

Minute No. 575

Report – Executive Policy Committee – July 14, 2021

**Item No. 6 Subdivision and Rezoning – 1125 Pembina Highway
(River Heights-Fort Garry Ward)
File DASZ 13/2021 [c/r DCU 128400/2021D and DAV 128396/2021D]**

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That the subdivision under Development Application No. DASZ 13/2021 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the map dated June 25, 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 developer shall meet all conditions identified in Schedule “B” – Report of the Administrative Coordinating Group, dated June 7, 2021.
3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “RMU” Residential Mixed Use District as shown on the map dated June 25, 2021 and attached as Schedule “A” to this report.
4. 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 13/2021, as determined by the City’s Director of Planning, Property and Development.
5. 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.
6. 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.
7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

Report – Executive Policy Committee – July 14, 2021

COUNCIL DECISION (continued):

8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.
9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 7 and 8 unless the developer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.
10. 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.
11. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
12. That the variance order for File No. DAV 21-128396\D and the conditional use order for File No. DCU 21-128400\D shall not come into force and effect until the coming into force and effect of the zoning by-law for the subject land under File DASZ 13/2021.

Report – Executive Policy Committee – July 14, 2021

DECISION MAKING HISTORY:

Moved by His Worship Mayor Bowman,

That the recommendation of the Executive Policy Committee be adopted
by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 14, 2021, the Executive Policy Committee concurred in the recommendation of the City Centre Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 25, 2021, the City Centre 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 13/2021

Before: City Centre Community Committee
Councillor Gilroy, Chairperson
Councillor Rollins

Public Hearing: June 25, 2021
Council Building, 510 Main Street

Applicant: Foresight Development Group Inc. (Mehul Patel)

Subject:



Premises Affected: 1125 Pembina Highway

For submission to: Executive Policy Committee

Prepared by: Kate McMillan, Senior Committee Clerk
City Centre Community Committee

Report date: June 25, 2021

Community Committee Recommendation:

On June 25, 2021, the City Centre 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 13/2021 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the map dated June 25, 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 developer shall meet all conditions identified in Schedule “B” – Report of the Administrative Coordinating Group, dated June 7, 2021.
3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “RMU” Residential Mixed Use District as shown on the map dated June 25, 2021 and attached as Schedule “A” to this report.
4. 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 13/2021, as determined by the City’s Director of Planning, Property and Development.
5. 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.
6. 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.
7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.
9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is 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.
10. 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.
11. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
12. That the variance order for File No. DAV 21-128396\D and the conditional use order for File No. DCU 21-128400\D shall not come into force and effect until the coming into force and effect of the zoning by-law for the subject land under File DASZ 13/2021.

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

1. Consider that this is near jubilee station and I want to acknowledge the green build element that is more to the minimum standard. This mixed-use building is a building that I hold as an ambition all the way down Pembina to support the local commercial area and in some cases mixed-use builds new commercial that is needed along this very important corridor to which we have really strengthened through rapid transit.
2. The live/work units are a good addition and the variances are suitable for the mixed-use development.
3. I want to acknowledge the applicant's public consultation, that the rail safety FCM guidelines have been considered, and the tree partnership with the City.

Exhibits Filed:

1. Application dated June 8, 2021
2. Notification of Public Hearing dated May 14, 2021
3. Manitoba Status of Titles 1164895/1 and 1164896/1
4. Letter of authorization dated October 18, 2020 from Garry W. Reid, Fort Garry Branch No. 90 of the Royal Canadian Legion to 10059459 Manitoba Inc. and its principals: Ryan Ridge, Kurtis Sawatzky, Mehul Patel and Marcien Bouchard
5. Letter of authorization dated April 15, 2021 from Garry W. Reid, Fort Garry Branch No. 90 of the Royal Canadian Legion to Foresight Development Group and its principals: Ryan Ridge, Kurtis Sawatzky, Mehul Patel and Marcien Bouchard
6. Plans (7 pages)
7. Report from the Urban Planning Division dated June 17, 2021
8. Inspection Report
9. Presentation in support of the application submitted by the Applicant at the public hearing
10. Recording of Representations

REPRESENTATIONS:

In Support:

Ryan Ridge
Matthew Robinson
Kurtis Sawatzky

In Opposition:

Nil

For Information:

Nil

For the City:

D. Harris, Planner, Planning, Property and Development Department
A. Ross, Planner, Planning, Property and Development Department

Exhibit “7” referred to in File DASZ 13/2021

ADMINISTRATIVE REPORT

Title: DASZ 13/2021 – 1125 Pembina Highway

Issue: For consideration at the public hearing for a Subdivision and Rezoning to permit the construction of a multifamily dwelling with 76 units and 6 live-work units.

