Agenda – Council – April 29, 2021

Report – Executive Policy Committee – April 21, 2021

Item No. 12 Subdivision and Rezoning – 2537 Pembina Highway (Waverley West Ward) File DASZ 32/2020 [c/r DAV 222493/2020D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 21, 2021, the Executive Policy Committee concurred in the recommendation of the Assiniboia Community Committee and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 32/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated March 30, 2021 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMU" Residential Mixed-Use District as shown on the map dated March 30, 2021, 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. For those portions of the Owner's Land zoned "RMU" Residential Mixed-Use, the Owner must submit plans showing the location and design of any and all proposed:

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping
            g. free-standing signage

            on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Assiniboia 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.

Report – Executive Policy Committee – April 21, 2021

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

ii. That the developer shall, at no expense to the City, provide safety measures protecting the subject site and the associated development from the CNR Letellier Subdivision consisting of the following:

a. A uniform fence 2.0 metres in height within private property along the entire west property line abutting the CNR Letellier Subdivision.

b. A minimum setback of 15 metres to any portion of a habitable room or space within a building from the west property line abut the CNR Letellier Subdivision.

c. No habitable ground floor dwellings shall be permitted.

Subject to the following:

That, prior to the occupancy of the building a certified professional engineer's report shall be submitted to the satisfaction of the Director of Planning, Property and Development that addresses rail proximity and safety issues in a sufficient alternative manner to the FCM guidelines, and that the construction of any mitigation measure be completed as required.

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

5. 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 Development Application No. DASZ 32/2020 as determined by the City's Director of Planning, Property and Development.

Report – Executive Policy Committee – April 21, 2021

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

6. 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.

7. 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 the By-law in accordance with the above.

8. That the subdivision section of the by-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

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

10. 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 8 and 9 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

11. 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 is enacted unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

12. 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 – April 21, 2021

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 21, 2021, the Executive Policy Committee concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 9, 2021, the Assiniboia 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: DASZ 32/2020

Before: Assiniboia Community Committee
Councillor Klein, Chairperson
Councillor Gillingham
Councillor Lukes

Public Hearing: April 9, 2021
Council Building, 510 Main Street

Applicant: Matthew Robinson
(Richard + Wintrup Planning and Development)

Subject:



APPLICANT : Richard + Wintrup Planning and Development (Matthew Robinson)
FILE : DASZ 32/2020
PROPOSAL : An application for the approval of the plan of survey 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 a "C2" COMMERCIAL COMMUNITY DISTRICT to an "RMU" RESIDENTIAL MIXED USE DISTRICT to facilitate the consolidation of lands for the construction of a mixed use (residential/commercial) building. **For information, phone Mr. R. Galston, Planner at 204-986-8645.**

Premises Affected: 2537 Pembina Highway

For submission to: Executive Policy Committee

Prepared by: L. Cowan, Senior Committee Clerk
Assiniboia Community Committee

Report date: April 9, 2021

Community Committee Recommendation:

On April 9, 2021, the Assiniboia 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 subdivision under Development Application No. DASZ 32/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated March 30, 2021 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMU" Residential Mixed-Use District as shown on the map dated March 30, 2021, 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. For those portions of the Owner's Land zoned "RMU" Residential Mixed-Use, the Owner must submit plans showing the location and design of any and all proposed:

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping
            g. free-standing signage

            on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Assiniboia 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.

ii. That the developer shall, at no expense to the City, provide safety measures protecting the subject site and the associated development from the CNR Letellier Subdivision consisting of the following:

a. A uniform fence 2.0 metres in height within private property along the entire west property line abutting the CNR Letellier Subdivision.

b. A minimum setback of 15 metres to any portion of a habitable room or space within a building from the west property line abut the CNR Letellier Subdivision.

c. No habitable ground floor dwellings shall be permitted.

Subject to the following:

That, prior to the occupancy of the building a certified professional engineer's report shall be submitted to the satisfaction of the Director of Planning, Property and Development that addresses rail proximity and safety issues in a sufficient alternative manner to the FCM guidelines, and that the construction of any mitigation measure be completed as required.

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

5. 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 Development Application No. DASZ 32/2020 as determined by the City's Director of Planning, Property and Development.

6. 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.

7. 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 the By-law in accordance with the above.

8. That the subdivision section of the by-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

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

10. 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 8 and 9 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

11. 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 is enacted unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

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

1. It supports everything set out in OurWinnipeg and Complete Communities.

2. It provides a huge need in the area for housing for students and young professionals.

3. It is taking a really sustainable approach to transportation which is very important.

Exhibits Filed:

1. Application dated January 29, 2021
2. Notification of Public Hearing dated March 8, 2021
3. Manitoba Status of Titles 3038019/1 and 3038017/1
4. Letter of authorization dated November 12, 2020 from 10030852 Manitoba Ltd. (Henry Morton) to Richard + Wintrup
5. Canadian National Railway Special Survey Plan No. 5559 dated January 13, 2021
6. 2537 Pembina Highway Community Engagement Report by Richard + Wintrup Planning and Development dated November 2020
7. Development Viability Assessment – 2525 + 2537 Pembina Highway Winnipeg Manitoba final report by Dillon Consulting dated May 2020
8. Plans (15 pages)
9. Report from the Urban Planning Division dated March 30, 2021
10. Inspection Report
11. Presentation in support of the application submitted by Matthew Robinson
12. Presentation from Guela Solow titled “Preliminary Concept Site Plan” dated April 9, 2021, submitted in support of application

REPRESENTATIONS:

In Support:

Henry Morton
Matthew Robinson
Guela Solow

In Opposition:

Nil

For Information:

Nil

For the City:

R. Galston, Urban Planner, Planning, Property and Development Department

Exhibit “9” referred to in File DASZ 32/2020

ADMINISTRATIVE REPORT

Title: DASZ 32/2020 – 2537 Pembina Highway

Issue: For consideration at the public hearing for a Subdivision and Rezoning to consolidate underlying lots, and to rezone to a “RMU” Residential-Mixed Use zoning district.

Critical Path: Assiniboia Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 32/2020 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the map dated March 30, 2021 and attached as Schedule “A” to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to a “RMU” Residential Mixed Use District as shown on the map dated March 30, 2021, 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. For those portions of the Owner’s Land zoned ”RMU” Residential Mixed-Use, the Owner must submit plans showing the location and design of any and all proposed:

            (a) buildings;

            (b) accessory parking areas;

(c) private approaches;

(d) garbage enclosures;

(e) fencing;

(f) landscaping; and

(g) free-standing signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Assiniboia 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.

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Subject to the following:

That, prior to the occupancy of the building a certified professional engineer's report shall be submitted to the satisfaction of the Director of Planning, Property and Development that addresses rail proximity and safety issues in a sufficient alternative manner to the FCM guidelines, and that the construction of any mitigation measure be completed as required.

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4. 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 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.

5. 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 Development Application No. DASZ 32/2020 as determined by the City's Director of Planning, Property and Development.

6. 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.

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11. 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 is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

12. 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

- Subdivision and 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 Winnipeg Public Service are concurred in, the subject property may be subdivided and rezoned consistent with the map provided in Schedule "A" of this report.

CONSULTATION

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

OURWINNIPEG POLICY ALIGNMENT

01-1a OurWinnipeg Approach to City Building

- 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.

01-1c Key Directions for Specific Areas –Areas of Stability

- Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Robert Galston, MCP
Date:	March 30, 2021
File No.	DASZ 32/2020

List of Schedules and Attachments

1. Appendix "A" — Planning Discussion
2. Schedule "A" — File No. DASZ 32/2020, Assiniboia Community Committee, Dated March 30, 2021
3. Schedule "B" — Report of the Administrative Coordinating Group Re: Proposed Subdivision and Rezoning on Land Located at 2537 Pembina Highway, Dated March 23, 2021

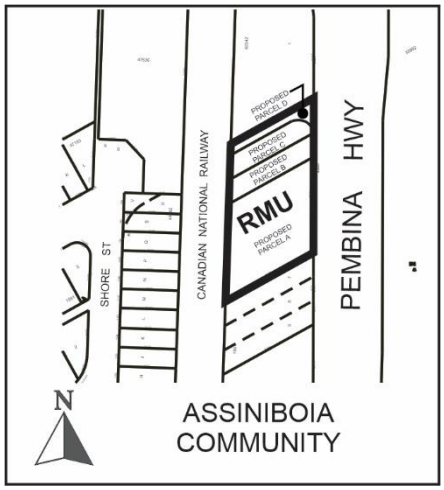
APPENDIX 'A'

DATE:	March 30, 2021
FILE:	**DASZ 32/2020**
RELATED FILES:	DAV 20-222493/D
COMMUNITY:	Assiniboia Community
NEIGHBOURHOOD #:	5.637 (Fairfield Park)

SUBJECT: For consideration at the public hearing for a subdivision and rezoning to consolidate underlying lots, and to rezone to a "RMU" Residential-Mixed Use zoning district.

LOCATION: 2537 Pembina Highway

LEGAL DESCRIPTION: LOT 2/6 BLOCK 2 PLAN 1991 122/4 ST N* LOT 19/20 PLAN 21995 124 ST N*



APPLICANT: Richard + Wintrup Planning and Development (Matthew Robinson)
885 Notre Dame Avenue, Unit 202
Winnipeg, MB R3E 0M4

OWNERS: 10030852 Manitoba Ltd.
1418 Ontario Street
Burlington, ON L7S 1G4

RECOMMENDATION: Approval

HISTORY

NA

DISCUSSION

SITE DESCRIPTION

- The subject site is located on the west side of Pembina Highway, approximately 350 feet south of Bison Drive. It is located in the Fairfield Park Neighbourhood of the Waverley West Ward.
- The subject site has a total lot area of 1.3 acres (57,500 square feet), and is made up of seven (7) underlying lots. It is currently zoned “C2” Commercial Community.
- The subject site is located within the Areas of Transformation – Centres and Corridors Policy Area under the *Complete Communities Direction Strategy.*
- The subject site is located on Pembina Highway, which is identified as a Regional Mixed-Use Corridor in *Complete Communities’* Urban Structure map. Regional Mixed-Use Corridors will accommodate low to moderate density infill development to support more efficient use of land, infrastructure, and services as well as enhance housing choice and affordability.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A mix of multi-family residential and commercial uses zoned “RMU” Residential Mixed-Use.

South: Commercial uses zoned “C2” Commercial Community.

East: Pembina Highway, then employment uses zoned “MMU” Manufacturing Mixed-Use.

West: CN Lettelier railway line, then a mix of multi-family and single-family residential uses zoned “RMF-L” Residential Multi-Family (Large) and “R1-M” Residential Single-Family (Medium).

