Agenda – Executive Policy Committee – December 8, 2021

REPORTS

Item No. 10 Rezoning – 510 Lagimodiere Boulevard
(St. Boniface Ward)
File DAZ 211/2021 [c/r DAV 201667/2021D]

COMMUNITY COMMITTEE RECOMMENDATION:

On November 23, 2021, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 211/2021 by rezoning the subject land to a "M1" Manufacturing Light District as shown on the map dated November 4, 2021 and attached as Schedule "A" to this report, subject to the following conditions:

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

        i. That 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 Riel Community Committee for approval prior to the issuance of any building or development permit and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

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

a. Hotel or motel
b. Retail sales
c. Personal services
d. Restaurant
e. Drinking establishment
f. Landscape or garden supplies;
g. Place of worship;
h. Hall rental
i. Amusement enterprise outdoor
j. Auto/light truck/motorcycle, repair and service
k. Auto/light truck/motorcycle, sales and rental
l. Auto parts and supplies, sales
m. Car wash
n. Drive-in or drive-through
o. Fuel sales
p. Freight or truck yard
q. Outside display and sales
r. Outside storage
s. Supermarket and
t. Billboard signs.

iii. That the minimum setback to any building from the south, east, and west property lines shall not be less than 75 feet.

iv. That the minimum setback to any building from the north property line shall not be less than 100 feet.

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

C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and 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 interest of the City.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

2. 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, as determined by the City's Director of Planning, Property and Development.

3. 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.

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

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

6. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 5 unless the Developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On November 23, 2021, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

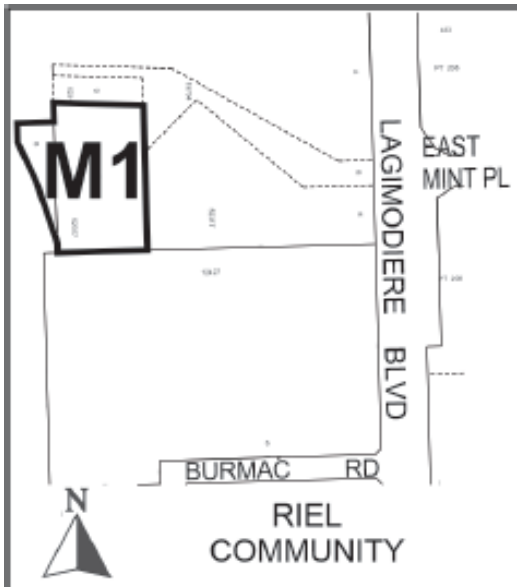
File: DAZ 211/2021

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

Public Hearing: November 23, 2021
Council Building, 510 Main Street

Applicant: 6089585 Canada Ltd. (Samuel Paz)

Subject:



APPLICANT : 6089585 Canada Ltd. (Samuel Paz)
FILE : DAZ 211/2021
PROPOSAL : To rezone the land shown outlined above from an "RR5 RURAL RESIDENTIAL 5 DISTRICT to an "M1" MANUFACTURING LIGHT DISTRICT to allow for the maintenance of a Research Institute and Office use. **For information, phone E. Finnigan, Planner at 204-986-8602.**
DEMANDEUR : 6089585 Canada Ltd. (Samuel Paz)
N° DE DOSSIER : DAZ 211/2021
PROJET : Rezonage des sols délinéés ci-dessus de sorte qu'ils passent de la catégorie RR5 (SECTEUR RÉSIDENTIEL EN MILIEU RURAL 5) à la catégorie M1 (SECTEUR MANUFACTURIER LÉGER) afin de permettre le maintien d'un institut de recherche et d'un bureau. **Pour obtenir des renseignements, veuillez appeler E. Finnigan, urbaniste, au 204-986-8602.**

Premises Affected: 510 Lagimodiere Boulevard

For submission to: Executive Policy Committee

Prepared by: Rebecca Ford, Committee Clerk
Riel Community Committee

Report date: November 24, 2021

Community Committee Recommendation:

On November 23, 2021, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 211/2021 by rezoning the subject land to a "M1" Manufacturing Light District as shown on the map dated November 4, 2021 and attached as Schedule "A" to this report, subject to the following conditions:

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

        i. That 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 Riel Community Committee for approval prior to the issuance of any building or development permit and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

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

a. Hotel or motel
b. Retail sales
c. Personal services
d. Restaurant
e. Drinking establishment
f. Landscape or garden supplies;
g. Place of worship;
h. Hall rental
i. Amusement enterprise outdoor
j. Auto/light truck/motorcycle, repair and service
k. Auto/light truck/motorcycle, sales and rental
l. Auto parts and supplies, sales
m. Car wash
n. Drive-in or drive-through
o. Fuel sales
p. Freight or truck yard
q. Outside display and sales
r. Outside storage
s. Supermarket and
t. Billboard signs.

iii. That the minimum setback to any building from the south, east, and west property lines shall not be less than 75 feet.

iv. That the minimum setback to any building from the north property line shall not be less than 100 feet.

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

C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and 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 interest of the City.

2. 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, as determined by the City's Director of Planning, Property and Development.

3. 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.

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

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

6. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 5 unless the Developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

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

1. We've seen concurrence from the applicant and the Public Service. This is positive to be bringing the proposed use in to alignment with our City by-laws.

2. I'm pleased to see no community opposition to this. With these considerations, this is a good project to support.

Exhibits Filed:

1. Application dated September 1, 2021
2. Notification of Public Hearing dated October 14, 2021
3. Manitoba Status of Title 2573955/1
4. Letter of authorization dated June 21, 2021 from Her Majesty the Queen in Right of Canada (Linda Veeneman) to 6089585 Canada Limited
5. Surveyor's Building Location Certificate and sketch dated between March 11 and 31, 2011
6. Caveats 82-21292/1, 87-21524/1, 1125202/1, 4171195/1, 4171196/1, 4171197/1, 4280865/1, 4951815/1
7. Site Plan
8. Title Plot
9. Plans (9 pages)
10. Report from the Urban Planning Division dated November 4, 2021
11. Inspection Report

REPRESENTATIONS:

In Support:

Tahir Abdullah

In Opposition:

Nil

For Information:

Nil

For the City:

E. Finnigan, Planner, Planning, Property and Development Department
D. Iskierski, Planner, Planning, Property and Development Department

Exhibit “10” referred to in File DAZ 211/2021

ADMINISTRATIVE REPORT

Title: DAZ 211/2021 510 Lagimodiere Boulevard

Issue: An application for consideration at the Public Hearing to rezone the subject property from ‘RR5’ (Rural Residential 5) to ‘M1’ (Manufacturing Light) to maintain an existing research institute and office use.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 211/2021 by rezoning the subject land to a “M1” Manufacturing Light District as shown on the map dated November 4, 2021 and attached as Schedule “A” to this report, subject to the following conditions:

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

        i. That the Owner must submit plans showing the location and design of any and all proposed:

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            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 Riel Community Committee for approval prior to the issuance of any building or development permit and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

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n. Drive-in or drive-through;

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q. Outside display and sales;

r. Outside storage;

s. Supermarket; and

t. Billboard signs.

iii. That, the minimum setback to any building from the south, east, and west property lines shall not be less than 75 feet.

iv. That, the minimum setback to any building from the north property line shall not be less than 100 feet.

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C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and 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 interest of the City.

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6. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 5 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

7. That the proper Officers of the City be authorised to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The applicant is proposing to rezone the site from 'RR5' (Rural Residential 5) to 'M1' (Manufacturing Light) to establish a privately-owned pharmaceutical research business in the existing research institute/office building.

- 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 property will be rezoned from RR5 to M1 with a zoning agreement further restricting the property.