Critical Path: City Centre Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council.

AUTHORIZATION

Author	Department Head	CFO	CAO
A. Ross, RPP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 13/2021 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the map dated June 25, 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 developer shall meet all conditions identified in Schedule “B” - Report of the Administrative Coordinating Group, dated June 7, 2021.
3. That Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an “RMU” Residential Mixed Use District as shown on the map dated June 25, 2021 and attached as Schedule “A” to this report.
4. 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 13/2021, as determined by the City’s Director of Planning, Property and Development.
5. 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.

6. 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.
7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.
8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.
9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is 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.
10. 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.
11. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
12. That the variance order for File No. DAV 21-128396\D and the conditional use order for File No. DCU 21-128400\D shall not come into force and effect until the coming into force and effect of the zoning by-law for the subject land under File DASZ 13/2021.

REASON FOR THE REPORT

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 subdivision and rezoning for DASZ 13/2021 – 1125 Pembina Highway will be approved.

HISTORY

The applicant filed a pre-application with the City in December, 2020 in order to gain early input on the proposal from City departments.

CONSULTATION

Relevant City departments per the Administrative Coordinating Group.

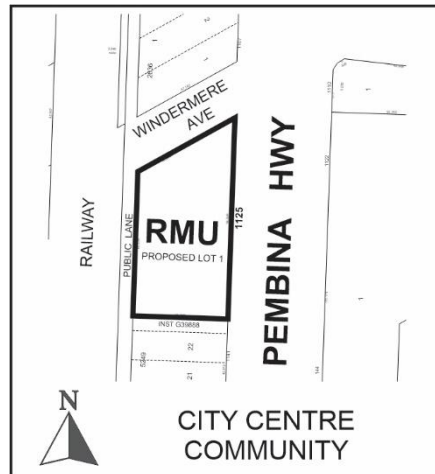
SUBMITTED BY

Department: Planning, Property and Development
 Division: Urban Planning
 Prepared by: Andrew Ross, RPP, MCIP
 Date: June 17, 2021
 File No: DASZ 13/2021

DATE: June 17, 2021
FILE: **DASZ 13/21**
RELATED FILES: DCU 21-128400\D, DAV 21-128396\D
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: **1.602** - Beaumont

SUBJECT: For a subdivision and rezoning to permit the construction of a multifamily dwelling with 76 units and 6 live-work units.`

LOCATION: 1125 Pembina Highway
LEGAL DESCRIPTION: EXC LANE PL 7233 LOT 23/24 PLAN 5249 9/10 ST B



APPLICANT: Mehul Patel (Foresight Development Group Inc.)
 128 James Ave Unit 100
 Winnipeg, MB R3B 0N8

OWNER: FORT GARRY BRANCH NO 90 ROYAL CANADIAN LEGION
 1125 Pembina Hwy
 Winnipeg, MB R3T 2A3

APPENDICES:**A – Applicant's Consultation Report****B – Rail Proximity Development Viability Assessment (DVA)**
(Posted on City's Decision Making Information System)**SITE DESCRIPTION**

The subject property is located on the southwest corner of Pembina Highway and Windemere Avenue, in the Beaumont neighbourhood of the River Heights - Fort Garry ward.

The site is located on a Regional Mixed Use Corridor per the *Complete Communities Direction Strategy*. The property is zoned "C2" – Commercial Community, is 30,770 sq. ft. in size, and currently contains a Royal Canadian Legion building and surface parking.

The property backs onto the Canadian National (CN) Letellier Principal Branch Line.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Windemere Avenue, then commercial uses, zoned “C2” – Commercial Community.

South: Commercial uses, zoned “C2” – Commercial Community.