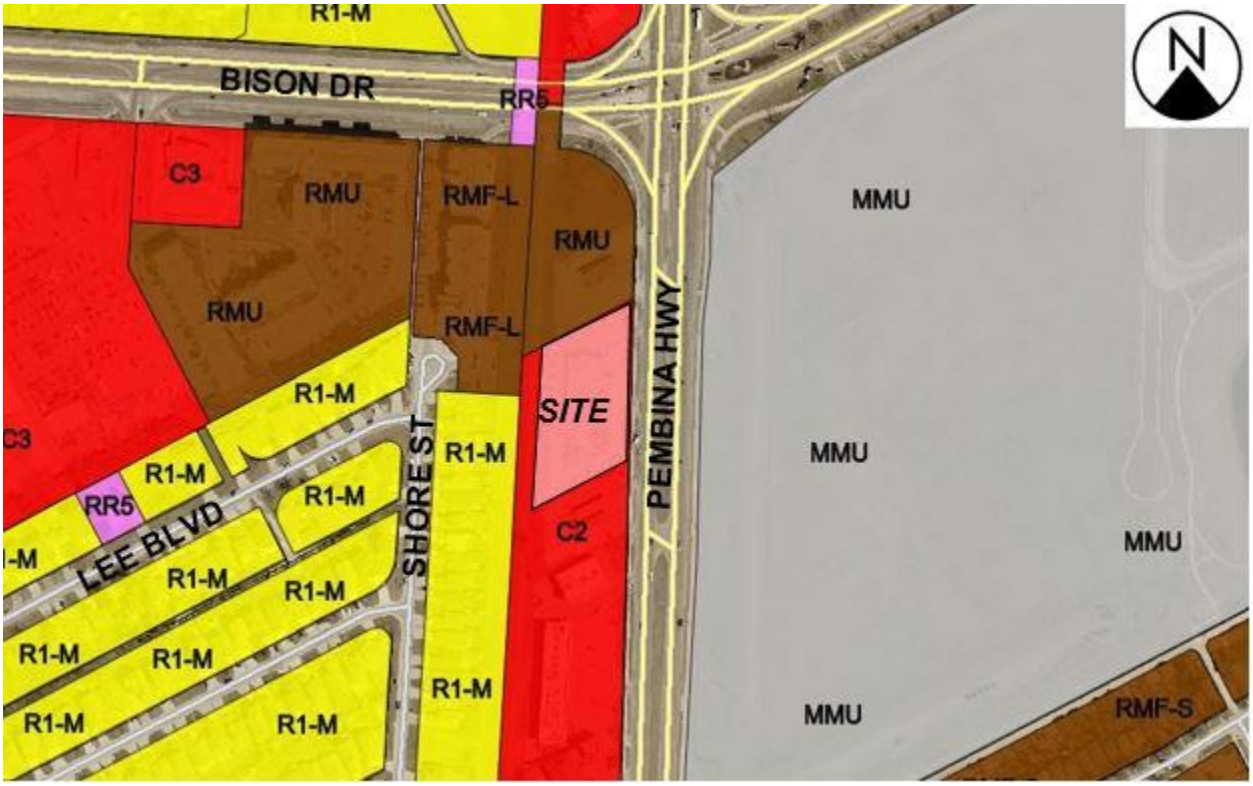


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate the seven (7) underlying parcels into one (1) lot, and to rezone the consolidated lot from a “C2” Commercial Community District to an “RMU” Residential Mixed Use District.
- The applicant proposes to demolish the existing automobile sales and service building on the subject property and construct a new mixed-use building.
- It should be noted that the proposed development is similar to a recently constructed mixed-use project immediately to the north of the subject property at 2525 Pembina Highway. Specifically, the proposed development is similar in terms of site and building exterior design, scale, and orientation toward student housing.

- This adjacent development at 2525 Pembina Highway was subject to a Rezoning and a Variance application that were supported by the Urban Planning Division and approved by the Assiniboia Community in 2019.

Site and Building Design

- **Preliminary plans of development have been submitted with the subject application; including site plans and building elevations.**
- The proposed mixed-use building is to be 18 storeys in height. Elevation drawings show that the building has a **maximum height of 185 feet.**
- The main floor of the proposed building will contain four (4) commercial units, with a total commercial floor area of 8,022 square feet.
- The upper 17 floors will contain a total of 397 residential dwelling units. The applicant has communicated that the proposed units will be oriented to university students in a multiple-family format, with each suite having a complete kitchen. This student housing format accounts for the relatively higher number of dwelling units proposed.
- **The proposed building is situated so that the primary residential entrance is oriented toward Pembina Highway, with a secondary entrance oriented toward the accessory parking area at the rear of the building. The proposed three (3) commercial units on the ground floor are oriented primarily toward Pembina Highway.**

Parking and Vehicle Access

- **The applicant proposes to provide vehicular access from an existing private approach from Pembina Highway, on the southerly portion of the subject property. The intent is to add a bi-directional component to this existing approach.**
- **The applicant proposes to provide a total of 128 accessory parking stalls.**
- **Of these 128 parking stalls, a total of 73 stalls will be located underground, beneath the proposed building. The remaining 55 stalls will be located in surface parking areas at the rear of the subject property.**

Associated Variance Application

- **The proposed development is the subject of a concurrent Variance application under file no. DAV 20-222493/D. This Variance application concerns building height, lot area per dwelling unit, accessory parking stalls, as well as building and parking area setbacks**
- **Please refer to the Administrative Report for file no. DAV 20-222493/D for discussion of these Variances.**

COLLABORATION

The applicant engaged in conversations with the Winnipeg Public Service in early 2020, and applied for a Pre-Application in March, 2020, in order to identify any significant issues, concerns, and design considerations the Public Service may have.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY

- *OurWinnipeg* is the City's long-range development plan. The Key Direction of *OurWinnipeg* regarding Areas of Stability states:
    - *Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*
- The *Complete Communities Direction Strategy* is one of four direction strategies supporting *OurWinnipeg* and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject site is located within the Areas of Transformation – Centres and Corridors Policy Area under the *Complete Communities Direction Strategy. Complete Communities* 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 site is located on Pembina Highway, which is identified as a Regional Mixed-Use Corridor in *Complete Communities'* Urban Structure map. Regional Mixed-Use Corridors will accommodate low to moderate density infill development to support more efficient use of land, infrastructure, and services as well as enhance housing choice and affordability.
- With regard to this proposal, the key policies guiding the development along Regional Mixed-Use Corridors include:
    - *Promote the highest levels of intensification at significant intersections. Between each centre, lower intensities of commercial, residential and mixed us development are appropriate.*
    - *Develop a TOD handbook that will guide development, in accordance with Transit Oriented Development (TOD) principles, in locations where corridors have either rapid transit of High Frequency Transit.*
    - *Provide a mix of employment, higher-density residential opportunities, retail and service uses that support the needs of and respect the context of adjacent communities.*
    - *Support a range of housing opportunities in terms of type, tenure, unit size.*
    - *Support active uses (such as retail and services) at street level and office and housing on the upper levels of multi-storey developments.*
    - *Encourage urban design and/or form-based strategies that help define the character of Centres and Corridors through clarifying the massing and height of buildings, setbacks, appropriate open space areas and appropriate parking design and locations.*
    - *Encourage the tallest buildings and highest densities close to major transit stops and stations.*
    - *Encourage the transition of development towards the outer edges of each Centre and Corridor that is sensitive to the scale, massing, height, form and character of the surrounding area.*
    - *Encourage the development of recreation and community service facilities in these areas in a way that respects the desired form and character of the centre of corridor.*

- *Mitigate the potential impact of new development on neighbouring streets, parks and properties.*
- *Promote high-quality plazas, parks and streetscapes as focal points and networks that are connected to the greater community.*
- *Focus improvements to the public realm, including pedestrian elements, such as street trees, street furniture, wide sidewalks and bicycle parking and public art.*
- *Promote innovative parking strategies and high intensity developments, including locating parking lots to the rear of developments, encouraging the development of underground parking or parking structures and encouraging the preservation and/or planting of trees and other types of vegetation within and around surface parking lots.*
- *Ensure multi-modal connectivity.*
- *Support development in accordance with Universal Design and Crim Prevention Through Environmental Design (CPTED) policies.*

Transit-Oriented Development Handbook

- As noted above, the *Complete Communities Direction Strategy* advises that corridors should be developed in accordance with transit-oriented development (TOD) principles.
- The City of Winnipeg has a Transit Oriented Development Handbook (TOD Handbook) to guide such development. This handbook was endorsed in principle by Council on February 22, 2012.
- The TOD Handbook is a high-level framework document that guides and facilitates mixed-use, pedestrian-oriented infill development along rapid transit corridors and high frequency transit corridors. The subject site is located on a portion of Pembina Highway that is considered a high-frequency transit corridor.
- While much of the TOD Handbook deals with higher-level issues, there are a number of Principles that can be applied at a site-specific level such as the proposed development. Specifically, it highlights six:
    1. *Medium to high density development that is greater than the community average.*
    2. *A mix of uses.*
    3. *Compact, high quality pedestrian-oriented environment.*
    4. *An active, defined centre.*
    5. *Innovative parking strategies.*
    6. *Public leadership.*
- As the Handbook relates to the proposed development, its direction concerning site design is important to consider. Characteristics of Principle number 3 include:
    - *Entrances oriented to be easily accessible from the public sidewalk.*
    - *Centrally located, secure, and convenient bicycle parking.*
    - *High-quality architectural design and detail conveying a sense of place and relating to the street and the pedestrian environment, including active first floor storefront with windows, awnings, architectural features, lighting, and landscaping.*

Pedestrian and Cycling Strategies

- The Pedestrian and Cycling Strategies, which are intended to guide City of Winnipeg investments in pedestrian and cycling infrastructure, identifies Chancellor Matheson Road/Bison Drive and Pembina Highway as key parts of Winnipeg's active transportation network. In particular, Chancellor Matheson Road/Bison Drive has an off-street pedestrian and cycling facility that connects residents to the University of Manitoba.

Summary of Policy Context

- Given this policy direction outlined above, the proposed higher-density, mixed-use development is appropriate at this location. Key considerations within the Urban Planning Division's review of the proposed development application include:
    - How it addresses the public street environment in terms of building location and active uses oriented to the sidewalk, and locating accessory parking areas and inactive building ground floor facades to the rear of the building.
    - How it addresses the Rail Proximity Guidelines.
    - How it integrates with adjacent pedestrian and cycling facilities.
    - How it aligns with Transit Oriented Development (TOD) principles.
    - How it fits within the surrounding neighbourhood in terms of building form.

SUBDIVISION

- As noted above, the subject property is currently made up of seven (7) underlying lots on the same title. Subdivision is required in order to consolidate these seven (7) underlying lots into four (4) separate parcels.

REZONING

- As noted above, the applicant is proposing to rezone the property from "C2" Commercial Community, to "RMU" Residential Mixed Use in order to accommodate a multi-family development with commercial uses on the ground floor of the proposed building.
- In general, "RMU" zoning districts are intended to facilitate the development of primarily medium- to higher-density development, though it also may contain limited, small-scale commercial, institutional, recreational, and service uses needed to support residential development. Development in "RMU" districts should provide convenient access for pedestrians and transit users from the public street. These "RMU" districts are often part of a Community Regional Mixed-Use Centre, Major Redevelopment Site, or Rapid Transit Corridor.
- The proposal to rezone the property to the "RMU" zoning district aligns with policy under the *Complete Communities Direction Strategy* for properties along Regional Mixed Use Corridors to provide a variety of housing types (student housing) as well as providing active uses (such as retail and services) at street level.
- Additionally, the proposal aligns with the policy to promote innovative parking strategies at higher-density developments, by including underground parking and parking at the rear of the building. Further, the proposal is in close proximity to frequent transit and will accommodate a significant level of secure bicycle parking that will support alternate modes of transportation for residents.
- Per the Winnipeg Zoning By-law, the Dimensional Standards for "RMU" districts include

the following:

- A minimum front yard of 20 feet;
- A minimum rear yard of 25 feet;
- A minimum interior side yard of five (5), plus an additional two feet for each additional storey above the ground floor, to a maximum of 20 feet; and,
- A maximum building height of 100 feet.

- With respect to building height, it has been noted above that the applicant has applied for a Variance to the height requirement of the "RMU" zoning district, in order to construct a building that is 185 feet in height instead of the maximum 100 feet permitted. This Variance is the subject of an associated file no. DAV 20-222493/D.

CONSISTENCY WITH OURWINNIPEG

- The proposal is consistent with policies for Areas of Transformation – Regional Mixed-Use Corridors under the *Complete Communities Direction Strategy*, in that it is intensification occurring on a Regional Mixed-Use Corridor that adds to the mix of housing types (ie, housing oriented to University of Manitoba students). Further, the proposed development features commercial uses oriented to the public street environment, and is designed with a higher degree of pedestrian connection to the adjacent the public sidewalk and high-frequency transit service on Pembina Highway.
- Additionally, the proposal aligns with policy promoting innovative parking strategies at high-intensity developments on Regional Mixed-Use Corridors. This includes the provision of underground parking and parking located at the rear of the building. The proposal features a significant amount of secure bicycle parking that will support alternate modes of transportation for residents of the proposed development.