HISTORY

N/A

CONSULTATION

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

SUBMITTED BY

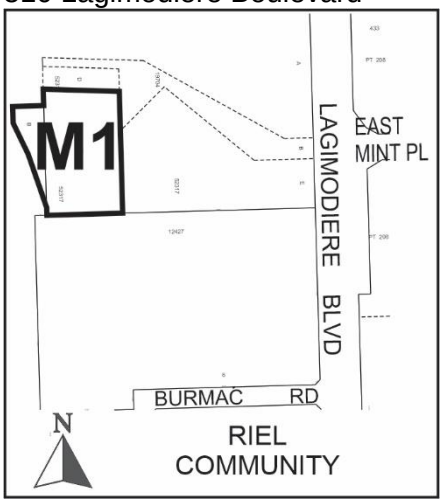
Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Elise Finnigan, MA Planning
Date:	November 4, 2021
File No.	DAZ 211/2021

1. Appendix A — Planning Discussion
2. Schedule "A" Committee, — Recommended File No. DAZ 211/2021 Riel Community

   dated November 4th, 2021

APPENDIX 'A'

FILE:	**DAZ 211/2021**
RELATED FILES:	DAV 21-201667\D
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.541 – The Mint Neighbourhood
SUBJECT:	To rezone the subject property from 'RR5' (Rural Residential 5) to 'M1' (Manufacturing Light).
LOCATION:	510 Lagimodiere Boulevard



APPLICANT:	Samuel Paz (6089585 Canada Ltd.) 500 Camiel Sys St Winnipeg, MB R2J 4K2
OWNER:	HER MAJESTY THE QUEEN IN RIGHT OF CANADA 10025 Jasper Av NW 5th Flr (TELUS PLAZA NORTH) EDMONTON, AB T5J 1S6

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on the west side of Lagimodiere Boulevard next to the Royal Canadian Mint, in the Mint neighbourhood of the St Boniface ward.
- The subject property is approximately 4.2 acres in area. It is occupied by a research facility which was constructed in 1988.
- The property is zoned Rural Residential 5 "RR5" and is within the Areas of Stability – Recent Communities 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: The Royal Canadian Mint on land zoned 'RR5' (Rural Residential 5).

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

East: Lagimodiere Boulevard then residential uses zoned 'RMF-S' (Residential Multi-Family Small) and 'R1-M' (Residential Single-Family Medium).

West: Forested area located on the Royal Canadian Mint property; then residential uses in the Southdale neighbourhood zoned '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 rezone from 'RR5' (Rural Residential 5) to 'M1' (Manufacturing Light) in order to establish a privately-owned research institute and office space. Under the 'RR5' zoning district the research institute use and office use are not permitted. The existing research institute building was originally owned by the Government of Canada (Health Canada) and, therefore, under Crown Prerogative they were able to establish the research institute on the property under the 'RR5' zoning district. The Government of Canada is proposing to sell the property to a privately-owned pharmaceutical research company (the applicant) which means Crown Prerogative no longer applies and a rezoning is required in order to continue to operate a research institute on the property.
- The subject proposal will require renovations to the interior of the existing building as well as some improvements to the parking area and landscaping. No new construction is proposed.
- Vehicular access to Lagimodiere Boulevard is proposed by way of a cross access agreement with the Government of Canada.
- The proposed development requires variances related to the land-locked location of the property, the parking stall dimensions, insufficient interior parking lot landscaping, as well as a temporary use variance (see associated variance application and planner's report for DAV 21-201667\D).

COLLABORATION

With the Urban Planning and Design Division

- The Urban Planning and Design Division has been in communication with the applicant about the proposal via emails as well as a meeting in which the details of their proposal were discussed.

With the Public

- The applicant has not consulted with the public as the proposal will not result in any major changes to the site.

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.
- The subject property is classified as an "Area of Stability – Recent Community" in *Complete Communities'* Urban Structure map. With regard to this proposal, the key policies guiding the development of Areas of Stability include:
    - *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.*
    - *Support a mix of commercial services and employment uses that serve the local community.*

- *Promote a quality public realm with a high level of accessibility to community services and amenities and opportunities for gathering and social interaction.*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

ZONING

- Currently the lands are zoned Rural Residential 5 ('RR5'). The RR5 district is intended to provide areas for large-lot rural residential development, along with limited agricultural uses. The RR5 district requires: a minimum lot width of 300 feet, a minimum lot area of 5 acres, side yards of 25 feet, a front yard of 25 feet, and a rear yard of 25 feet. The maximum building height is 35 feet and the maximum lot coverage is 30%.
- 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 Rezoning

The applicant is proposing to rezone from RR5 to M1 for the purposes of establishing a privately-owned pharmaceutical research business in the existing research institute/office building.

COMPATIBILITY WITH OURWINNIPEG AND COMPLETE COMMUNITIES

- As noted above, the subject site is located within an "Area of Stability – Recent Community" policy area under the *Complete Communities Direction Strategy* where low to moderate change that is complimentary to the existing scale, character and built form of the area, and a mix of commercial services and employment uses, are all encouraged. The existing building has operated as a publicly-owned research institute since it was originally constructed in 1988. Accordingly, the proposal to rezone the subject property to "M1" in order to establish a privately-owned research institute and office space in the existing building is compatible with how the subject property currently functions as well as with the character of the surrounding area.
- The proposed "M1" zoning is an appropriate zoning designation as it allows for the research institute use and office use to be established as well as other uses that are compatible with the existing community context which is characterized by "M2" zoning to the south and the existing institutional use of the Royal Canadian Mint to the north. It is acknowledged, however, that the Royal Canadian Mint, designed by Etienne Gaboury, is an iconic building and site in Winnipeg and there are a number of uses permitted under the "M1" zoning district that would not be compatible with this existing context. In addition, the existing research institute building was designed to complement the Mint. Accordingly, the Urban Planning Division is recommending a Zoning Agreement be registered on title restricting certain types of industrial and commercial uses, preserving the existing generous setbacks as well as plan approval to ensure a level of design oversight on any future proposal.

RECOMMENDED ZONING AGREEMENT

Use Restrictions

The Urban Planning Division is recommending restricting a number of industrial uses and accessory uses that may negatively impact, or be incompatible with, the large, landscaped context of the subject property and the Royal Canadian Mint building. It is also recommended to restrict a number of commercial uses (i.e., Hotel/Motel use; Restaurant use; Retail use; etc.) that are more appropriate for a Mixed Use Corridor.

Setbacks

As the property is landlocked, all of the yard setbacks are classified as interior side yard setbacks. The M1 zoning district does not require an interior side yard setback. At present, the existing research institute building was designed with generous landscaped setbacks to all property boundaries in order to ensure a level of compatibility with the Mint building and the landscaped context of the area. If a new building is developed on the site in future, the Urban Planning Division is recommending the existing generous landscaped setbacks be preserved. More specifically, a setback of 75 feet is recommended to the south, east, and west property lines, and a setback of 100 feet is recommended to the north property line.

Plan Approval

The Urban Planning Division is recommending that final plans be submitted to the Director of Planning, Property and Development and Riel Community Committee for review prior to the issuance of a development permit on the lot. The inclusion of this clause will allow the Urban Planning Division and the Riel Community Committee to review final plans and design details before any future development takes place on the site. In particular, it will be expected that any future proposal complements the Royal Canadian Mint building and site.

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 reason:

- The proposal is consistent with the policies guiding development in the *Areas of Stability – Recent Communities policy area* in the *Complete Communities Direction Strategy* which supports low to moderate change as well as a mix of commercial services and employment uses that serve the local community.
- The proposal to rezone the subject property to “M1” in order to establish a privately-owned research institute and office space in the existing building is compatible with how the subject property currently functions as well as with the character of the surrounding area.

This Report Submitted by: Elise Finnigan
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DAZ 211/2021

Schedule “A” for File No. DAZ 211/2021, Riel Community Committee, dated November 4th, 2021.