East: Pembina Highway, then Rear lane, commercial uses, zoned “C2” – Commercial Community.

West: Canadian National (CN) Letellier principal branch rail line, then single family residential uses, zoned “R1-M” – Residential Single Family – Medium).

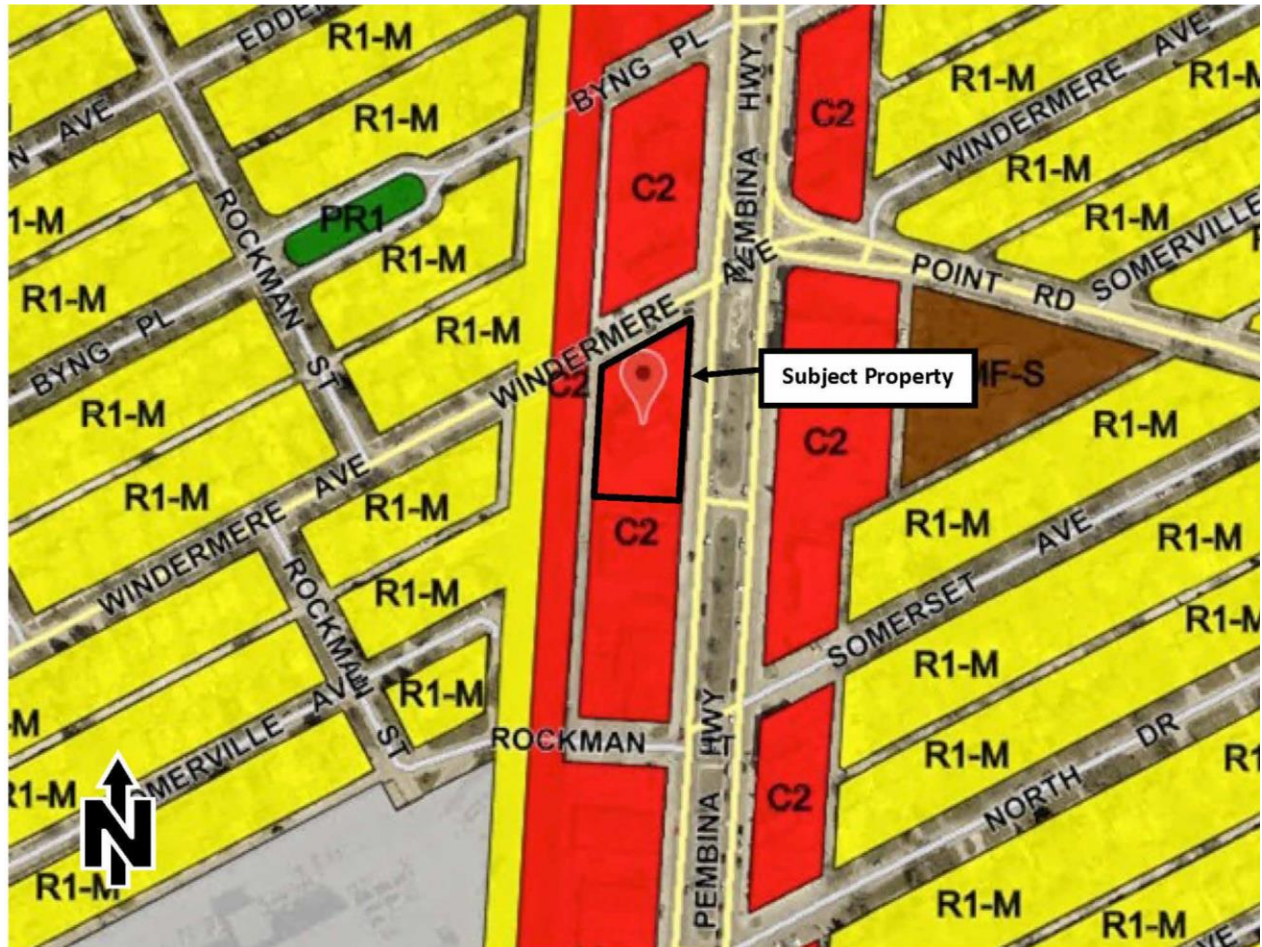


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks a subdivision and rezoning to consolidate two underlying lots and rezone the property to the “RMU” – Residential Mixed Use District.