COMPATIBILITY WITH EXISTING NEIGHBOURHOOD AND SURROUNDING USES

- As discussed above, the subject site is located along the Pembina Highway Regional Mixed Use Corridor which is characterized by medium to high density multi-family, institutional and car oriented commercial land uses.
- Directly to the west of the subject property, across the CNR Letellier Line, is the Fairfield Park neighbourhood, which includes a mix of multi-family and single-family residential properties.
- One of the factors when considering compatibility of a building of this scale is the proposed height of the building and its potential impact on adjoining residential properties. This is of particular importance when adjacent to residential properties. One of the metrics many cities use to assess how tall a building should be built is based upon the width of the corridor right-of-way. In this instance, the Pembina Highway right-of-way is approximately 150 feet wide. This right-of-way width is approximately the same as the proposed height of the building at 185 feet.
- Another metric that is considered is the rear yard setback from residential properties. Many cities ensure that the building must be contained within a 45 degree angular plane measured from the adjacent rear property line from an at-grade height. This provides a lower building at the rear of the site improved "fit" and a gradual transition from the rear property line in terms of building massing. In this case, the proposed building is to be located approximately 175 feet away from the adjacent residential property line on the

west side of the CN Principal Branch Line, which is generally contained within the 45 degree angular plane.

- As noted above, the subject property is located immediately to the south of a new mixed-use development at 2525 Pembina Highway that is similar in terms of building height, massing, and residential density as what is proposed.
- As such, the Urban Planning Division considers the proposed development of a multi-family building that is 18 storeys, with a height of 185 feet, to be compatible with the surrounding area, with no substantial adverse effects identified.

CONDITIONS OF APPROVAL

Zoning Agreement

- The Winnipeg Public Service recommends that the developer enter into a Zoning Agreement with the City of Winnipeg, in order to ensure that any final plans of development are approved by the Assiniboia Community Committee and the Director of Planning, Property and Development.
- The intent of this Plan Approval is to allow a review of the final plans with respect to site and building design before building permits are issued.
- Additionally, the Winnipeg Public Service recommends a condition for rail safety measures. The subject property is adjacent to the CNR Letellier Subdivision, which is located along the entire western limit of the property. The recommended condition addresses rail safety mitigation measures per the guidelines set forth by the Federation of Canadian Municipalities, or through suitable alternative railway safety measures prepared by a registered professional engineer and submitted to the Planning, Property and Development Department prior to the issuance of building permits.

Land Dedication

- As a condition of rezoning or subdivision of a parcel of land, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes. The amount of land is not less than 10 percent.
- In the case of the subject proposed subdivision and rezoning, the Planning, Property and Development Department is recommending that the developer provide ‘cash in lieu’ of a dedication of land for the appraised value of the subject site.

RECOMMENDATION

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

- The subject subdivision and rezoning application meets policies for Regional Mixed-Use Corridors under the *Complete Communities Direction Strategy*, in that it allows a higher-density mixed-use development on Pembina Highway.
- The proposed development is unlikely to have a substantial adverse effect on the surrounding neighbourhood, including on single-family residential properties to the west of the subject site.

This Report Submitted by: Robert Galston, MCP
Planning, Property and Development Department
Urban Planning Division
PPD File #: DASZ 32/2020

Schedule "A" for File DASZ 32/2020, Assiniboia Community Committee, dated March 30, 2021

By-Law No. _____

File No. **DASZ 32/2020**

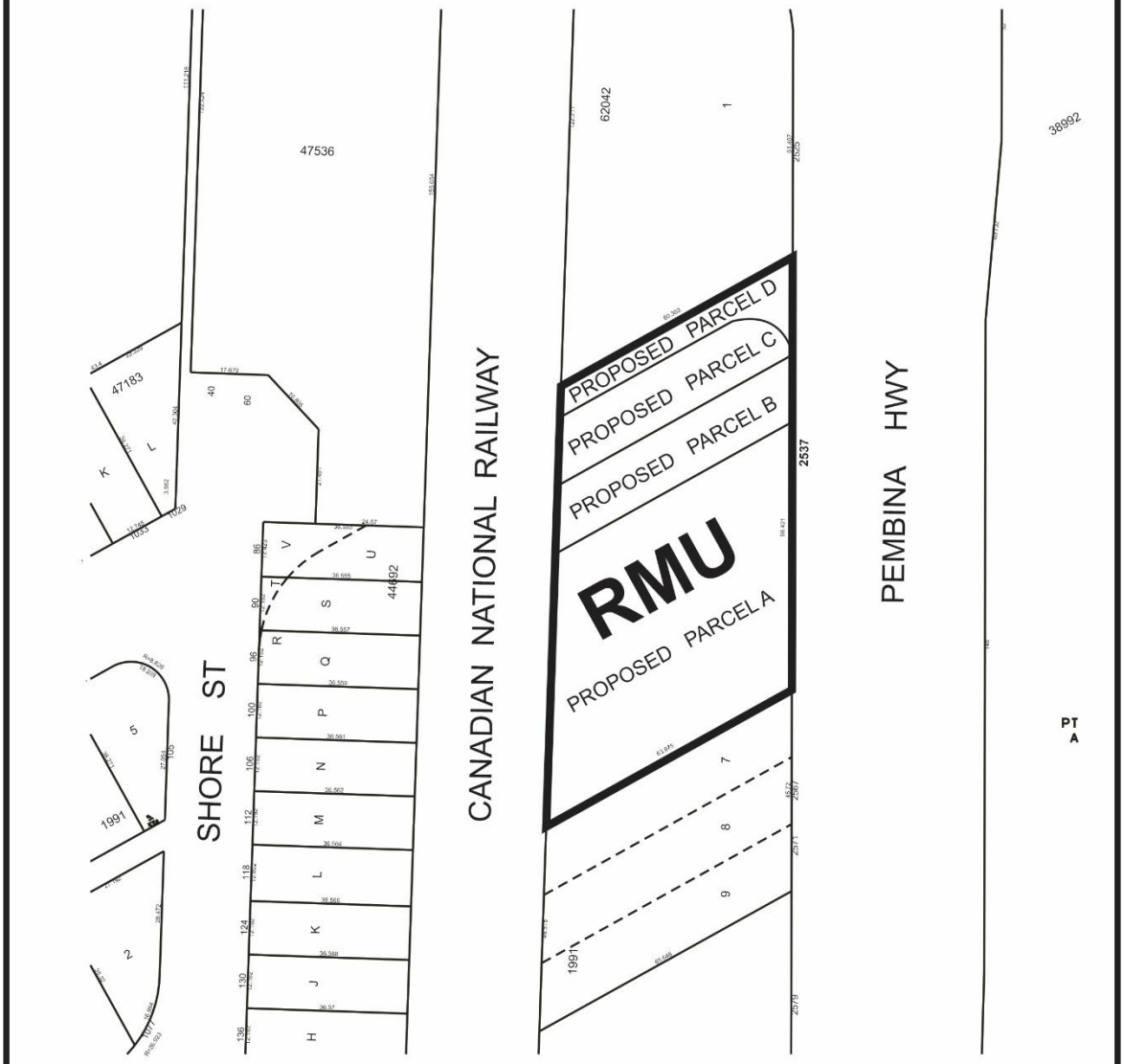
Atlas Sheet No. **AL23**

N

ASSINIBOIA COMMUNITY

Explanation

An application for the approval of the plan of survey shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 2537 Pembina Highway from a "C2" COMMERCIAL COMMUNITY DISTRICT to an "RMU" RESIDENTIAL MIXED USE DISTRICT to facilitate the consolidation of lands for the construction of a mixed use (residential/commercial) building.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING ON LAND LOCATED AT 2537 PEMBINA HIGHWAY

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 32/2020. The applicant should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site

Section I – General Comments

1) The Public Works Department wishes to advise that they will need to review the proposed landscaping encroachments prior to providing comments on the proposed encoachments.

2) Private approaches require separate application to the Public Works Department. The proposed private approach may require modification; however, details will be determined at the time of application.

3) The Developer shall, at no expense to the City, construct within the Planned Area abutting the Canadian National Railway Letellier Subdivision, a uniform fence 2.0 m in height, as determined by and to the satisfaction of the Director of Public Works.

4) The Developer is to permit the City to file a caveat against the title of the proposed lot abutting the Canadian National Railway Letellier Subdivision requiring the owner(s) to maintain and/or repair or replace the fence as originally constructed, to the satisfaction of the Director of Public Works.

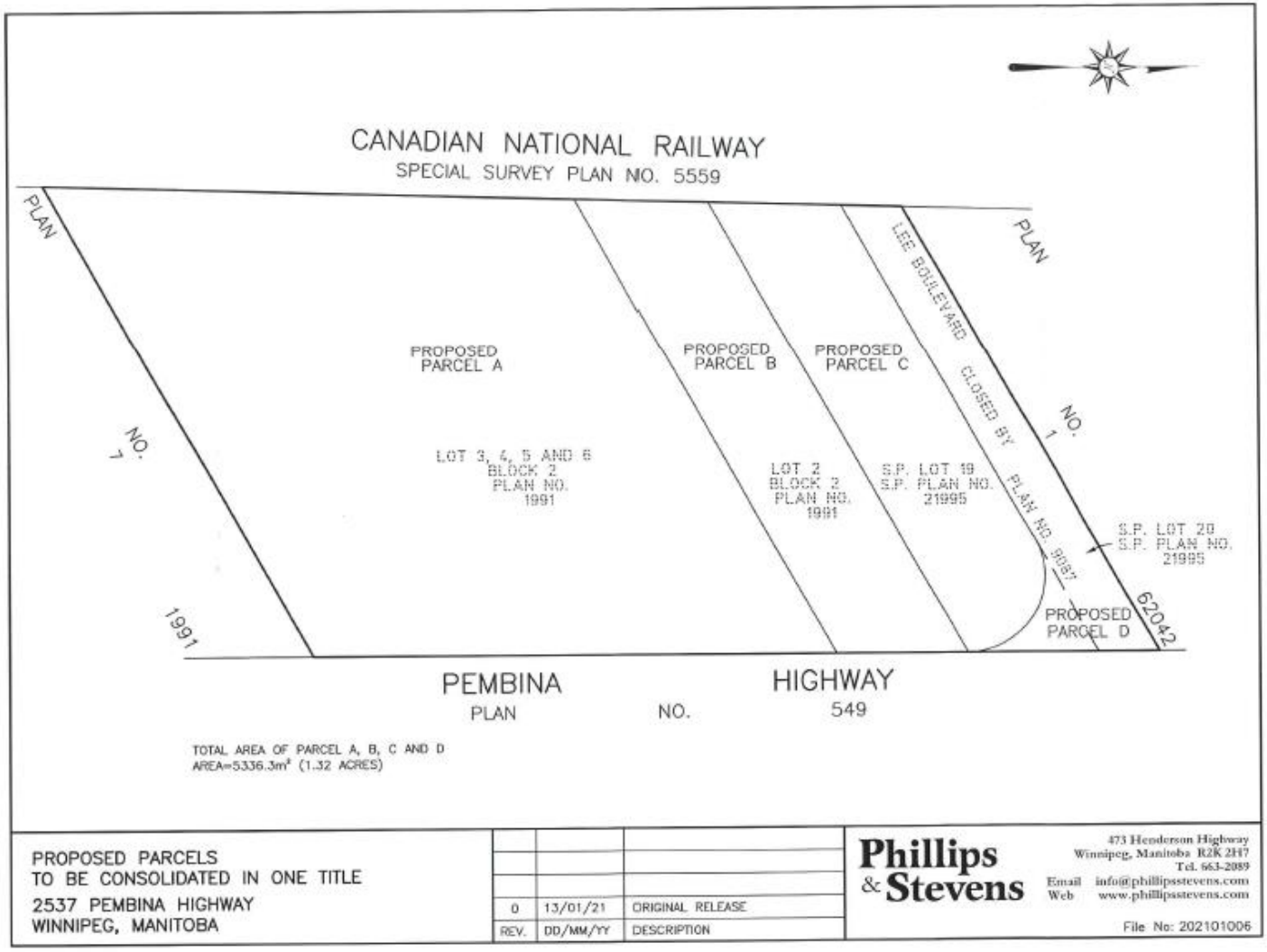
THIS REPORT SUBMITTED BY:

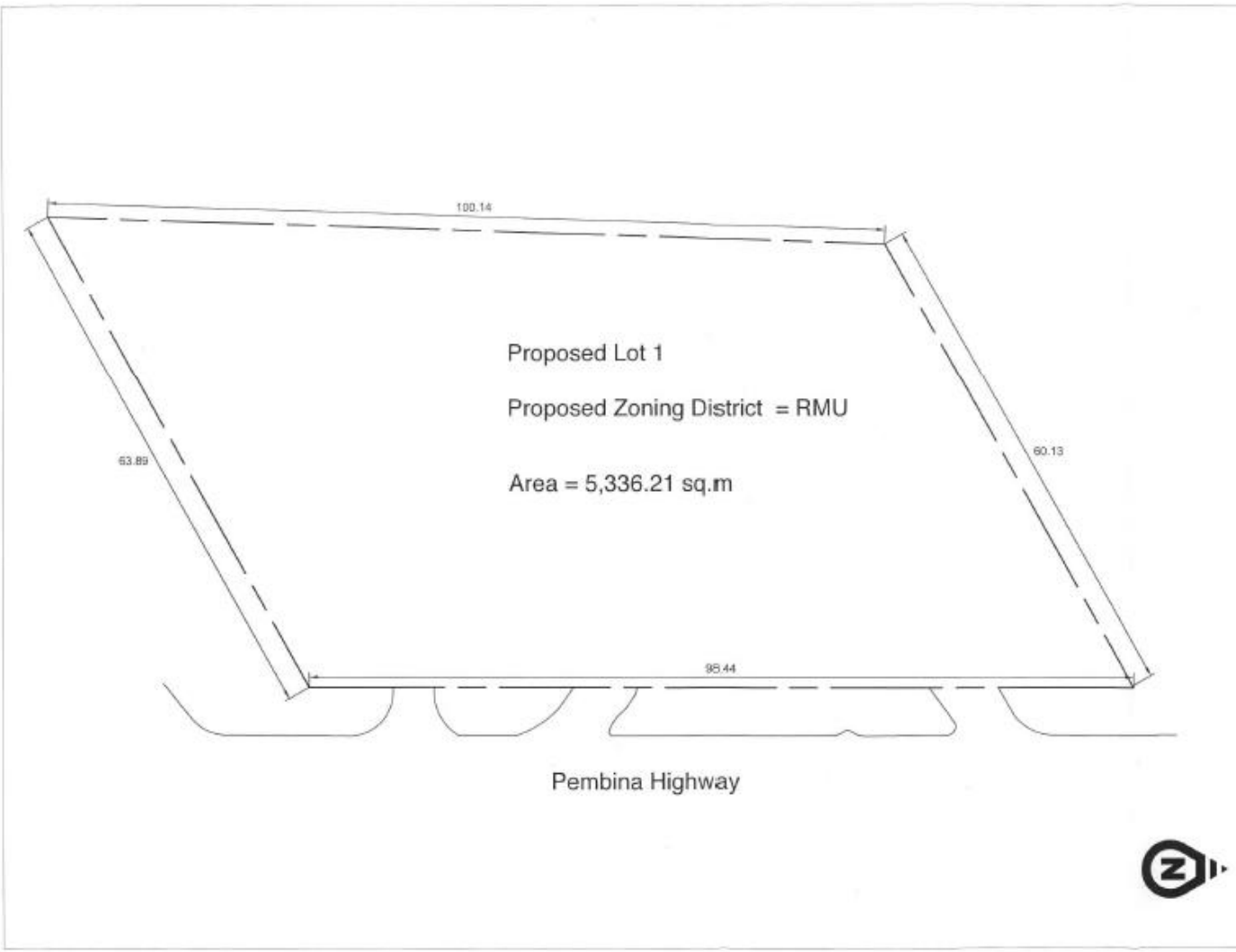
Administrative Co-ordinating Group
File No. DASZ 32/2020
March 23, 2021

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

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

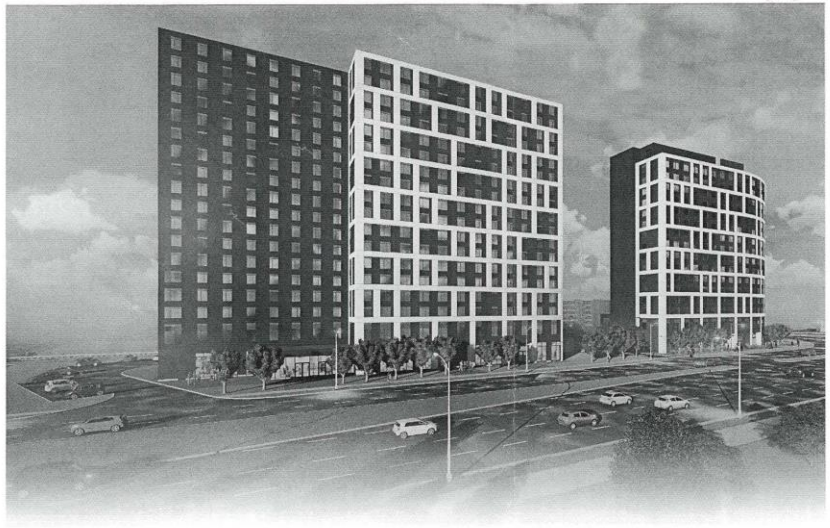
Exhibit “8” referred to in File DASZ 32/2020





R+W
RICHARD WINTRUP

DATE: 24/11/20
PROJECT: 2537 Pembina Highway
DRAWING TITLE: Proposed Lot Plan
DRAWING NUMBER: 1 of 1
DRAWN BY: MR



WINNIPEG
STUDENT RESIDENCE

ADDRESS: 2537 PEMBINA HIGHWAY WINNIPEG, MANITOBA

ISSUED FOR ZONING SUBMISSION: NOV 2, 2020

DRAWING LIST

Dwg No.	Drawing Title
	COVER PAGE
	TOPOGRAPHIC SURVEY PLAN
A100	SITEPLAN AND PROJECT STATISTICS
A200	UNDERGROUND PARKING FLOOR PLAN
A201	FLOOR PLANS: GROUND FLOOR AND LEVEL 2
A202	TYPICAL FLOOR PLANS: LEVEL 3 TO 17 AND LEVEL 18
A203	MECHANICAL PENTHOUSE AND ROOF PLAN
A300	EAST BUILDING ELEVATION
A301	NORTH AND SOUTH BUILDING ELEVATIONS
A302	WEST BUILDING ELEVATION
A500	TYPICAL SUITE LAYOUT PLANS
A700	SHADOW STUDY
A701	SHADOW STUDY - 45 DEGREE

ARCHITECT

ARK

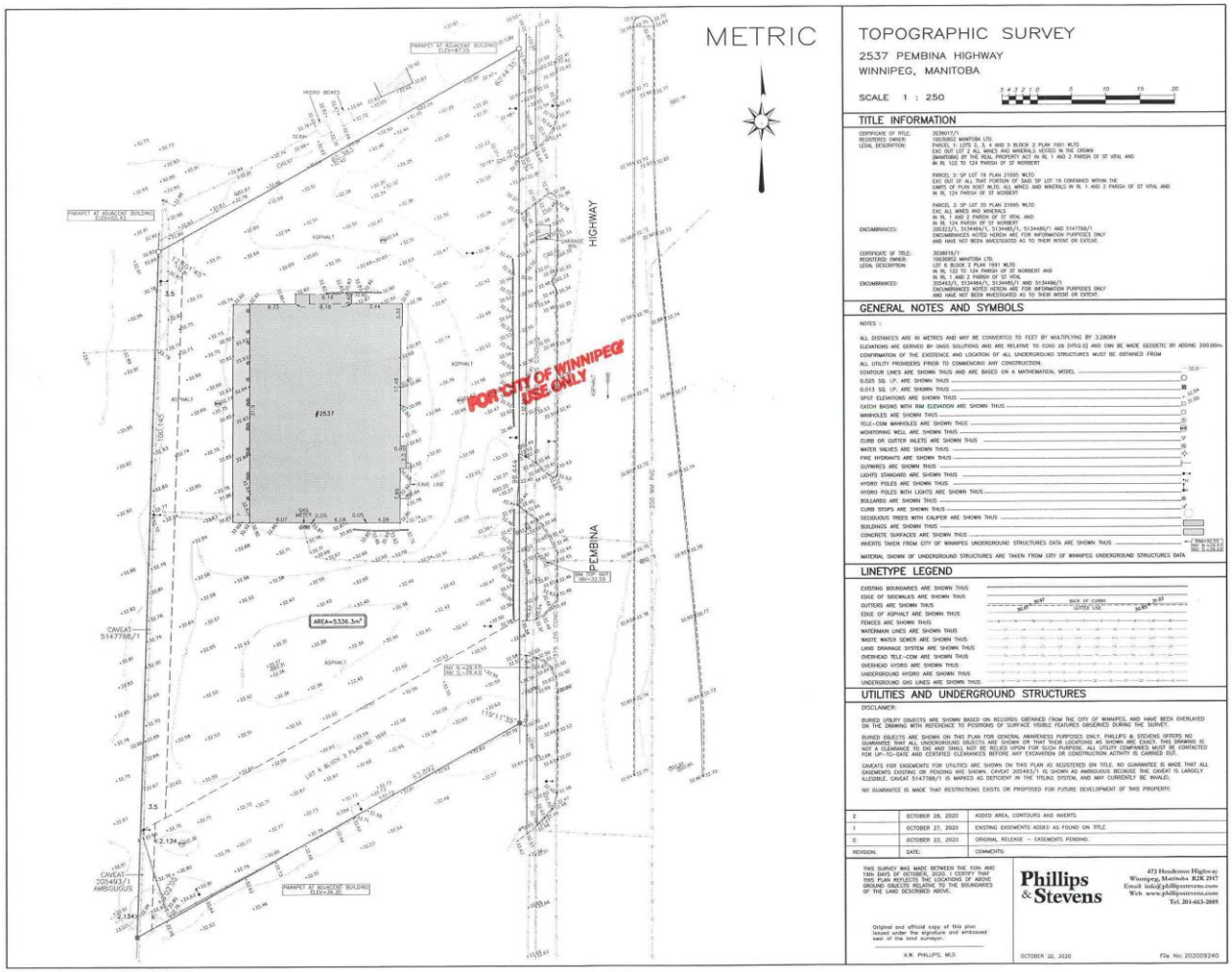
ARCHITECTS + RESEARCH + KNOWLEDGE INC.
82 PETER STREET TORONTO ONTARIO CANADA M5V 2G5
TEL 647-777-3300 FAX 647-777-3331

PLANNER

Richard Wirtrup + M Richard Associates Ltd.
201-179 McDermot Ave
Winnipeg, MB
R3B 0S1

OWNER

CAMPUS SUITES LP.
60 SCARSDALE ROAD. SUITE 114
TORONTO, ON
M3B 2R7



TOPOGRAPHIC SURVEY

2537 PEMBINA HIGHWAY
WINNIPEG, MANITOBA

SCALE 1 : 250

TITLE INFORMATION

CERTIFICATE OF TITLE: 3036917/1
REGISTERED OWNER: 10030852 MANITOBA LTD.
LEGAL DESCRIPTION: LOTS 1, 3, 4 AND 5 BLOCK 2 PLAN 1991 WLTO
EXC OUT LOT 2 ALL MINES AND MINERALS VESTED IN THE CROWN
(MANITOBA) BY THE REAL PROPERTY ACT IN RL 1 AND 2 PARISH OF ST VITAL AND
IN RL 122 TO 124 PARISH OF ST NORBERT

PARCEL 2: SP LOT 19 PLAN 21995 WLTO
EXC OUT OF ALL THAT PORTION OF SAID SP LOT 19 CONTAINED WITHIN THE
LIMITS OF PLAN 1067 WLTO, ALL MINES AND MINERALS IN RL 1 AND 2 PARISH OF ST VITAL AND
IN RL 124 PARISH OF ST NORBERT

PARCEL 3: SP LOT 20 PLAN 21995 WLTO
EXC ALL MINES AND MINERALS
IN RL 1 AND 2 PARISH OF ST VITAL AND
IN RL 124 PARISH OF ST NORBERT

ENCUMBRANCES: 2053231/1, 5134484/1, 5134485/1 AND 5147788/1
ENCUMBRANCES NOTED HEREIN ARE FOR INFORMATION PURPOSES ONLY
AND HAVE NOT BEEN INVESTIGATED AS TO THEIR INTENT OR EXTENT.