By-Law No. _____

File No. **DAZ 211/2021**

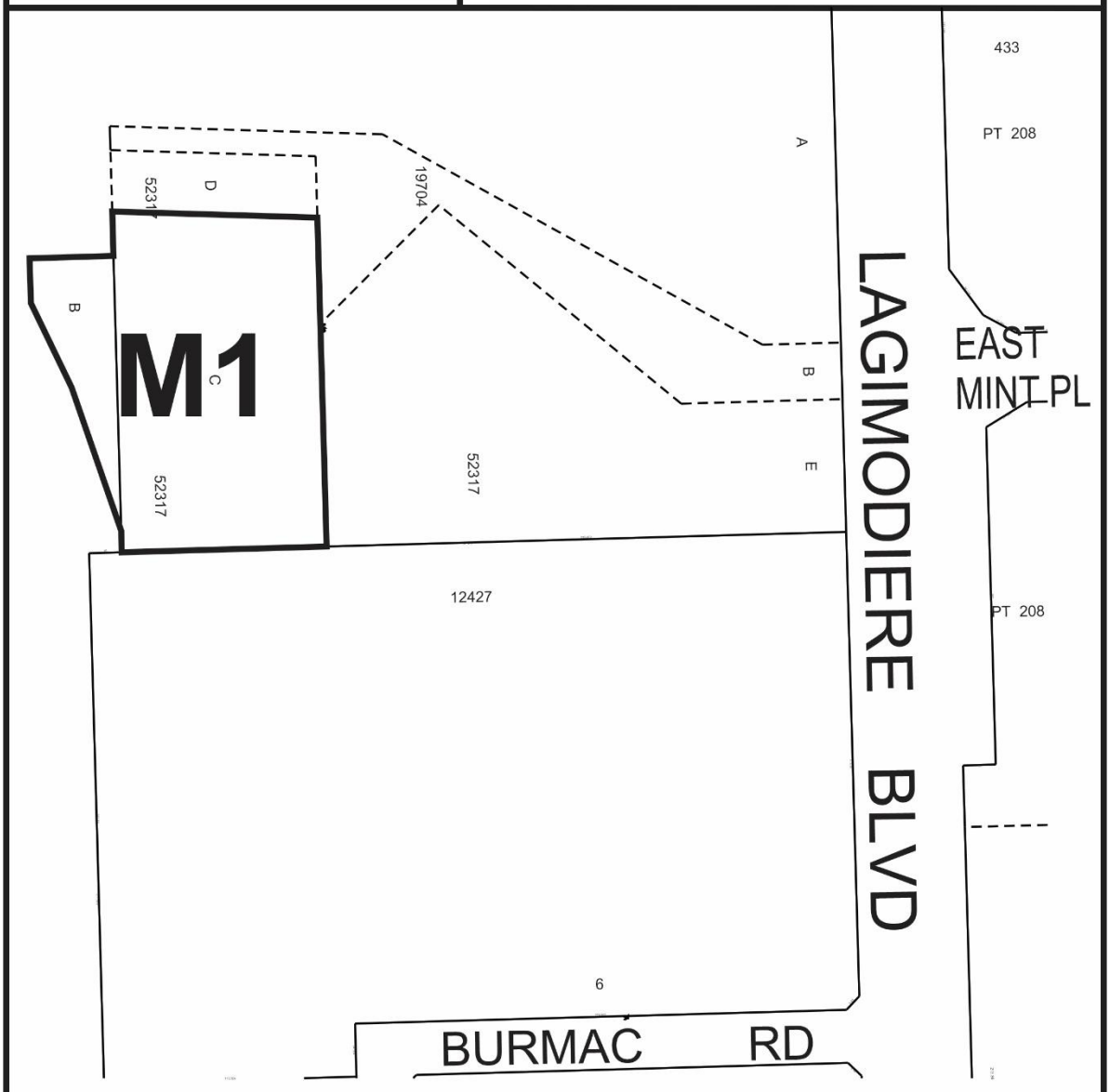
Atlas Sheet No. **AE31**

N

RIEL COMMUNITY

Explanation

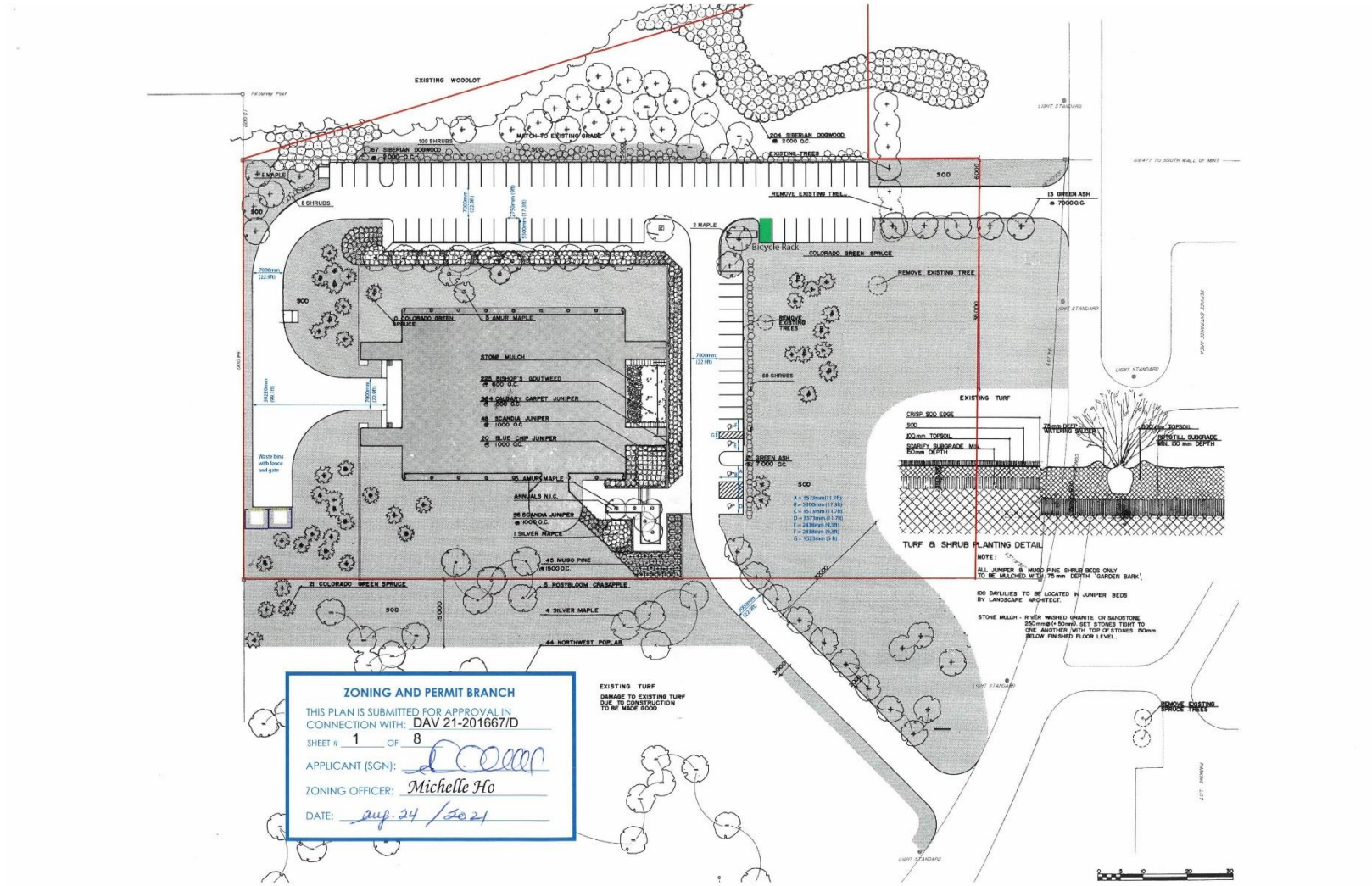
A proposed zoning change to By-law No. 200/2006 by rezoning the land located 510 Lagimodiere Boulevard from an “RR5 RURAL RESIDENTIAL 5 DISTRICT to an “M1” MANUFACTURING LIGHT DISTRICT to allow for the maintenance of a Research Institute and Office use.