The development proposal includes demolishing the existing onsite commercial building (Royal Canadian Legion) and constructing a 6-storey residential building with 76 regular dwelling units and 6 live-work dwelling units, for a total of 82 units.

The proposal also requires a Conditional Use (Associated File DCU 21- 128400\D) in order to allow for the 6 live/work units; and a Variance (Associated File DAV 21-128396\D) for yards, density, parking and garbage enclosure.

The proposal will provide 71 parking stalls, for a total parking ratio of 0.87 stalls per dwelling unit.

The proposal includes 46 bicycle parking stalls, and an interior bike / dog wash station.

The new building will provide accessibility through its inclusion of an elevator.

The parking area will be underground behind the building accessed from the public lane, hidden from view of streets.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning Division to make adjustments to the project. Specifically, the following elements were incorporated into the design as a result of the collaborative planning process leading up to receipt of the application:

- The Division requested that existing front vehicular approaches off Pembina be reduced or eliminated and that vehicle access be taken exclusively from the rear lane in order to prioritize safety of pedestrians. The applicant redesigned the project to meet this request.
- The applicant agreed to position the building close to Pembina with the parking underground and behind, hidden from view of streets.
- The applicant agreed to provide 'active uses' up to the street (rather than parking or a parking screening wall).
- The Division requested that the building be broken up with a left to right rhythm to provide visual interest; and that the side and rear facades provide similar design detail as the front façade, given all facades will be very visible in the community. This is provided.
- Mixed use is provided through live/work units on the ground floor.
- The density is within the Multifamily (Large) range, and the height is mid-rise; both are deemed appropriate by the Division for this location on a Corridor.
- The applicant submitted an engineer's report confirming rail safety given the property backs onto the CN Letellier principal branch line.
- At the request of the Division, the development provides at or above 0.8 vehicle parking stalls per unit and a significant complement of indoor and outdoor bike parking (46 stalls).
- The applicant agreed to:
 - Include a seamless pedestrian connection to the transit stop at Pembina and Windermere.

- Meet the required number and locations of accessible and van accessible stalls.
- Provide a minimum of 10 ft. from the front yard to residential units.
- Meet the required 23 feet in length for multifamily parking stalls located directly off a lane.

OURWINNIPEG

Direction 9 of *OurWinnipeg* states:

- Collaborate with developers, community organizations and other partners to foster an age-friendly and accessible urban environment.

That Direction sets out the following Enabling Strategy:

- With guidance from Complete Communities, encourage age-friendly and accessible new development in existing neighbourhoods.

The proposed development provides an elevator which enables access to those living with mobility challenges and supports universal accessibility, identified as a priority in *OurWinnipeg*.

Residential development that supports universal accessibility allows for 'aging-in-place' – an option for residents to remain in their neighbourhood of choice as they move through different stages of life related to age and ability.

COMPLETE COMMUNITIES DIRECTION STRATEGY

The subject site is located on a Regional Mixed Use Corridor. The Key Direction of the *Complete Communities* Corridor Policy Area states:

- *By intensifying development with a mix of uses, Corridors will become destinations while continuing to serve as primary transportation routes for residents.*

The Directions for Corridors are:

- *Focus a broad mix of residential, employment and retail development within strategic locations along Corridors.*
- *Where appropriate, develop Corridors in accordance with Transit Oriented Development principles.*

The proposed development serves as an example of intensification of one of the City's major corridors, at a key intersection, and adjacent to high frequency transit service. The site is also within proximity of a rapid transit station (Jubilee Station).

Inclusion of live work units can help address the growing work from home needs of the City's population.

The proposal meets the above policies of *Complete Communities*.

WINNIPEG ZONING BY-LAW 200/06**Rezoning and subdivision**

The applicant filed a pre-application with the City in December, 2020 in order to gain early input on the proposal from City departments. This provided review by the departments of Public Works, Water and Waste, Transit, and others which helped shape the project prior to filing of the formal application in March, 2021.

As noted above, the proposed development meets Complete Communities policies for this location on Pembina Highway, which is of one of the City's major corridors.

The property is also located at a key intersection, adjacent to high frequency transit, and within walkable proximity of rapid transit.