CERTIFICATE OF TITLE: 3036917/1
REGISTERED OWNER: 10030852 MANITOBA LTD.
LEGAL DESCRIPTION: LOT 6 BLOCK 2 PLAN 1991 WLTO
IN RL 122 TO 124 PARISH OF ST NORBERT AND
IN RL 1 AND 2 PARISH OF ST VITAL

ENCUMBRANCES: 2053453/1, 5134484/1, 5134485/1 AND 5134486/1
ENCUMBRANCES NOTED HEREIN ARE FOR INFORMATION PURPOSES ONLY
AND HAVE NOT BEEN INVESTIGATED AS TO THEIR INTENT OR EXTENT.

GENERAL NOTES AND SYMBOLS

NOTES :

ALL DISTANCES ARE IN METRES AND MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084
ELEVATIONS ARE DERIVED BY GNSS SOLUTIONS AND ARE RELATIVE TO CGVD 28 (HTV2.0) AND CAN BE MADE GEODETIC BY ADDING 200.000m.
CONFIRMATION OF THE EXISTENCE AND LOCATION OF ALL UNDERGROUND STRUCTURES MUST BE OBTAINED FROM
ALL UTILITY PROVIDERS PRIOR TO COMMENCING ANY CONSTRUCTION.

CONTOUR LINES ARE SHOWN THUS AND ARE BASED ON A MATHEMATICAL MODEL
0.025 SQ. I.P. ARE SHOWN THUS
0.013 SQ. I.P. ARE SHOWN THUS
SPOT ELEVATIONS ARE SHOWN THUS
CATCH BASINS WITH RIM ELEVATION ARE SHOWN THUS
MANHOLES ARE SHOWN THUS
TELE-COM MANHOLES ARE SHOWN THUS
MONITORING WELL ARE SHOWN THUS
CURB OR GUTTER INLETS ARE SHOWN THUS
WATER VALVES ARE SHOWN THUS
FIRE HYDRANTS ARE SHOWN THUS
GUYWIRES ARE SHOWN THUS
LIGHTS STANDARD ARE SHOWN THUS
HYDRO POLES ARE SHOWN THUS
HYDRO POLES WITH LIGHTS ARE SHOWN THUS
BOLLARDS ARE SHOWN THUS
CURB STOPS ARE SHOWN THUS
DECIDUOUS TREES WITH CALIPER ARE SHOWN THUS
BUILDINGS ARE SHOWN THUS
CONCRETE SURFACES ARE SHOWN THUS
INVERTS TAKEN FROM CITY OF WINNIPEG UNDERGROUND STRUCTURES DATA ARE SHOWN THUS

MATERIAL SHOWN OF UNDERGROUND STRUCTURES ARE TAKEN FROM CITY OF WINNIPEG UNDERGROUND STRUCTURES DATA

LINETYPE LEGEND

EXISTING BOUNDARIES ARE SHOWN THUS
EDGE OF SIDEWALKS ARE SHOWN THUS
GUTTERS ARE SHOWN THUS — BACK OF CURB / GUTTER LINE
EDGE OF ASPHALT ARE SHOWN THUS
FENCES ARE SHOWN THUS
WATERMAIN LINES ARE SHOWN THUS
WASTE WATER SEWER ARE SHOWN THUS
LAND DRAINAGE SYSTEM ARE SHOWN THUS
OVERHEAD TELE-COM ARE SHOWN THUS
OVERHEAD HYDRO ARE SHOWN THUS
UNDERGROUND HYDRO ARE SHOWN THUS
UNDERGROUND GAS LINES ARE SHOWN THUS

UTILITIES AND UNDERGROUND STRUCTURES

DISCLAIMER:

BURIED UTILITY OBJECTS ARE SHOWN BASED ON RECORDS OBTAINED FROM THE CITY OF WINNIPEG AND HAVE BEEN OVERLAYED ON THE DRAWING WITH REFERENCE TO POSITIONS OF SURFACE VISIBLE FEATURES OBSERVED DURING THE SURVEY.

BURIED OBJECTS ARE SHOWN ON THIS PLAN FOR GENERAL AWARENESS PURPOSES ONLY. PHILLIPS & STEVENS OFFERS NO GUARANTEE THAT ALL UNDERGROUND OBJECTS ARE SHOWN OR THAT THEIR LOCATIONS AS SHOWN ARE EXACT. THIS DRAWING IS NOT A CLEARANCE TO DIG AND SHALL NOT BE RELIED UPON FOR SUCH PURPOSE. ALL UTILITY COMPANIES MUST BE CONTACTED FOR UP-TO-DATE AND CERTIFIED CLEARANCES BEFORE ANY EXCAVATION OR CONSTRUCTION ACTIVITY IS CARRIED OUT.

CAVEATS FOR EASEMENTS FOR UTILITIES ARE SHOWN ON THIS PLAN AS REGISTERED ON TITLE. NO GUARANTEE IS MADE THAT ALL EASEMENTS EXISTING OR PENDING ARE SHOWN. CAVEAT 2024931/1 IS SHOWN AS AMBIGUOUS BECAUSE THE CAVEAT IS LARGELY ILLEGIBLE. CAVEAT 5147788/1 IS MARKED AS DEFICIENT IN THE TITLING SYSTEM, AND MAY CURRENTLY BE INVALID.

NO GUARANTEE IS MADE THAT RESTRICTIONS EXISTS OR PROPOSED FOR FUTURE DEVELOPMENT OF THIS PROPERTY.

REVISION.	DATE:	COMMENTS:
2	OCTOBER 28, 2020	ADDED AREA, CONTOURS AND INVERTS
1	OCTOBER 27, 2020	EXISTING EASEMENTS ADDED AS FOUND ON TITLE
0	OCTOBER 22, 2020	ORIGINAL RELEASE - EASEMENTS PENDING.

THIS SURVEY WAS MADE BETWEEN THE 10th AND 19th DAYS OF OCTOBER, 2020. I CERTIFY THAT THIS PLAN REFLECTS THE LOCATIONS OF ABOVE GROUND OBJECTS RELATIVE TO THE BOUNDARIES OF THE LAND DESCRIBED ABOVE.

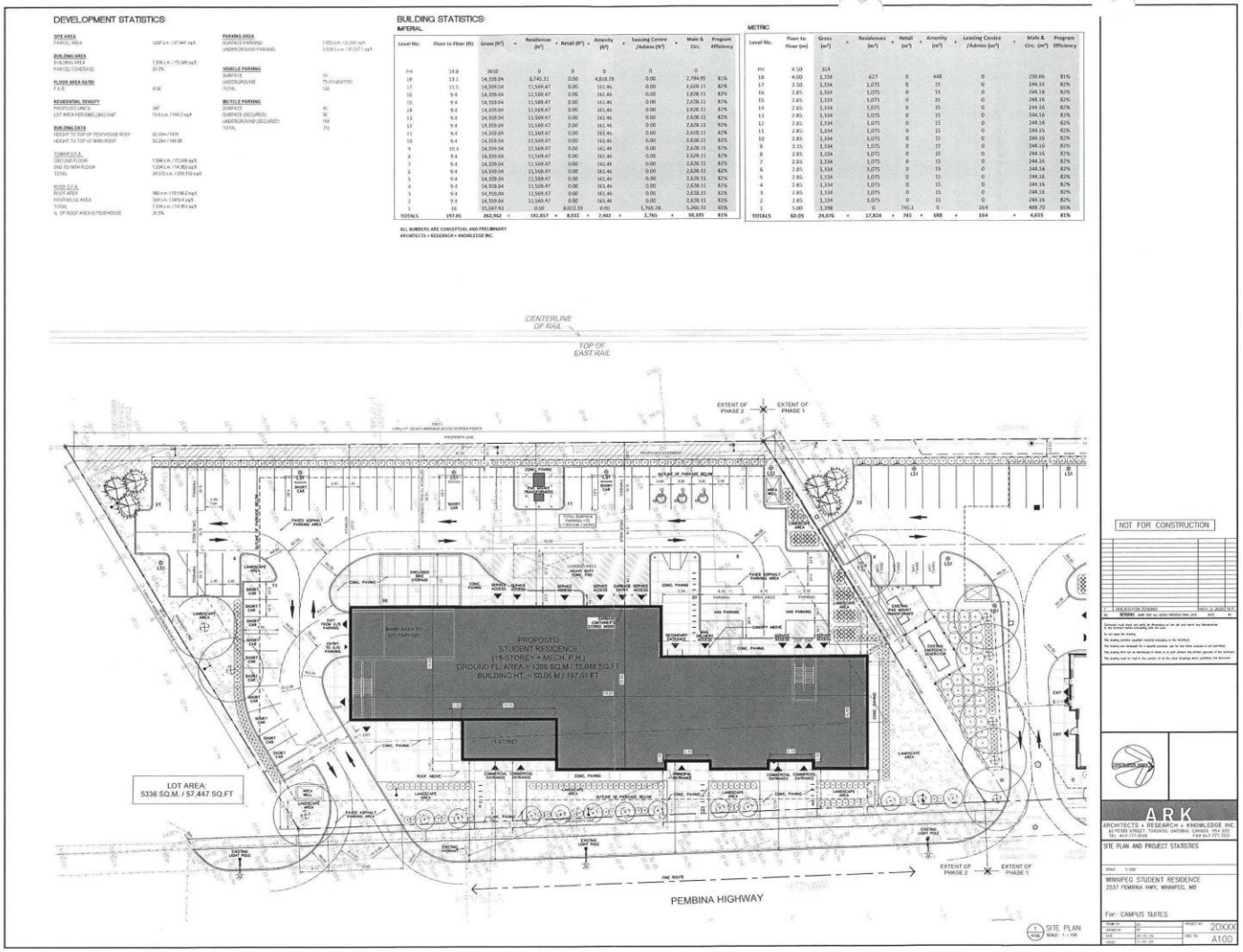
Original and official copy of this plan issued under the signature and embossed seal of the land surveyor.

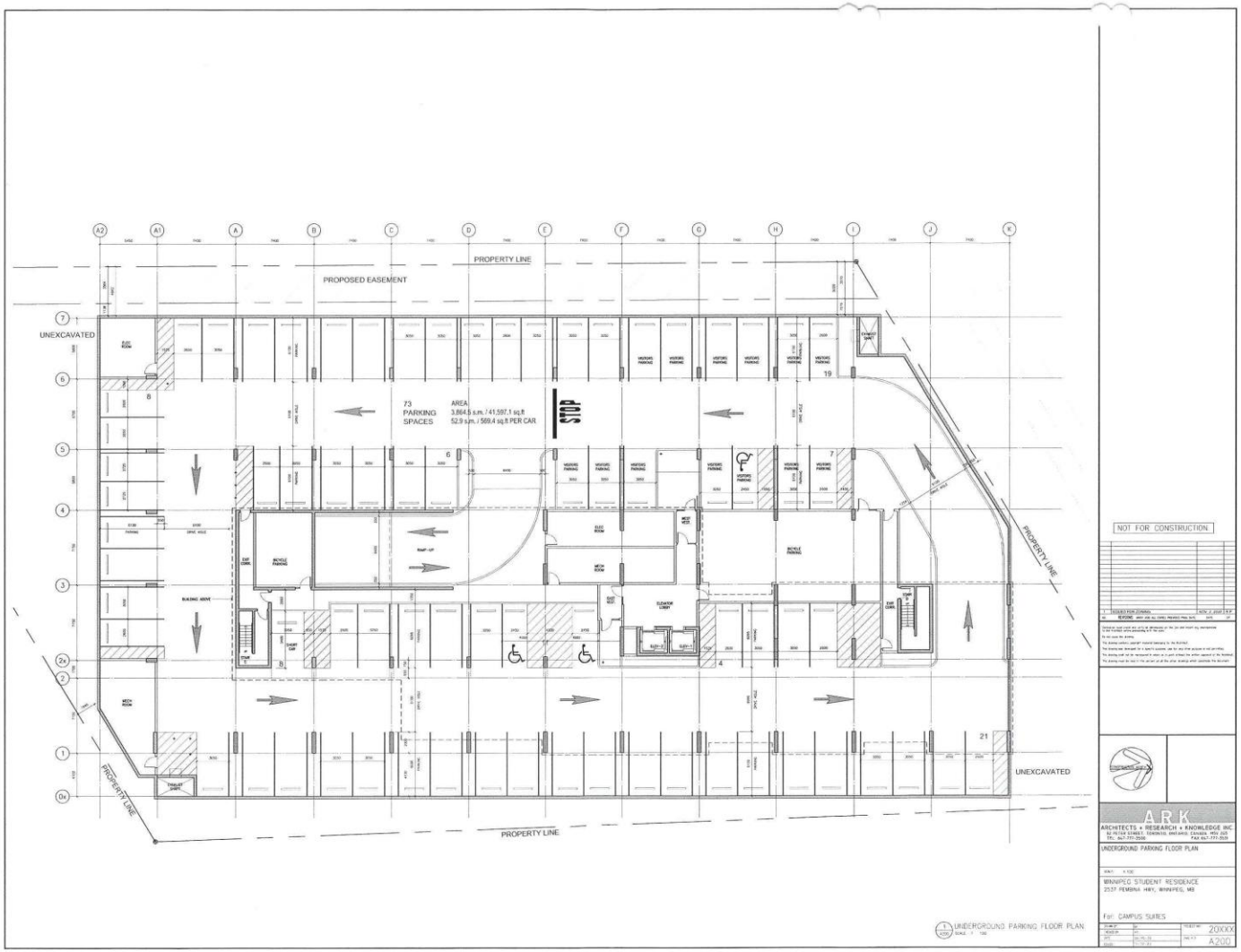
A.W. PHILLIPS, MLS

Phillips & Stevens
473 Henderson Highway
Winnipeg, Manitoba R2K 2W7
Email: info@phillipsstevens.com
Web: www.phillipsstevens.com
Tel. 204-663-2069