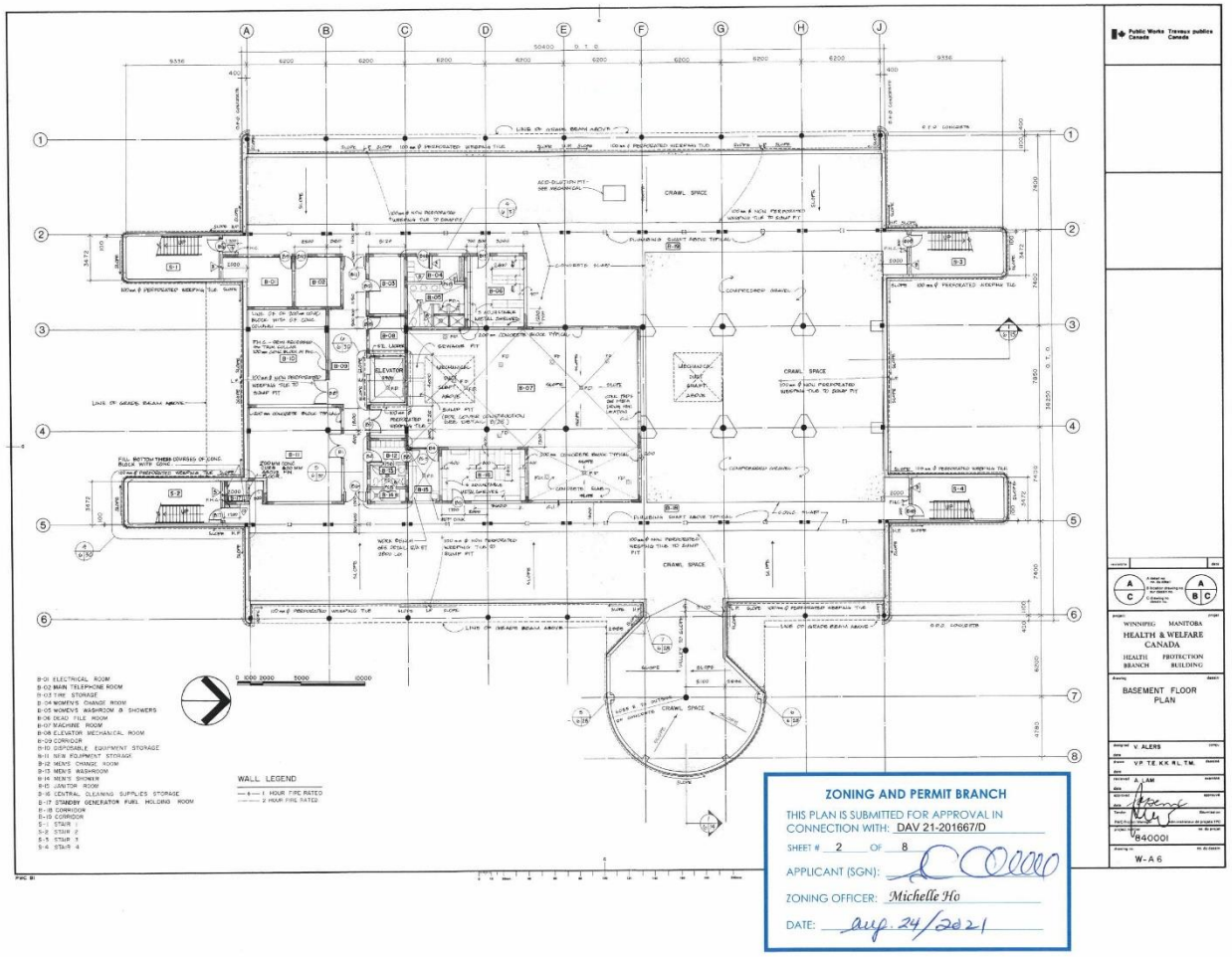


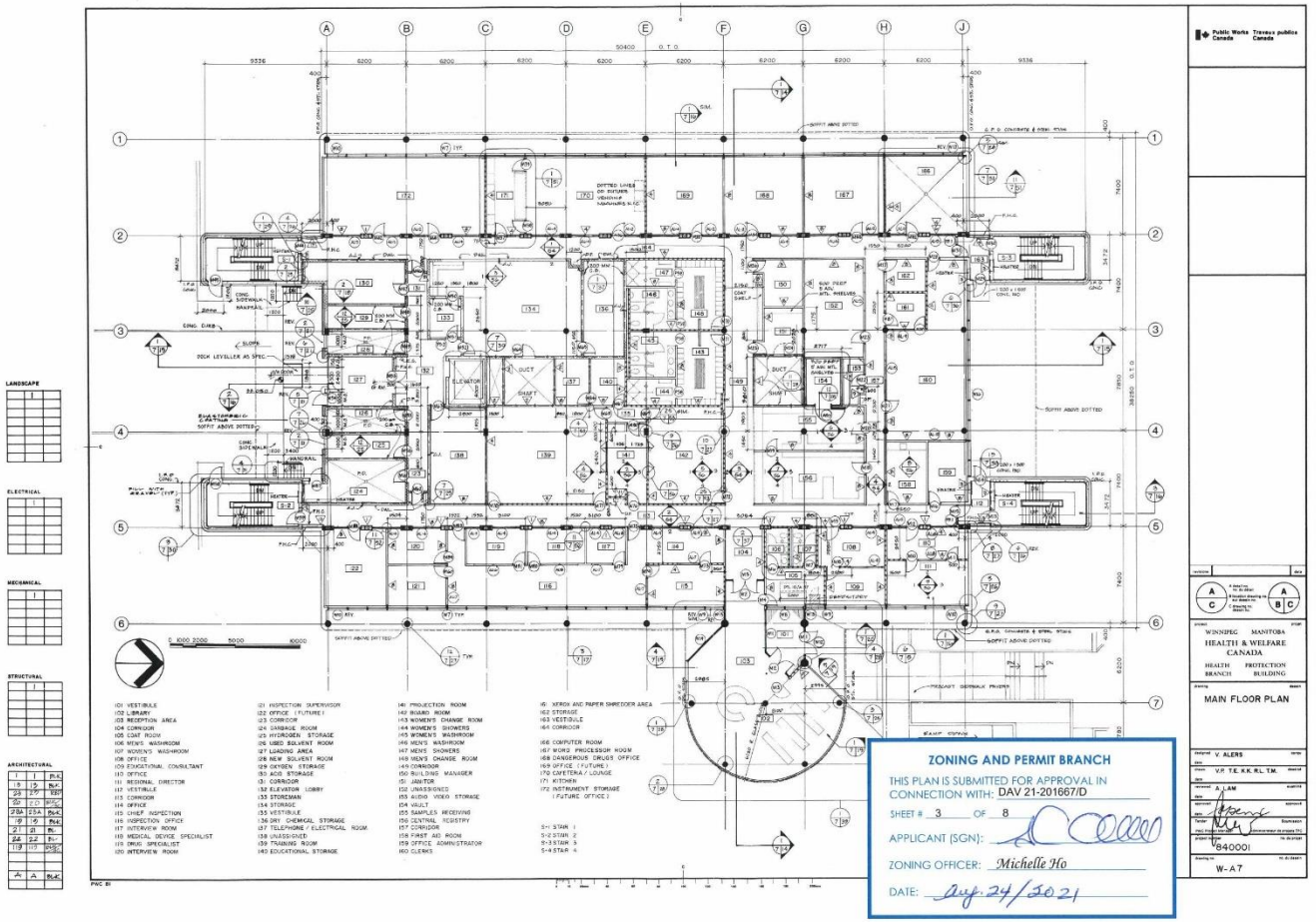
THIRD READING : _____ EFFECTIVE DATE : _____