Higher density residential and mixed use development reinforces the vitality of corridors by adding people to frequent local shop and services. It also supports the city's transit system and helps combat sprawl.

Comments from other departments are included under "Servicing Considerations", below.

The Division supports the rezoning and subdivision for the above reasons.

Variances and conditional use

There are 6 Variances and a Conditional Use associated with the development. These are analyzed in the Administrative Report for Associated File Nos. DAV 21-128396\D and DCU 21-128400\D.

Parking

The proposed development contains 0.87 vehicle parking stalls per dwelling unit; a ratio supported by the Division for reasons identified in the Administrative Report for Associated File DAV 21-128396\D.

SERVICING CONSIDERATIONSWater and Waste Department

There is adequate water and wastewater servicing for the proposed development. Additional review will be done by the Department should the plans of development change during the process.

Public Works Department

The Developer will be required to open property required for an 8x15 metre corner cut at the southwest corner of the Pembina Highway and Windermere Avenue intersection, to provide space for the existing transit shelter.

PUBLIC CONSULTATION

At the request of the Division, the applicant conducted public consultation, and provided the following information (summarized by the Division).

Advertisement

Flyers were delivered to 240 households in proximity to the subject site, and advertising was placed in the Sou'wester local newspaper with a circulation of approximately 41,800.

Method

Virtual Open Houses (Zoom):

- April 13, 2021 at 7pm. 12 participants, 21 Questions and Comments received.
- April 15, 2021 at 7pm. 5 participants, 8 Questions and Comments received.
- April 17, 2021 at 3pm (engagement cancelled due to low registration).

All virtual Open House sessions were recorded and made available to those who could not attend. Each session ran approximately one hour, beginning with a 25-minute presentation followed by a Q&A.

Members of the public could submit questions throughout the Open House sessions, and/or via the RSVP form on a website.

Common Themes

The applicant indicates that the key feedback themes from the consultation process included traffic, parking, building height, operations, and construction.

More engagement detail can be found in the *1125 Pembina Highway Community Engagement Report* provided by the applicant, attached as Appendix A.

ADDITIONAL CONSIDERATIONS

Rail proximity

As noted above, the property backs onto the CN Letellier Principal Branch Line. The City of Winnipeg follows the Federation of Canadian Municipalities (FCM) Rail Proximity Guidelines when considering new developments.

The FCM Guidelines may be adhered to as written or if not feasible, an acceptable alternative may be proposed by submitting a Development Viability Assessment (DVA) to the City, prepared by a professional engineer. The applicant hired Dillon Consulting whose DVA concluded that the proposed development meets rail safety standards. For more information, see Appendix B.

Tree partnership

The applicant is proposing some landscaping along Windemere and Pembina however is deficient by 8 trees for the street edge landscaping requirement along Pembina.

Instead of applying to vary the street edge landscaping, the developer agreed with an option from the Urban Planning Division to apply for an Alternative Equivalency Compliance (AEC). Specifically, the applicant agreed to provide tree-supportive infrastructure in the front public right of way.

What is tree-supportive infrastructure and why is it being provided?

- Tree-supportive infrastructure can take the form of silva cells, in ground tree vaults or other technologies.
- Space constraints on this infill property prevents the full zoning requirement of front yard trees to be planted on the private property.
- In spite of above, Urban Planning Division and the Forestry Division of Public Works identified that there is a high need for viable trees on Pembina, which have been disappearing along general canopy decline in the city in recent years.
- Growth challenges due to road salt mean trees will not survive between the building and Pembina long term without tree-supportive infrastructure.
- The tree partnership includes:
 - The developer will install at their expense a silva cell.
 - The City of Winnipeg Public Works Department will plant 1-2 trees and maintain them thereafter.
 - The infrastructure and the tree(s) become City assets following construction.