OCTOBER 22, 2020

File No. 202009240


DEVELOPMENT STATISTICS:
BUILDING STATISTICS:
IMPERIAL
METRIC
ALL NUMBERS ARE CONCEPTUAL AND PRELIMINARY
ARCHITECTS + RESEARCH + KNOWLEDGE INC.
CENTERLINE OF RAIL
TOP OF EAST RAIL
EXTENT OF PHASE 2
EXTENT OF PHASE 1
PROPOSED STUDENT RESIDENCE (16-STOREY + MECH. P.H.)
GROUND FL. AREA = 1398 SQ.M. / 15,048 SQ.FT
BUILDING HT. = 60.05 M / 197.01 FT
LOT AREA: 5336 SQ.M. / 57,447 SQ.FT
PEMBINA HIGHWAY
SITE PLAN
NOT FOR CONSTRUCTION
ARK
ARCHITECTS + RESEARCH + KNOWLEDGE INC.
SITE PLAN AND PROJECT STATISTICS
WINNIPEG STUDENT RESIDENCE
2537 PEMBINA HWY, WINNIPEG, MB
For: CAMPUS SUITES
20XXX
A100



NOT FOR CONSTRUCTION

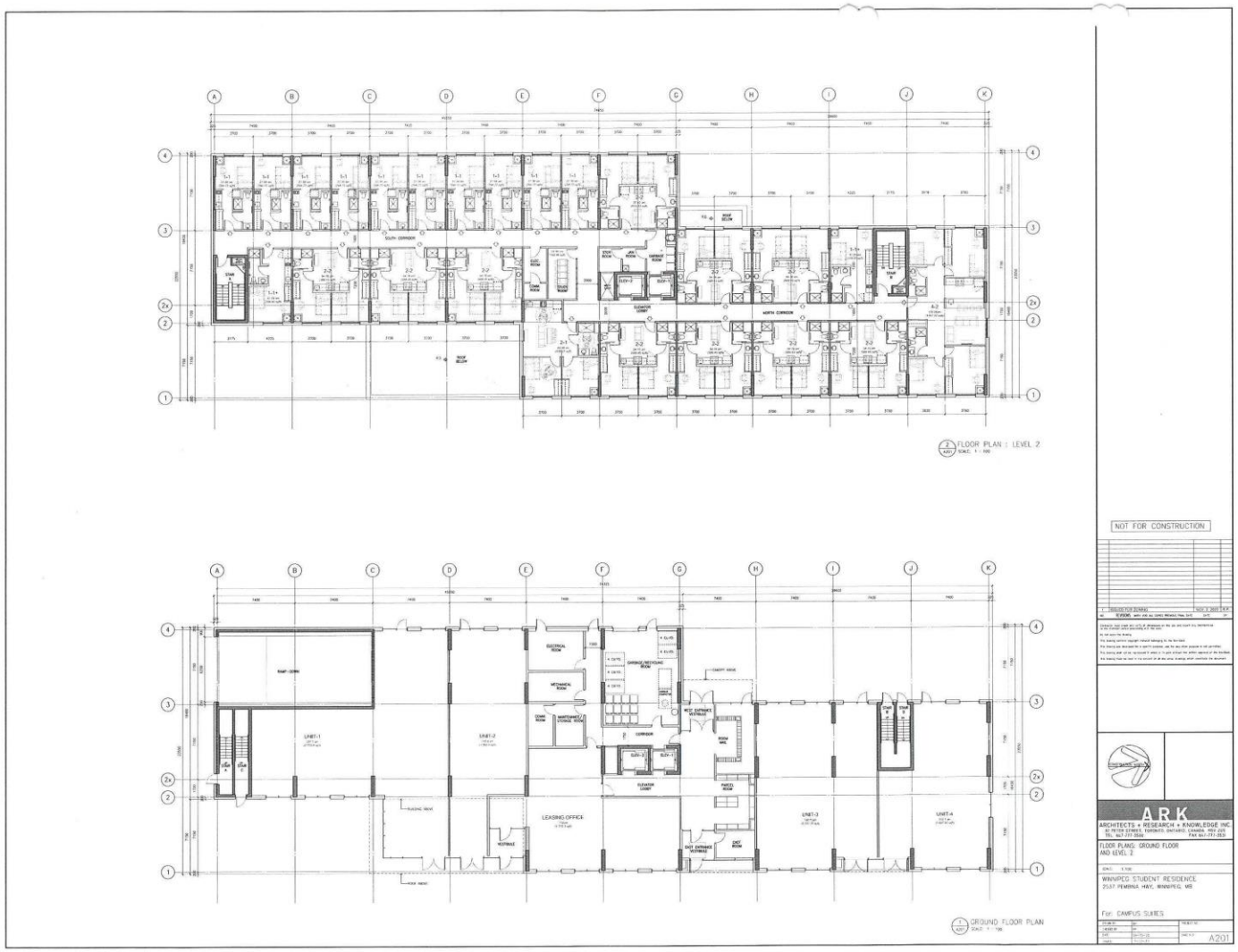
A.R.K.
ARCHITECTS + RESEARCH + KNOWLEDGE INC.
82 PETER STREET, TORONTO, ONTARIO, CANADA, M5V 2G5
TEL: 647-777-7500 FAX: 647-777-7501

UNDERGROUND PARKING FLOOR PLAN

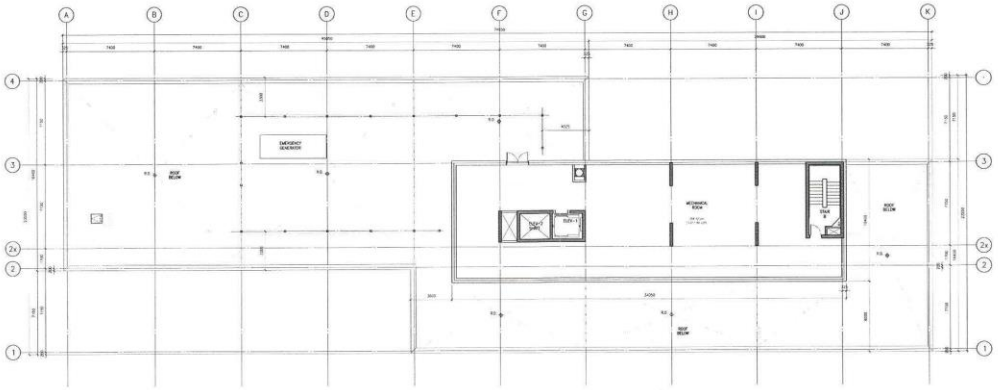
WINNIPEG STUDENT RESIDENCE
2577 PEMBINA HWY, WINNIPEG, MB

For: CAMPUS SUITES

20XXX
A200


FLOOR PLAN : LEVEL 2
GROUND FLOOR PLAN
NOT FOR CONSTRUCTION
ARK
ARCHITECTS + RESEARCH + KNOWLEDGE INC.
FLOOR PLANS: GROUND FLOOR AND LEVEL 2
WINNIPEG STUDENT RESIDENCE
2537 PEMBINA HWY, WINNIPEG, MB
For: CAMPUS SUITES
A201


2 A202 FLOOR PLAN : LEVEL 18
1 A202 TYPICAL FLOOR PLAN : LEVEL 3 TO 17
NOT FOR CONSTRUCTION
A.R.K
ARCHITECTS + RESEARCH + KNOWLEDGE INC.
TYPICAL FLOOR PLAN : LEVEL 3 TO 17
AND FLOOR PLAN : LEVEL 18
WINNIPEG STUDENT RESIDENCE
2537 PEMBINA HWY, WINNIPEG, MB
For: CAMPUS SUITES
A202



1 MECHANICAL PENTHOUSE AND ROOF PLAN
A203 SCALE: 1 : 150

NOT FOR CONSTRUCTION

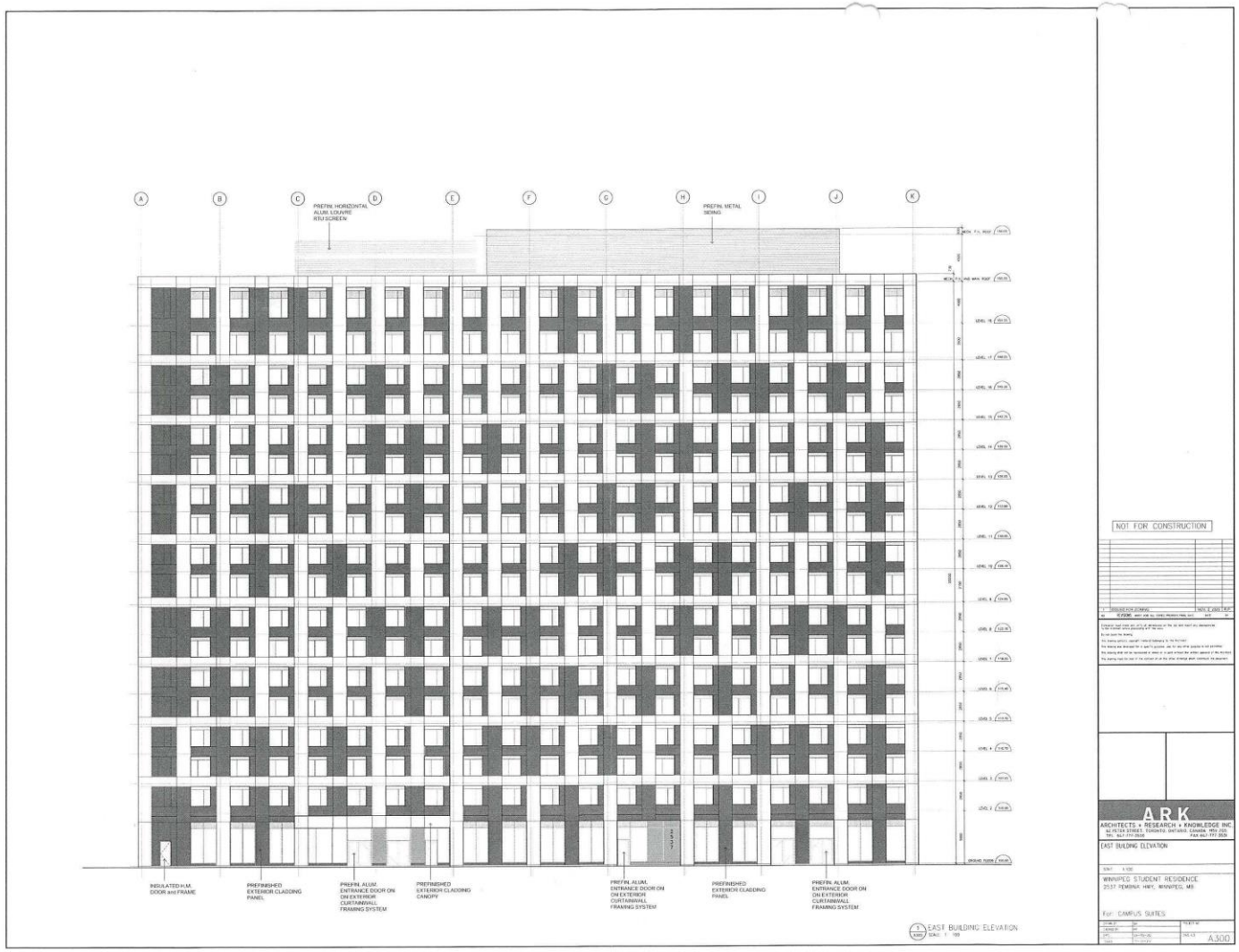
ARK
ARCHITECTS + RESEARCH + KNOWLEDGE INC.
81 PETER STREET, TORONTO, ONTARIO, CANADA, M5A 2G5
TEL 647-777-5500 FAX 647-777-5501