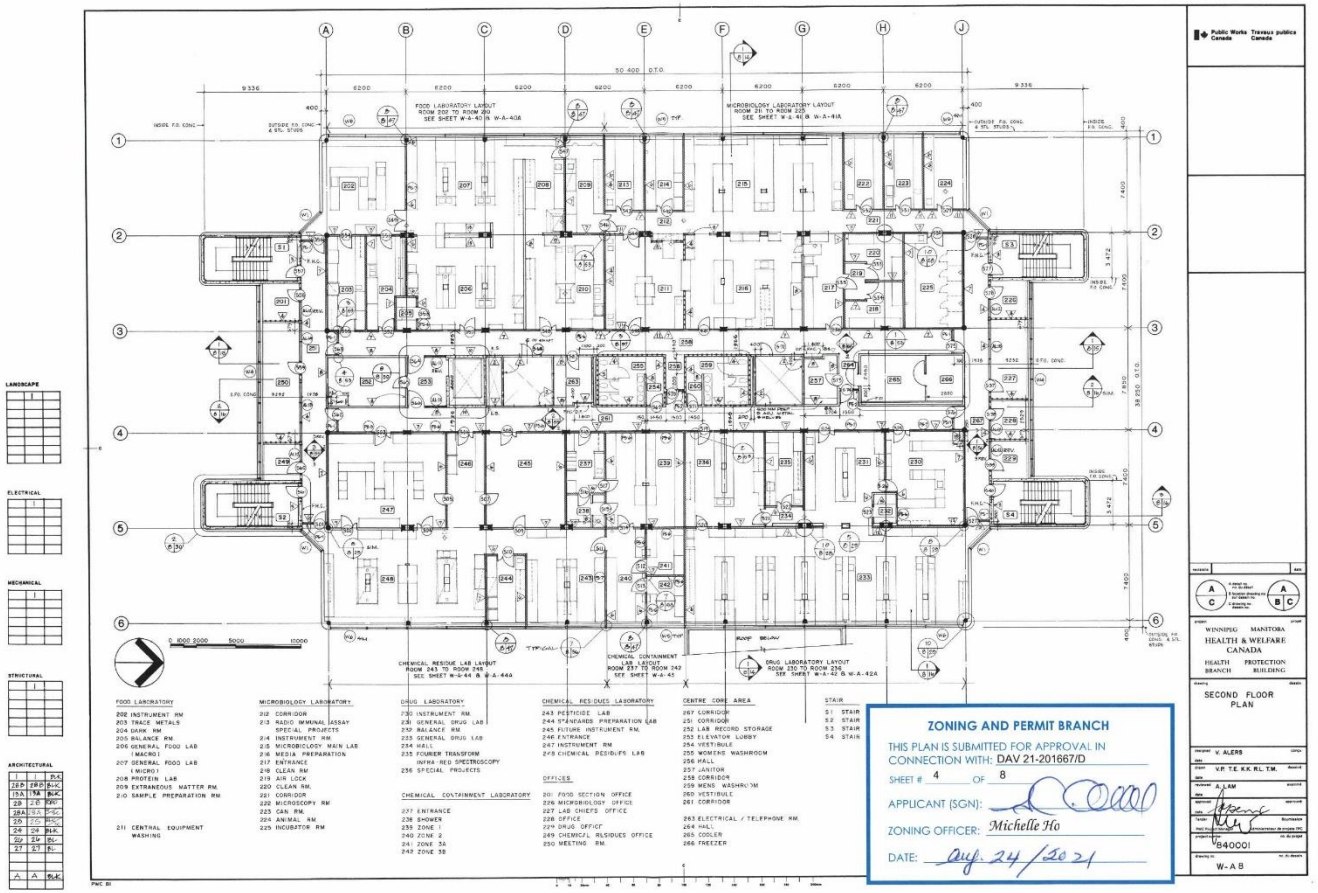
ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

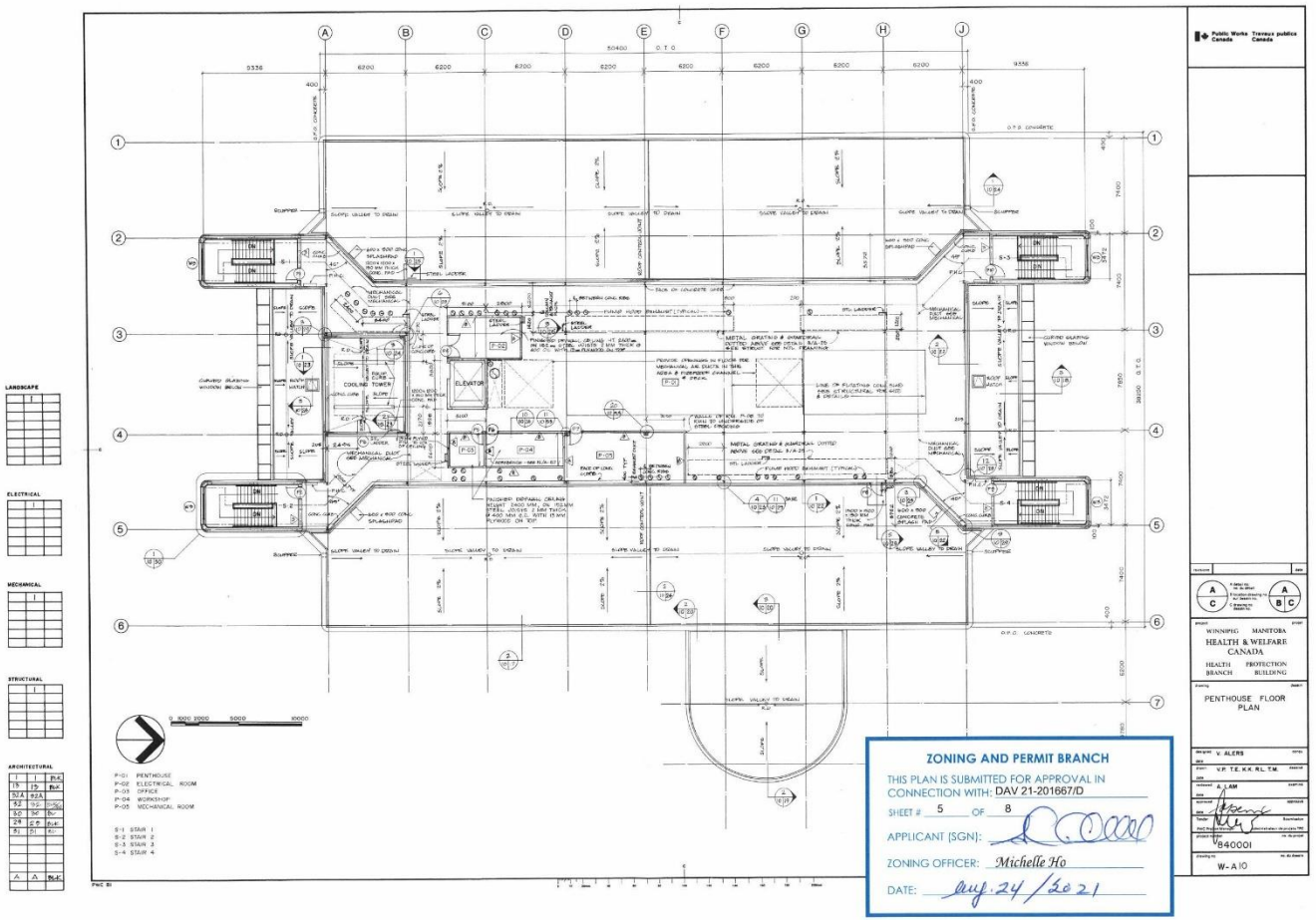
Exhibit “9” referred to in File DAZ 211/2021