SUMMARY

The Urban Planning Division supports the subdivision and rezoning, because the development:

- Supports universal accessibility and aging-in-place in alignment with policy goals of *OurWinnipeg*.
- Promotes the enhancement of existing Regionals Mixed Use Corridors through intensification.
- Is located at an existing node and intersection along Pembina Highway.
- Pembina Highway contains high frequency transit service and the property is within walking distance of Jubilee Rapid Transit Station.
- Includes a tree partnership for the provision of public tree(s).
- Was significantly adjusted to best meet design intention reflected in the Complete Communities Direction Strategy and proposed by the Urban Planning Division.
- Meets rail safety standards per a submitted engineering report.
- Was the subject of significant neighbourhood consultation.
- Provides a significant amount of bicycle parking.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Andrew Ross RPP, MCIP
DASZ 13/21 – 1125 Pembina Highway

Schedule "A" for File No. DASZ 13/21, City Centre Community Committee, June 25, 2021

By-Law No. _____ _____ _____	File No. DASZ 13/2021 Explanation An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 1125 Pembina Highway from a "C2" COMMERCIAL COMMUNITY DISTRICT to an "RMU" RESIDENTIAL MIXED-USE DISTRICT to facilitate the consolidation of land for the construction of a Multi-Family Dwelling use.
Atlas Sheet No. AF24 CITY CENTRE COMMUNITY	

RMU

PROPOSED LOT 1

1125

PEMBINA HWY

WINDERMERE AVE

RAILWAY

PUBLIC LANE

INST G39888

21 22

5249 1141

42.872 1

30.609

84.549

60.259

20.224

47.769

2836

1707

1110

3.238

45.948

50.292

1122

135.174

144

17.7

456

1

1

3

2

3.048 wide

42.657

THIRD READING : _____	EFFECTIVE DATE : _____
ZONING AGREEMENT : YES ☐ NO ☐	CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 1125 PEMBINA HIGHWAY

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 13/2021. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – General Comments

- 1) The Water and Waste Department wishes to advise that there is adequate water and wastewater servicing for the proposed development based on the development plans provided. Additional review will be required by their Department should the plans of development change during the process.

Section II – Plan Considerations

- 1) The Developer shall, at no expense to the City, legally open property required for 8.0m x 15.0m corner cut in the southwest corner of the Pembina Highway and Windermere Avenue intersection, to the satisfaction of the Directors of Winnipeg Transit and Public Works.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 13/2021
June 7, 2021

“Original Signed by D. Trenchard”

D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

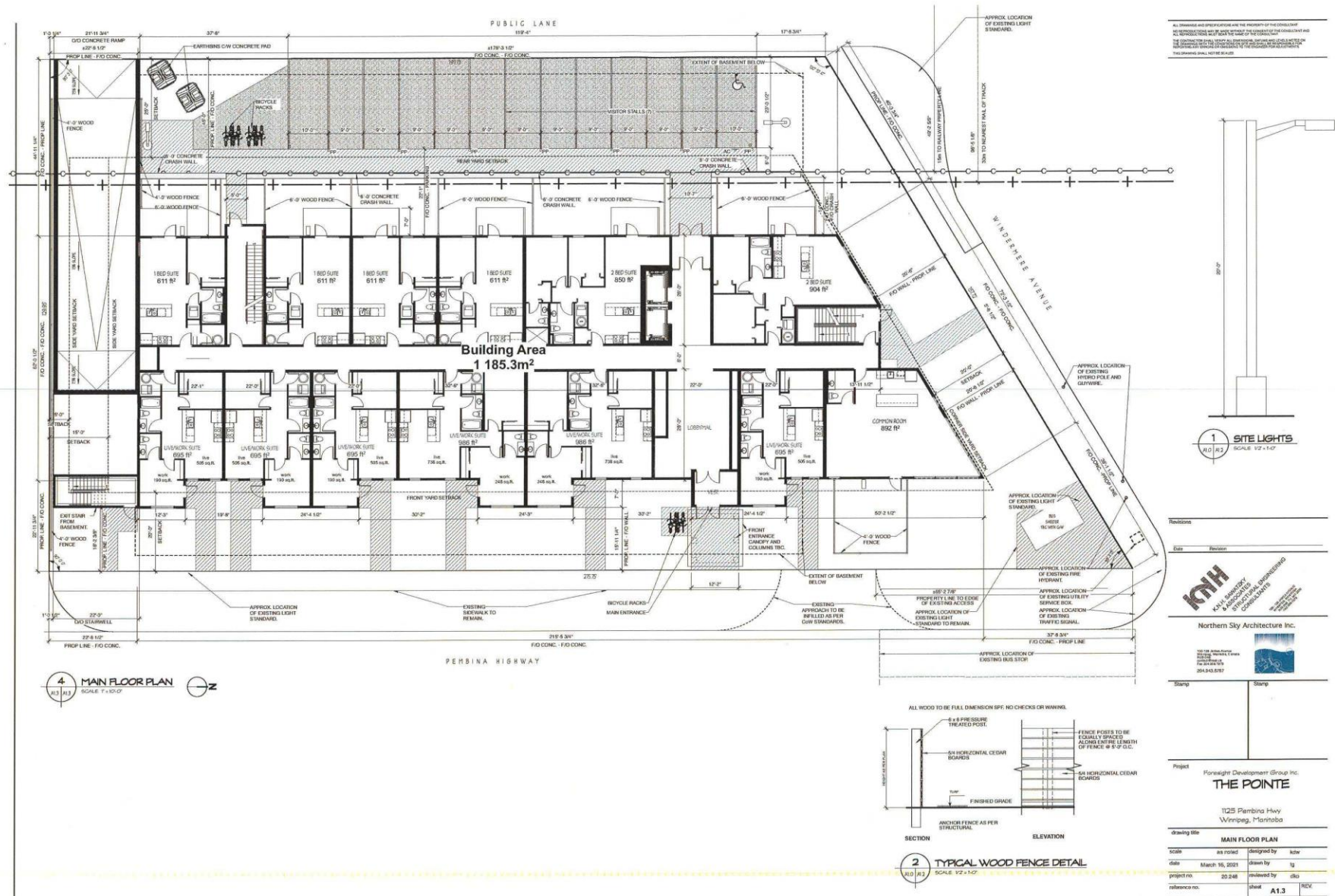
“Original Signed by M. Gajda”