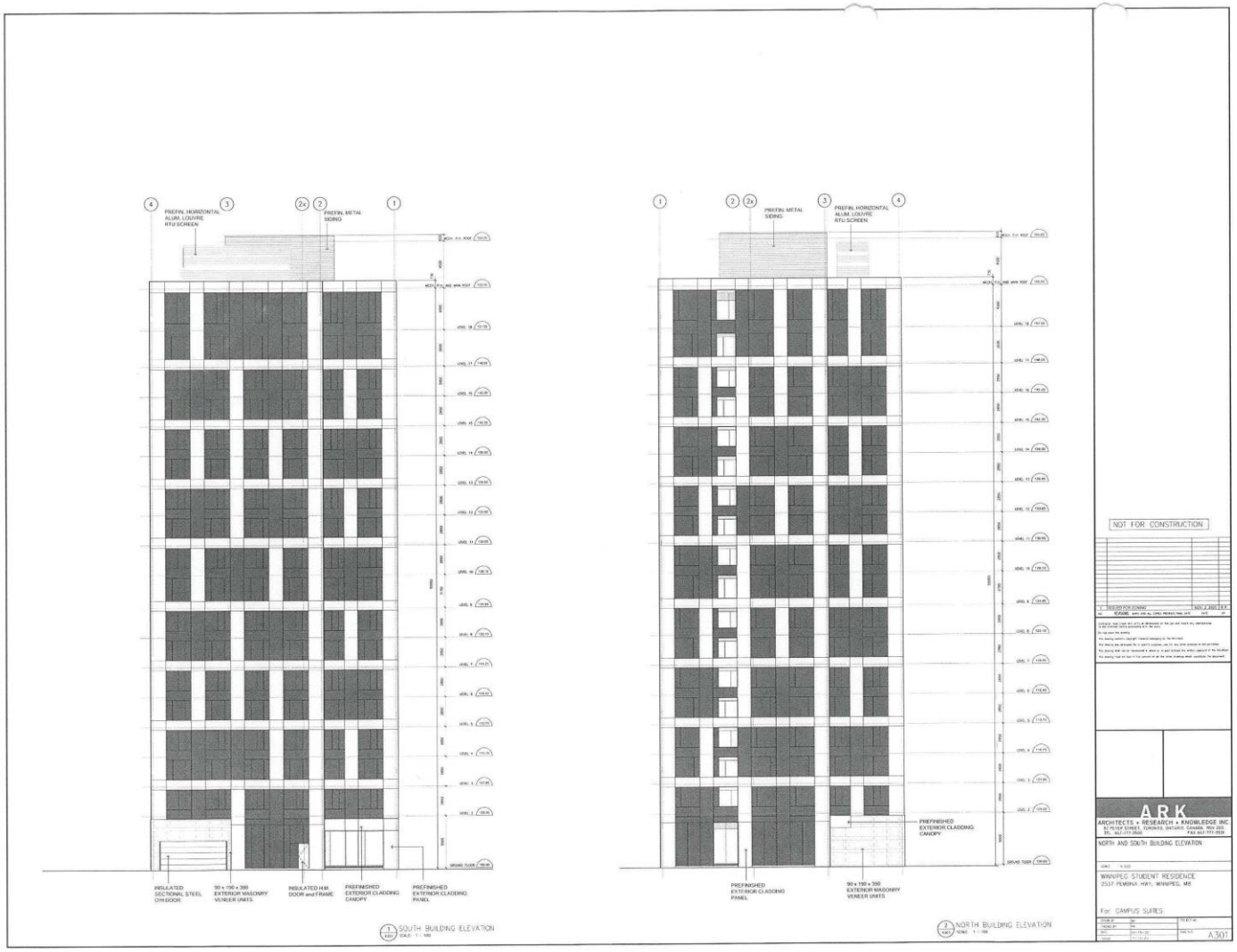
MECHANICAL PENTHOUSE AND ROOF PLAN

WINNIPEG STUDENT RESIDENCE
2537 PEMBINA HWY, WINNIPEG, MB

For: CAMPUS SUITES

A203


A
B
C
D
E
F
G
H
I
J
K
PREFIN. HORIZONTAL ALUM. LOUVRE RTU SCREEN
PREFIN. METAL SIDING
INSULATED H.M. DOOR and FRAME
PREFINISHED EXTERIOR CLADDING PANEL
PREFIN. ALUM. ENTRANCE DOOR ON ON EXTERIOR CURTAINWALL FRAMING SYSTEM
PREFINISHED EXTERIOR CLADDING CANOPY
PREFIN. ALUM. ENTRANCE DOOR ON ON EXTERIOR CURTAINWALL FRAMING SYSTEM
PREFINISHED EXTERIOR CLADDING PANEL
PREFIN. ALUM. ENTRANCE DOOR ON ON EXTERIOR CURTAINWALL FRAMING SYSTEM
1 EAST BUILDING ELEVATION
SCALE: 1 : 150
NOT FOR CONSTRUCTION
A.R.K
ARCHITECTS + RESEARCH + KNOWLEDGE INC.
EAST BUILDING ELEVATION
WINNIPEG STUDENT RESIDENCE
2537 PEMBINA HWY., WINNIPEG, MB
For: CAMPUS SUITES
A300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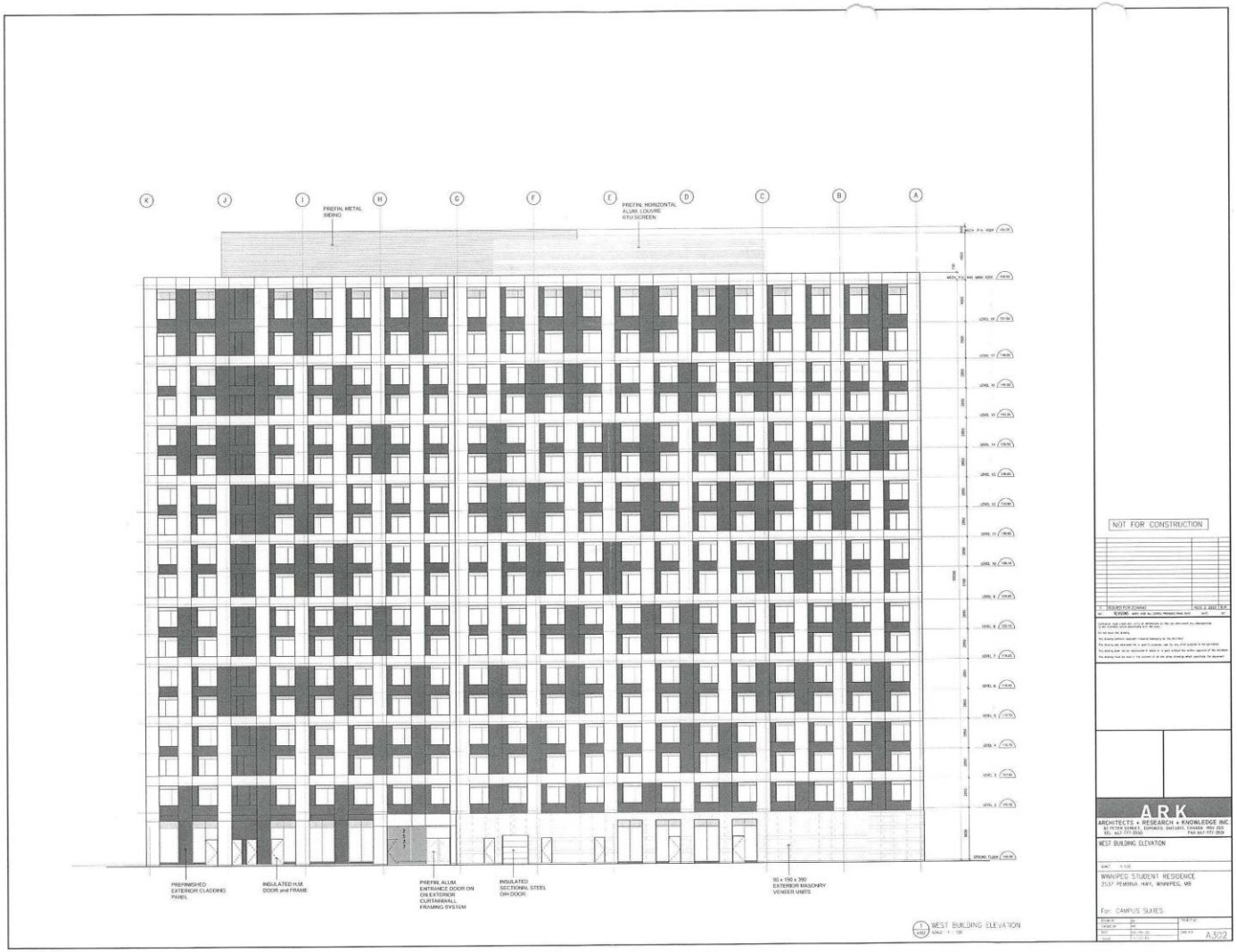
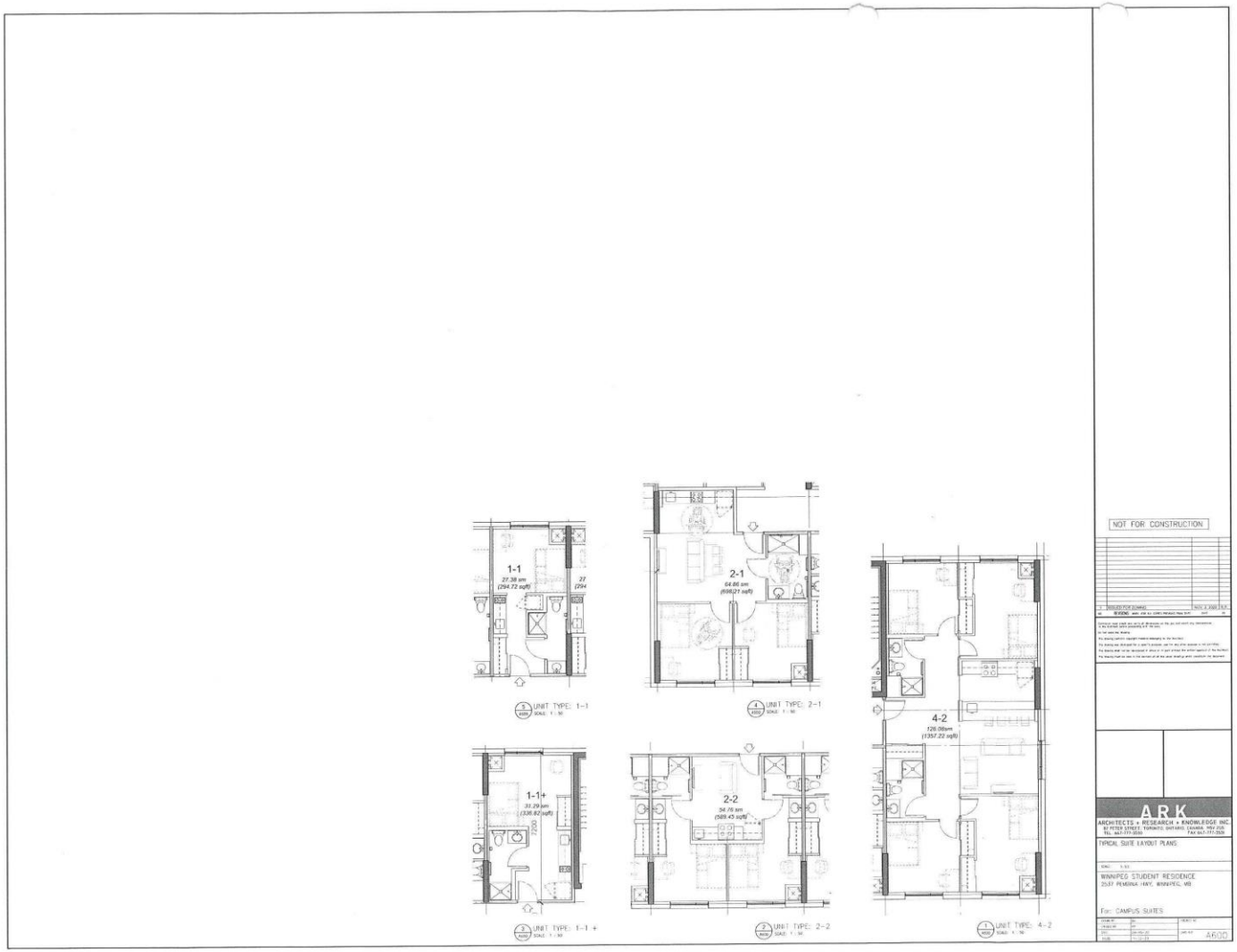
PREFIN. METAL SIDING
INSULATED SECTIONAL STEEL OH DOOR
90 x 190 x 390 EXTERIOR MASONRY VENEER UNITS
INSULATED H.M. DOOR and FRAME
PREFINISHED EXTERIOR CLADDING CANOPY
PREFINISHED EXTERIOR CLADDING PANEL
SOUTH BUILDING ELEVATION
NORTH BUILDING ELEVATION
NOT FOR CONSTRUCTION
ARK
ARCHITECTS + RESEARCH + KNOWLEDGE INC.
NORTH AND SOUTH BUILDING ELEVATION
WINNIPEG STUDENT RESIDENCE
2537 PEMBINA HWY, WINNIPEG, MB
For: CAMPUS SUITES
A301