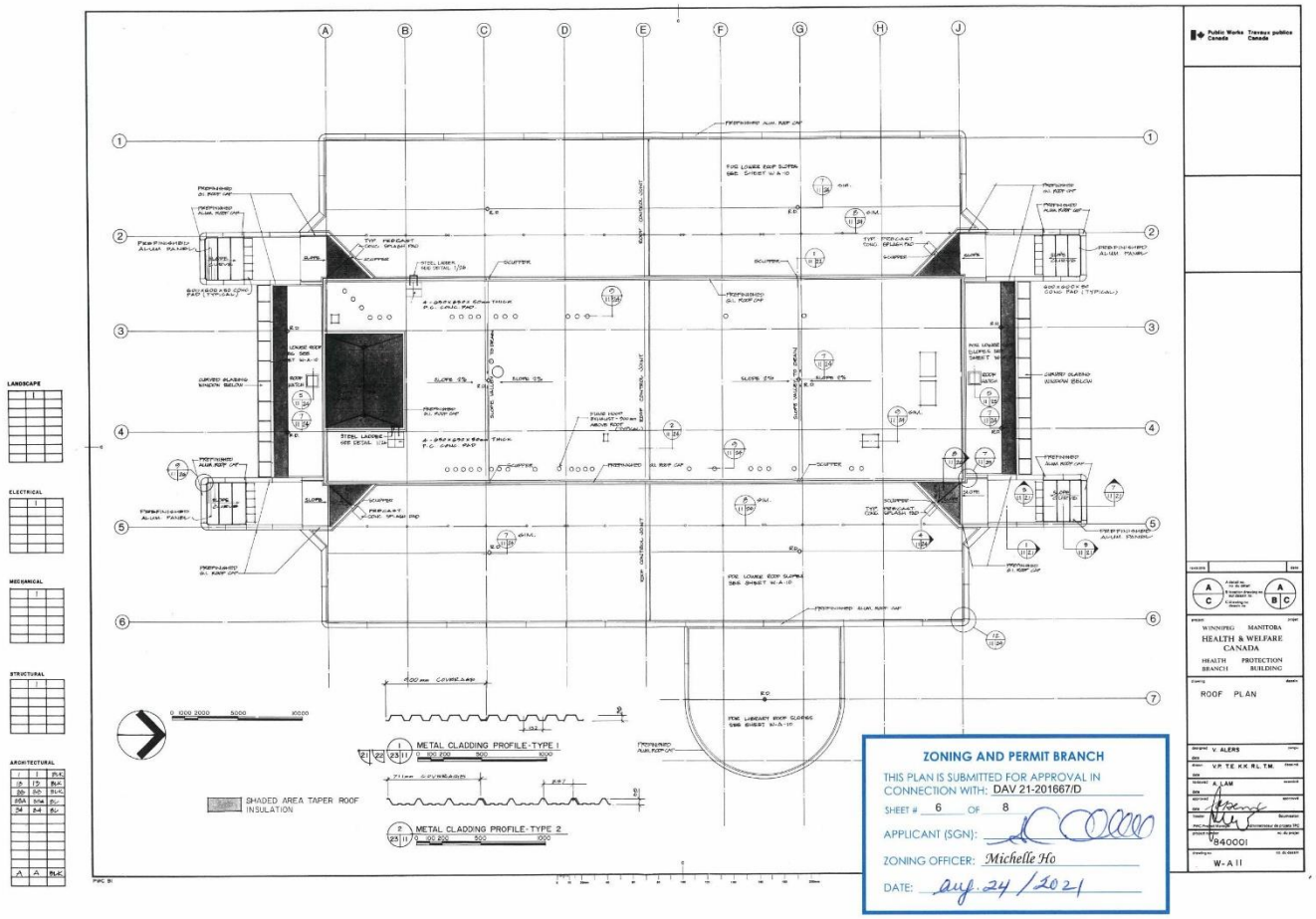


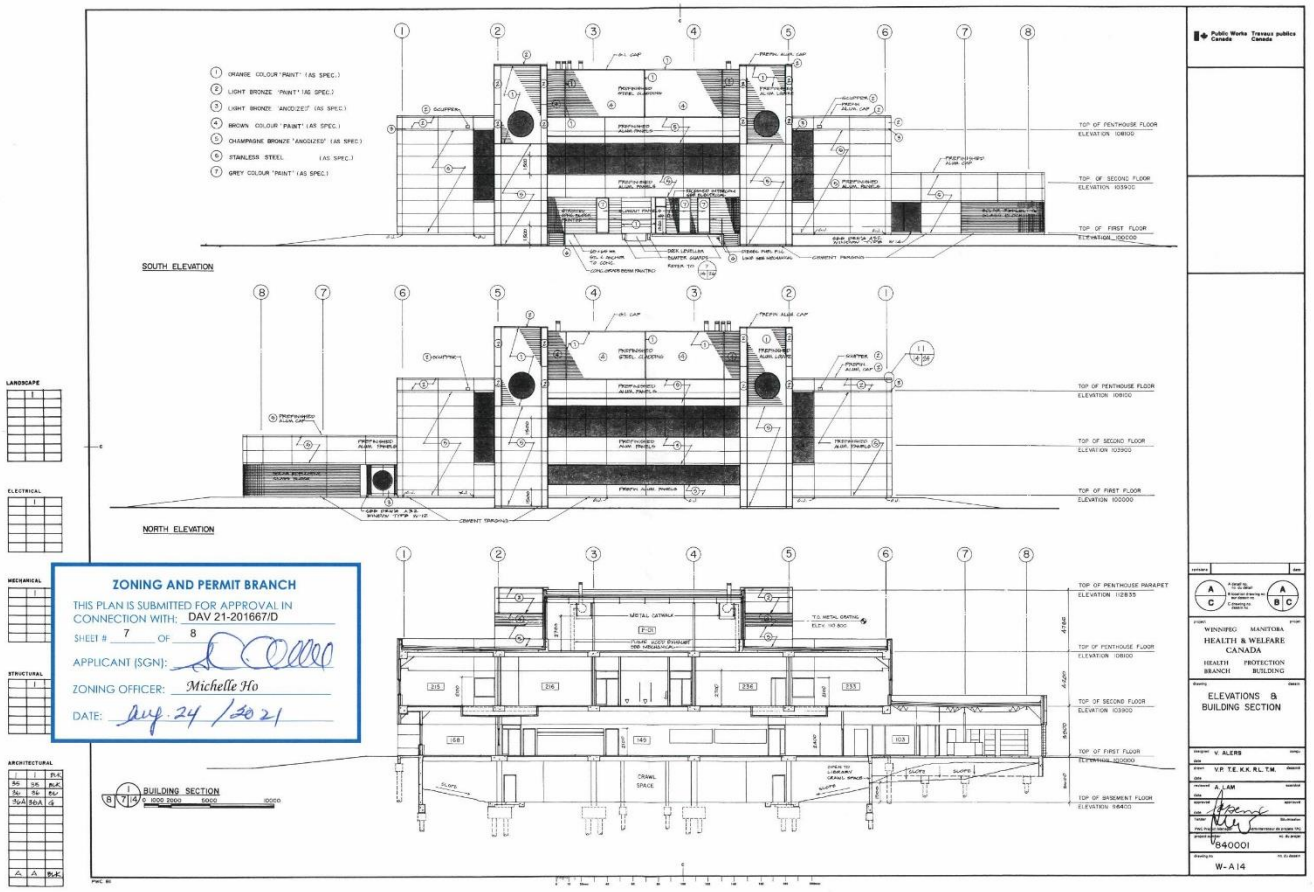

B-01 ELECTRICAL ROOM
B-02 MAIN TELEPHONE ROOM
B-03 TIRE STORAGE
B-04 WOMEN'S CHANGE ROOM
B-05 WOMEN'S WASHROOM & SHOWERS
B-06 DEAD FILE ROOM
B-07 MACHINE ROOM
B-08 ELEVATOR MECHANICAL ROOM
B-09 CORRIDOR
B-10 DISPOSABLE EQUIPMENT STORAGE
B-11 NEW EQUIPMENT STORAGE
B-12 MEN'S CHANGE ROOM
B-13 MEN'S WASHROOM
B-14 MEN'S SHOWER
B-15 JANITOR ROOM
B-16 CENTRAL CLEANING SUPPLIES STORAGE
B-17 STANDBY GENERATOR FUEL HOLDING ROOM
B-18 CORRIDOR
B-19 CORRIDOR
S-1 STAIR 1
S-2 STAIR 2
S-3 STAIR 3
S-4 STAIR 4
WALL LEGEND
1 HOUR FIRE RATED
2 HOUR FIRE RATED
CRAWL SPACE
ELEVATOR SHAFT
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 21-201667/D
SHEET # 2 OF 8
APPLICANT (SGN):
ZONING OFFICER: Michelle Ho
DATE: Aug. 24/2021
Public Works Canada / Travaux publics Canada
WINNIPEG MANITOBA
HEALTH & WELFARE CANADA
HEALTH PROTECTION BRANCH BUILDING
BASEMENT FLOOR PLAN
V. ALERS
A. LAM
840001
W-A 6
LANDSCAPE
ELECTRICAL
MECHANICAL
STRUCTURAL
ARCHITECTURAL