M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

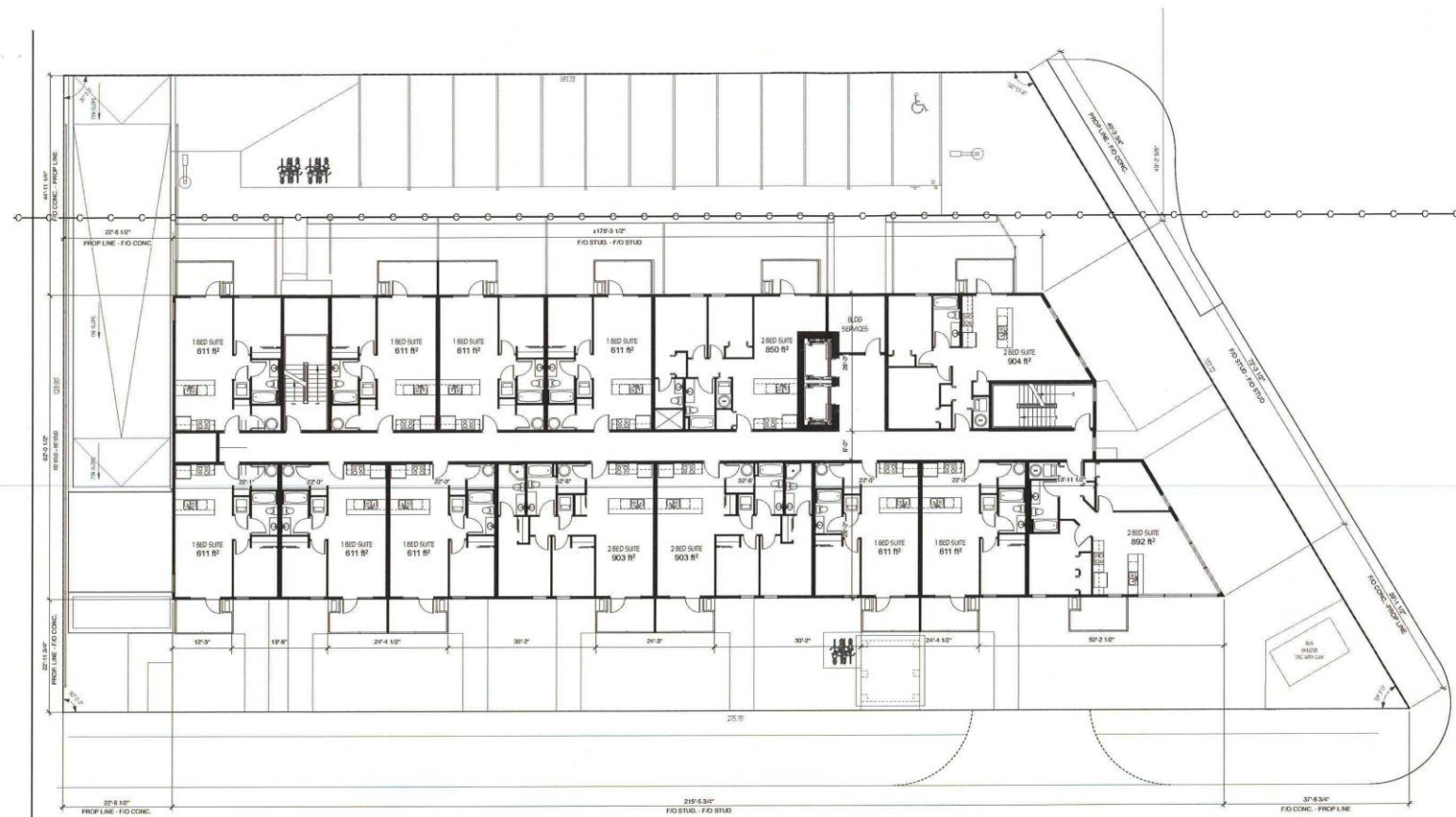
“Original Signed by C. Desjardine”