PREFIN. METAL SIDING
PREFIN. HORIZONTAL ALUM. LOUVRE RTU SCREEN
PREFINISHED EXTERIOR CLADDING PANEL
INSULATED H.M. DOOR and FRAME
PREFIN. ALUM. ENTRANCE DOOR ON ON EXTERIOR CURTAINWALL FRAMING SYSTEM
INSULATED SECTIONAL STEEL OH DOOR
90 x 190 x 390 EXTERIOR MASONRY VENEER UNITS
WEST BUILDING ELEVATION
NOT FOR CONSTRUCTION
ARK
ARCHITECTS + RESEARCH + KNOWLEDGE INC
WEST BUILDING ELEVATION
WINNIPEG STUDENT RESIDENCE
2537 PEMBINA HWY, WINNIPEG, MB
For: CAMPUS SUITES
A302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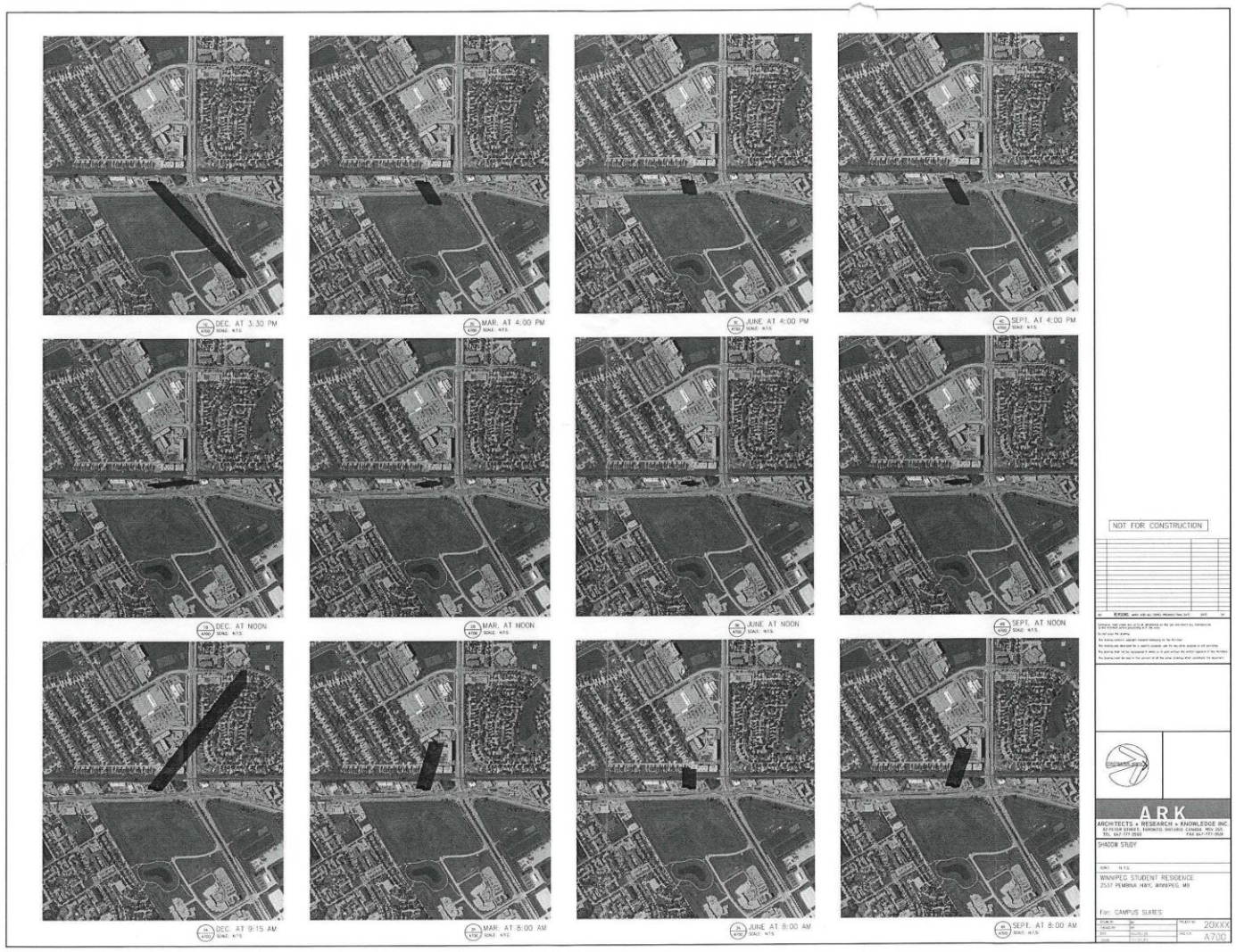
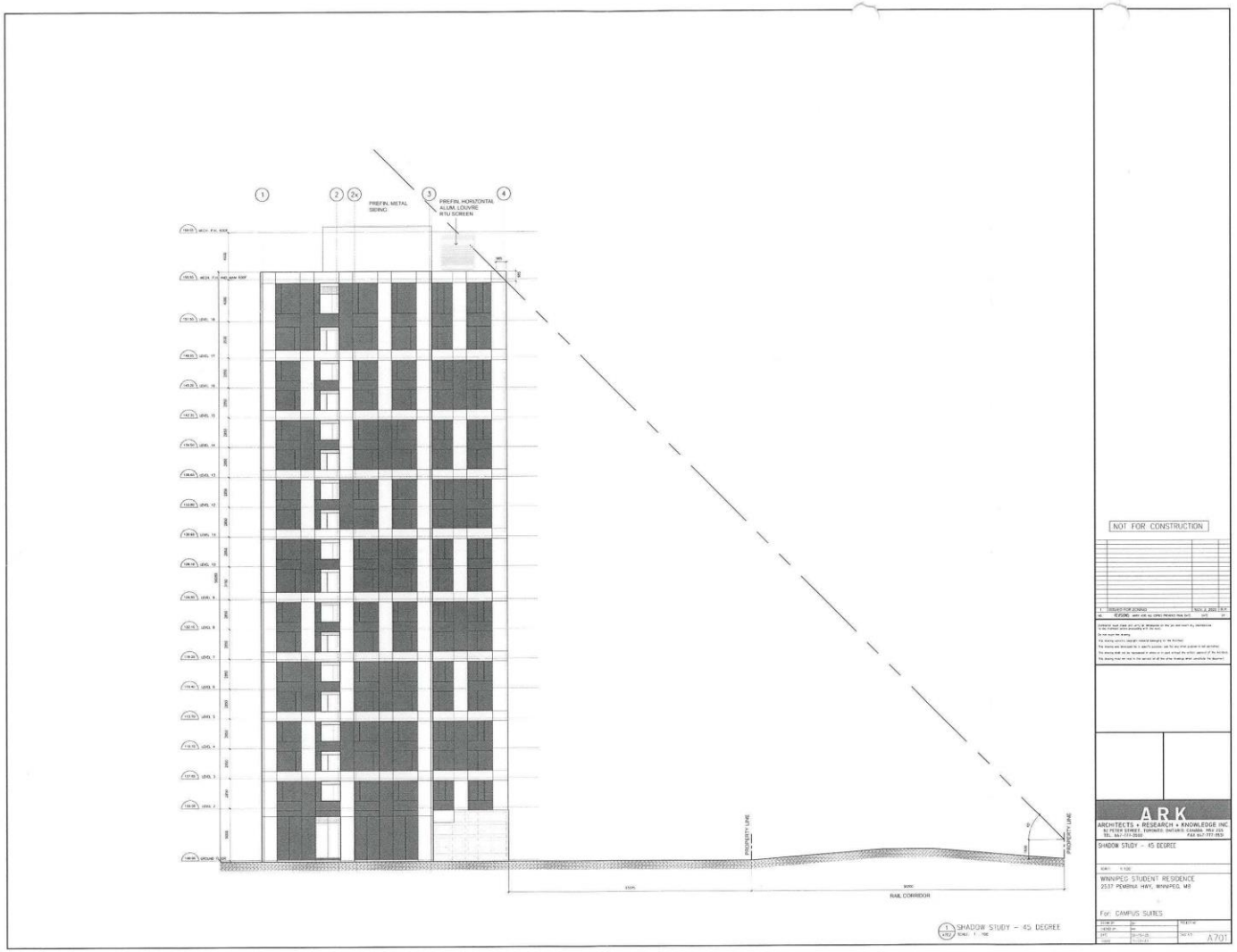
27.38 sm
(294.72 sqft)
UNIT TYPE: 1-1
2-1
64.86 sm
(698.27 sqft)
UNIT TYPE: 2-1
4-2
126.09sm
(1357.22 sqft)
UNIT TYPE: 4-2
1-1+
31.29 sm
(336.82 sqft)
UNIT TYPE: 1-1 +
2-2
54.76 sm
(589.43 sqft)
UNIT TYPE: 2-2
NOT FOR CONSTRUCTION
ISSUED FOR ZONING
ARK
ARCHITECTS + RESEARCH + KNOWLEDGE INC.
TYPICAL SUITE LAYOUT PLANS
WINNIPEG STUDENT RESIDENCE
2537 PEMBINA HWY, WINNIPEG, MB
For: CAMPUS SUITES
A6.1.0


DEC. AT 3:30 PM
MAR. AT 4:00 PM
JUNE AT 4:00 PM
SEPT. AT 4:00 PM
DEC. AT NOON
MAR. AT NOON
JUNE AT NOON
SEPT. AT NOON
DEC. AT 9:15 AM
MAR. AT 8:00 AM
JUNE AT 8:00 AM
SEPT. AT 8:00 AM
NOT FOR CONSTRUCTION
ARK
ARCHITECTS + RESEARCH + KNOWLEDGE INC.
SHADOW STUDY
WINNIPEG STUDENT RESIDENCE
2537 PEMBINA HWY, WINNIPEG, MB
For: CAMPUS SUITES
20XXX
A700


PREFIN. METAL SIDING
PREFIN. HORIZONTAL ALUM. LOUVRE W/ U SCREEN
PROPERTY LINE
PROPERTY LINE
RAIL CORRIDOR
SHADOW STUDY - 45 DEGREE
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