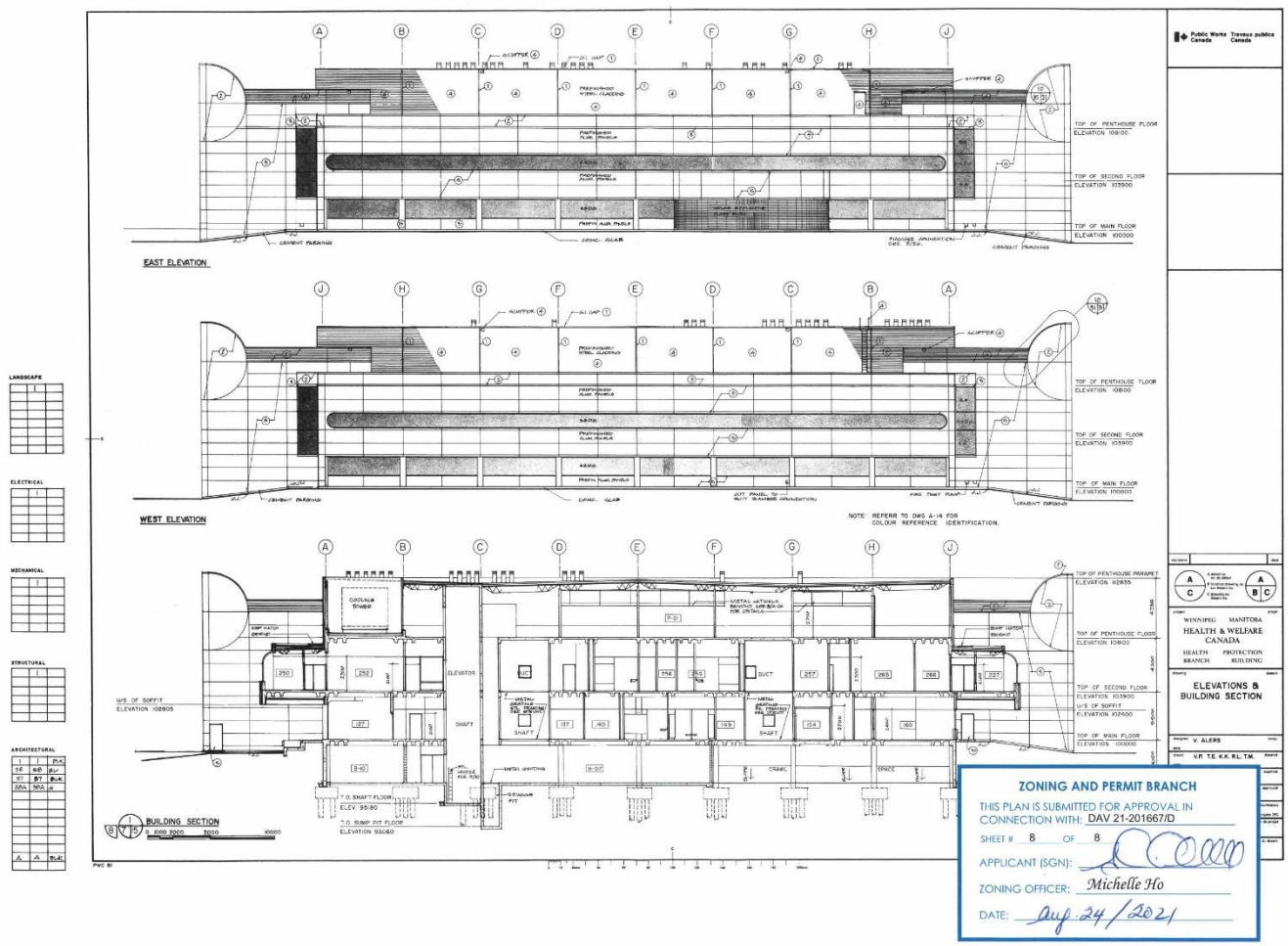

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 21-201667/D
SHEET # 3 OF 8
APPLICANT (SGN):
ZONING OFFICER: Michelle Ho
DATE: Aug. 24/2021
Public Works Canada Travaux publics Canada
WINNIPEG MANITOBA
HEALTH & WELFARE CANADA
HEALTH PROTECTION BRANCH BUILDING
MAIN FLOOR PLAN
V. ALENS
V.P. T.E. K.K. R.L. T.M.
A. LAM
840001
W-A7