C. Desjardine, M. Sc., P. Eng.
Transportation Division
Public Works Department





ALL DIMENSIONS AND LOCATIONS ARE THE PROPERTY OF THE CONSULTANT.
 NO DIMENSIONS OR LOCATIONS ARE TO BE USED FOR CONSTRUCTION AND
 THE CONSULTANT SHALL BE RESPONSIBLE FOR THE LOCATION AND DIMENSIONS
 OF ALL DIMENSIONS AND LOCATIONS TO BE USED FOR CONSTRUCTION.
 THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION.



5 SECOND - SIXTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"

Revisions

Date Revision



Northern Sky Architecture Inc.



Stamp

Project

Forenight Development Group Inc.
THE POINTE

1025 Pembina Hwy
 Winnipeg, Manitoba

Drawing title

2-6 FLOOR PLAN

scale	as noted	designed by	icw
date	March 16, 2021	drawn by	tg
project no.	20-248	reviewed by	dko
reference no.		check	A14 REV.



1 East Elevation
Scale: NTS



2 West Elevation
Scale: NTS



3 South Elevation
Scale: NTS



4 North Elevation
Scale: NTS



5 Perspective
Scale: NTS



6 Perspective
Scale: NTS

ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE CONSULTANT.
ALL REPRESENTATIONS ARE MADE WITHOUT THE GUARANTEE OF THE CONSULTANT.
THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.
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THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.

LEGEND:

- WOOD GRAIN ARCHITECTURAL METAL SIDING (ACCENT)
- PREFINISHED ARCHITECTURAL METAL SIDING COLOUR 1 (MID TONE)
- HARDIE PANEL COLOUR 2 (BASE)
- HARDIE PANEL COLOUR 3 (ACCENT)
- PREFINISHED METAL FASCIA COLOUR 2 (FASCIAS)
- PREFINISHED METAL FASCIA COLOUR 3 (ACCENT)
- CONCRETE CRASH WALL

Revisions

Date Revision

Northern Sky Architecture Inc.

100-110 James Avenue
Winnipeg, Manitoba R2S 1A8
204-484-8070



KNH KNI Saverdy & Associates Ltd.
100-110 James Avenue
Winnipeg, Manitoba R2S 1A8
204-484-8070

Stamp

Project

THE POINTE

1125 Pembina Hwy
Winnipeg, Manitoba

Drawing title

PRELIM. RENDERINGS

Scale as noted designed by ksw

date March 2021 drawn by tg

project no. 20-248 reviewed by dka

reference no. sheet A3.3 REV