strength due to the additional picket to rail connections.

- *2-rail panels in 3', 3½' and 4' heights, with a standard or flush bottom rail (available in Majestic only)*
- *3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail (4½' Majestic panels available with flush bottom rail only)*

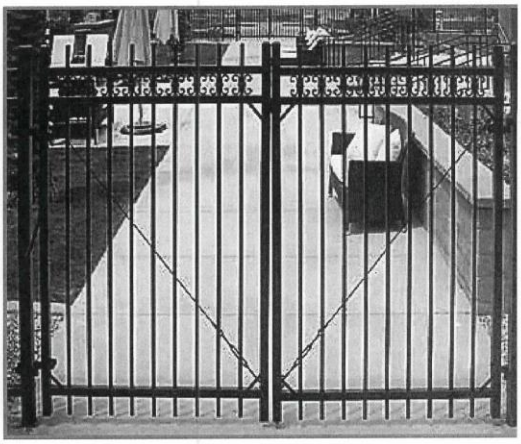


Classic *Majestic* *Genesis*

AVAILABLE GATE SYSTEMS



Steel Estate Entry Gate

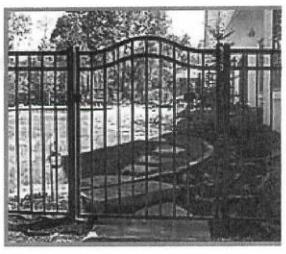


EXPERIENCE YOUR *Grand Entrance*

For the perfect finishing touch to your project, Montage offers several gate options to compliment any installation. Montage's single arched swing gates, traditional single swing and double swing gates are crafted with fully welded construction for years of durability. Fabricated with the same components as the fence panel these Montage gates provide a seamless transition from ornamental fence to decorative gate. A variety of steel Estate® Entry Gates are also available to accent any entry.







WHY CHOOSE AMERISTAR

KNOWLEDGE & EXPERIENCE

Ameristar was chartered 30 years ago in response to the demand by consumers and specifiers for specialty fence products. Ameristar offers an aesthetically pleasing product that is both high in quality and affordability. This has been achieved by maximizing high-volume productivity, increasing product design strength, and promoting simplistic installation.

PROVEN CAPABILITY

Ameristar's integrated in-house process and extensive raw material inventory results in much improved productivity and availability compared to the competition. By having a vast finished goods inventory, Ameristar is capable of delivering finished products faster than competitors who sublet the majority of their operations.

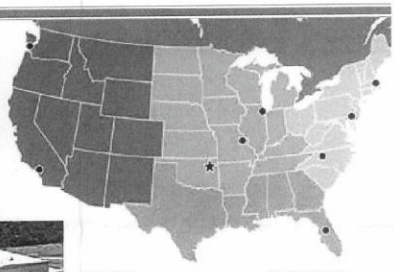
INDUSTRY LEADERSHIP

Over the years Ameristar has continually raised the bar across the board in the manufacturing of high quality, innovative fencing products. Our demonstrated commitment to upholding higher values translates into superior products that go far beyond merely meeting minimum industry standards.



Ameristar's world headquarters, manufacturing & coil processing facilities in Tulsa, Oklahoma, USA.





LEGEND
★ *Ameristar Headquarters*
● *Sales & Service Centers*

MEETS BUY AMERICAN ACT

Part #9719 | Revised 06/2020

FENCE PRODUCTS

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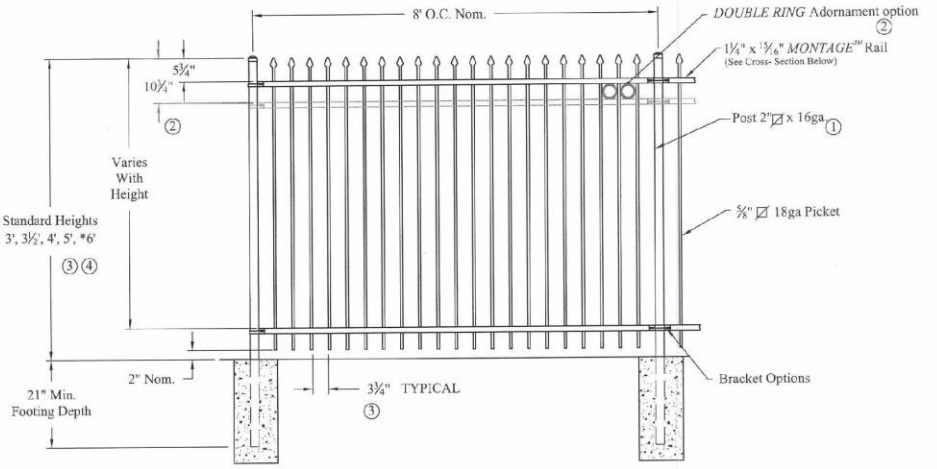
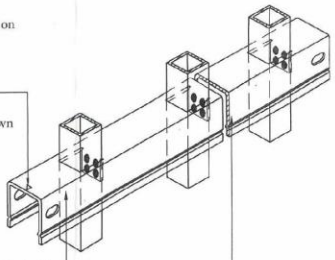
Experience a safer and more open world



NOTES:

1.) Post size depends on fence height and wind loads. See *MONTAGE*™ specifications for post sizing chart.
2.) Third rail required for *Double Rings*.
3.) Available in 3" air space and/or Flush Bottom on most heights.
4.) Three rails required for 6' tall.

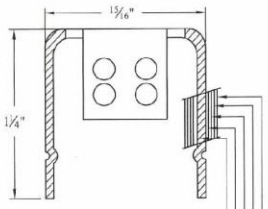


RAKING DIRECTIONAL ARROW
Welded panel can be raked 45" over 8' with arrow pointing down grade.

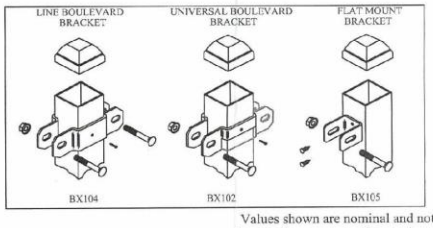
PROFUSION™ WELDING PROCESS
No exposed welds,
Good Neighbor profile - Same appearance on both sides

MONTAGE RAIL
Specially formed high strength architectural shape.

MONTAGE™ RAIL



E-COAT COATING SYSTEM
Base Material
Uniform Zinc Coating (Hot Dip)
Zinc Phosphate Coating
Epoxy Primer
Acrylic Topcoat



RESIDENTIAL WELDED STEEL PANEL
PRE-ASSEMBLED

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

RCISO

Title: MONTAGE CLASSIC 2/3-RAIL			
DR: CI	SH . 1of 1	SCALE: DO NOT SCALE	
CK: ME	Date 7-19-11		REV: c

AMERISTAR®

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