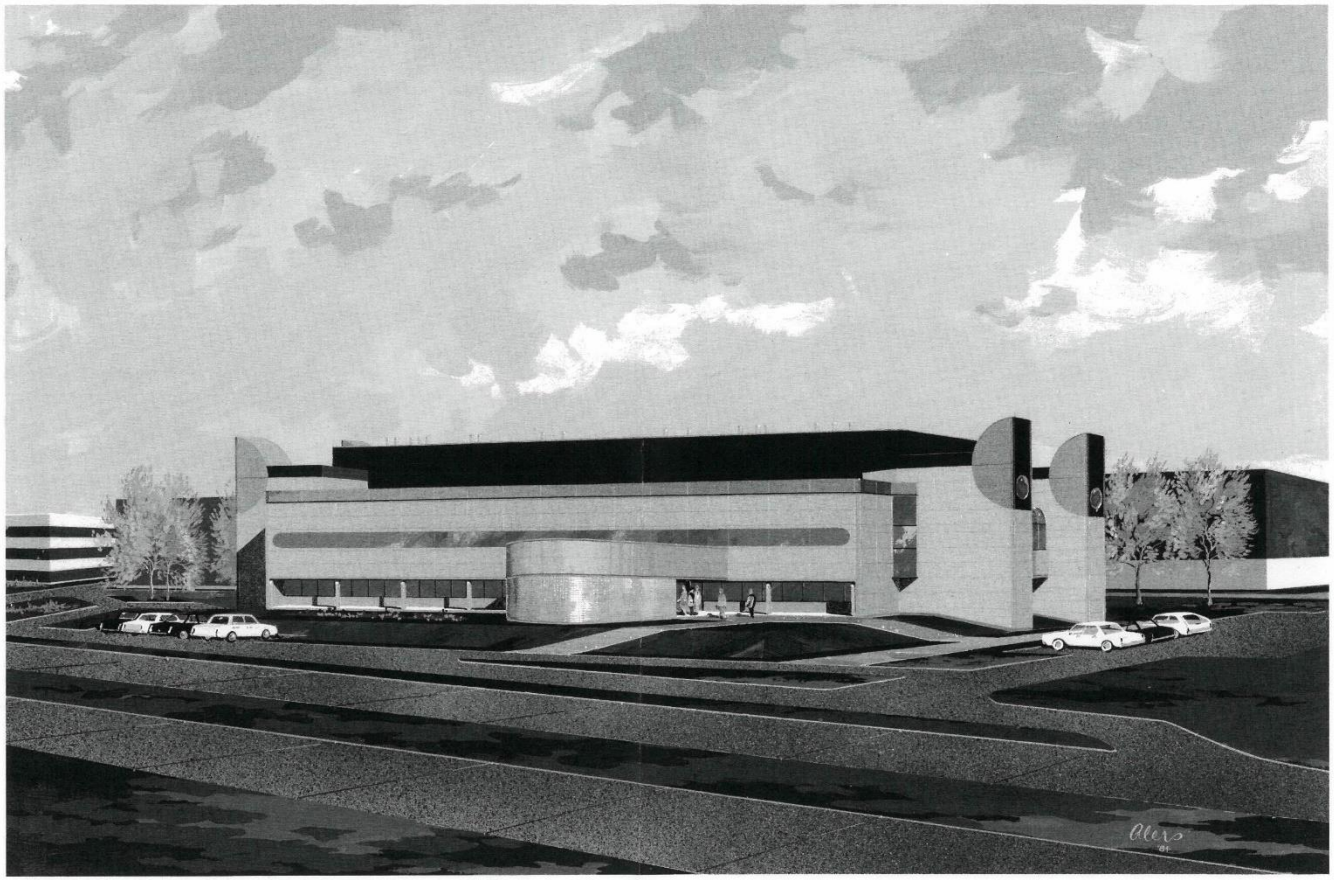

FOOD LABORATORY LAYOUT
ROOM 202 TO ROOM 210
SEE SHEET W-A-43 & W-A-43A
MICROBIOLOGY LABORATORY LAYOUT
ROOM 211 TO ROOM 225
SEE SHEET W-A-44 & W-A-44A
CHEMICAL RESIDUE LAB LAYOUT
ROOM 243 TO ROOM 249
SEE SHEET W-A-44 & W-A-44A
CHEMICAL CONTAINMENT LAB LAYOUT
ROOM 237 TO ROOM 242
SEE SHEET W-A-45
DRUG LABORATORY LAYOUT
ROOM 250 TO ROOM 256
SEE SHEET W-A-42 & W-A-42A
FOOD LABORATORY
202 INSTRUMENT RM
203 TRACE METALS
204 DARK RM
205 BALANCE RM
206 GENERAL FOOD LAB (MACRO)
207 GENERAL FOOD LAB (MICRO)
208 PROTEIN LAB
209 EXTRANEOUS MATTER RM.
210 SAMPLE PREPARATION RM
211 CENTRAL EQUIPMENT WASHING
MICROBIOLOGY LABORATORY
212 CORRIDOR
213 RADIO IMMUNAL ASSAY
SPECIAL PROJECTS
214 INSTRUMENT RM
215 MICROBIOLOGY MAIN LAB
216 MEDIA PREPARATION
217 ENTRANCE
218 CLEAN RM
219 AIR LOCK
220 CLEAN RM.
221 CORRIDOR
222 MICROSCOPY RM
223 CAN. RM.
224 ANIMAL RM.
225 INCUBATOR RM
DRUG LABORATORY
250 INSTRUMENT RM.
251 GENERAL DRUG LAB
252 BALANCE RM
253 GENERAL DRUG LAB
254 HALL
255 FOURIER TRANSFORM INFRA RED SPECTROSCOPY
256 SPECIAL PROJECTS
CHEMICAL CONTAINMENT LABORATORY
237 ENTRANCE
238 SHOWER
239 ZONE 1
240 ZONE 2
241 ZONE 3A
242 ZONE 3B
CHEMICAL RESIDUES LABORATORY
243 PESTICIDE LAB
244 STANDARDS PREPARATION LAB
245 FUTURE INSTRUMENT RM.
246 ENTRANCE
247 INSTRUMENT RM
248 CHEMICAL RESIDUES LAB
OFFICES
201 FOOD SECTION OFFICE
226 MICROBIOLOGY OFFICE
227 LAB CHIEFS OFFICE
228 OFFICE
229 DRUG OFFICE
249 CHEMICAL RESIDUES OFFICE
250 MEETING RM.
CENTRE CORE AREA
257 CORRIDOR
258 CORRIDOR
259 MENS WASHROOM
260 VESTIBULE
261 CORRIDOR
263 ELECTRICAL / TELEPHONE RM.
264 HALL
265 COOLER
266 FREEZER
STAIR
S1 STAIR
S2 STAIR
S3 STAIR
S4 STAIR
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 21-201667/D
SHEET # 4 OF 8
APPLICANT (SGN):
ZONING OFFICER: Michelle Ho
DATE: Aug. 24/2021
Public Works Travaux publics Canada
WINNIPEG MANITOBA
HEALTH & WELFARE CANADA
HEALTH PROTECTION BRANCH BUILDING
SECOND FLOOR PLAN
W-A-8


ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 21-201667/D
SHEET # 5 OF 8
APPLICANT (SGN):
ZONING OFFICER: Michelle Ho
DATE: aug. 24 / 2021
Public Works Travaux publics Canada
WINNIPEG MANITOBA
HEALTH & WELFARE CANADA
HEALTH PROTECTION BRANCH BUILDING
PENTHOUSE FLOOR PLAN
W-A10


METAL CLADDING PROFILE-TYPE 1
METAL CLADDING PROFILE-TYPE 2
SHADED AREA TAPER ROOF INSULATION
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 21-201667/D
SHEET # 6 OF 8
APPLICANT (SGN):
ZONING OFFICER: Michelle Ho
DATE: Aug. 24 / 2021
WINNIPEG MANITOBA
HEALTH & WELFARE CANADA
HEALTH PROTECTION BRANCH BUILDING
ROOF PLAN
V. ALERS
V.R.T.E.K.K.R.L.T.M.
A. LAM
840001
W-A11


1 ORANGE COLOUR "PAINT" (AS SPEC.)
2 LIGHT BRONZE "PAINT" (AS SPEC.)
3 LIGHT BRONZE "ANODIZED" (AS SPEC.)
4 BROWN COLOUR "PAINT" (AS SPEC.)
5 CHAMPAGNE BRONZE "ANODIZED" (AS SPEC.)
6 STAINLESS STEEL (AS SPEC.)
7 GREY COLOUR "PAINT" (AS SPEC.)
SOUTH ELEVATION
NORTH ELEVATION
BUILDING SECTION
TOP OF PENTHOUSE FLOOR ELEVATION 108100
TOP OF SECOND FLOOR ELEVATION 103900
TOP OF FIRST FLOOR ELEVATION 100000
TOP OF PENTHOUSE PARAPET ELEVATION 112835
TOP OF BASEMENT FLOOR ELEVATION 96400
LANDSCAPE
ELECTRICAL
MECHANICAL
STRUCTURAL
ARCHITECTURAL
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 21-201667/D
SHEET # 7 OF 8
APPLICANT (SGN):
ZONING OFFICER: Michelle Ho
DATE: Aug. 24 / 2021
Public Works Canada Travaux publics Canada
WINNIPEG MANITOBA
HEALTH & WELFARE CANADA
HEALTH PROTECTION BRANCH BUILDING
ELEVATIONS & BUILDING SECTION
W. ALERS
V.P. T.E. K.K. R.L. T.M.
A. LAM
840001
W-A14


EAST ELEVATION
WEST ELEVATION
BUILDING SECTION
NOTE: REFERR TO DWG A-14 FOR COLOUR REFERENCE IDENTIFICATION.
TOP OF PENTHOUSE FLOOR ELEVATION 108100
TOP OF SECOND FLOOR ELEVATION 103900
TOP OF MAIN FLOOR ELEVATION 100000
TOP OF PENTHOUSE PARAPET ELEVATION 112835
U/S OF SOFFIT ELEVATION 102805
T.O. SHAFT FLOOR ELEV. 95180
T.O. SUMP PIT FLOOR ELEVATION 93060
ELEVATOR
SHAFT
DUCT
CRAWL
SPACE
LANDSCAPE
ELECTRICAL
MECHANICAL
STRUCTURAL
ARCHITECTURAL
Public Works Canada
Travaux publics Canada
WINNIPEG MANITOBA
HEALTH & WELFARE CANADA
HEALTH BRANCH
PROTECTION BUILDING
ELEVATIONS & BUILDING SECTION
V. ALERS
V.P. T.E. K.K. R.L. T.M.
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 21-201667/D
SHEET # 8 OF 8
APPLICANT (SGN):
ZONING OFFICER: Michelle Ho
DATE: Aug. 24 / 2021



HWC - HEALTH PROTECTION BRANCH BUILDING