Agenda – Council – April 25, 2024

Report – Standing Policy Committee on Property and Development – April 11, 2024

Item No. 15 Subdivision and Rezoning – 366 Marion Street
(St. Boniface Ward)
File DASZ 7/2024 [c/r DAV 108685/2024D]

STANDING COMMITTEE RECOMMENDATION:

On April 16, 2024, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the subdivision proposed under Development Application No. DASZ 7/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated March 20th, 2024 and attached as Schedule "C" to this report, with such minor changes as may be required, for registration in the Winnipeg Land Titles Office, subject to the following condition:

    A. That the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated March 13th, 2024 and attached as Schedule "B" to this report, with the following amendments:

        i. In Section II – Plan Considerations, add the following new Condition:

            "2) Alternatively to the above clause, the Developer shall remove the wooden poles on the east side of Des Meurons Street abutting the Planned Area, and all related works including but not limited to payment of all costs associated with relocation of the street light located on the southeast corner of Des Meurons Street and Marion Street, all as determined by and to the satisfaction of the Director of Public Works."

        ii. In Section IV – Servicing Conditions, amend Condition 2 as follows:

            a. Number the first paragraph as a)

Report – Standing Policy Committee on Property and Development – April 11, 2024

STANDING COMMITTEE RECOMMENDATION (continued):

b. Add the following new Condition:

"b) Should the Developer choose to not to legally open property as stated under Section II – Plan Considerations, the Developer shall remove the wooden poles on the east side of Des Meurons Street abutting the Planned Area, and all related works including but not limited to payment of all costs associated with relocation of the street light located in the southeast corner Des Meurons Street and Marion Street, all as determined by and to the satisfaction of the Director of Public Works."

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU" Residential Mixed-Use District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated March 20th, 2024 and attached as Schedule "C" to this report, subject to the following conditions:

A. That the Developer 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 for approval by the Director of Planning, Property and Development ("Director") 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 – Standing Policy Committee on Property and Development – April 11, 2024

STANDING COMMITTEE RECOMMENDATION (continued):

ii. That excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed 75 feet or 22.86 metres.

iii. That private vehicular approaches shall not be permitted off of Marion Street, Des Meurons Street and Horace Street.

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

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

B. A Zoning Agreement in accordance with Recommendation 2

and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

4. That Caveat No. 1689575/1 be discharged.

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

6. That in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 7/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

7. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with this report (the "By-law") and bring same directly to Council by way of communication for first reading.

Report – Standing Policy Committee on Property and Development – April 11, 2024

STANDING COMMITTEE RECOMMENDATION (continued):

8. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with Recommendation 1 and has paid the Dedication and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

9. That Development Application No. DASZ 7/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid all associated ancillary fees (the "Fees") within 2 years following the date on which Council gives first reading to the By-law, unless the Developer applies for an extension of time before the expiration of that 2-year period and Council approves the extension.

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

11. 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.

12. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 9 and 10, unless the Developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

13. That Development Application No. DASZ 7/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the Developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

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

15. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DASZ 7/2024.

Report – Standing Policy Committee on Property and Development – April 11, 2024

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 16, 2024, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On April 11, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 5, 2024, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

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

  ", with the following amendments:

  i. In Section II – Plan Considerations, add the following new Condition:

  "2) Alternatively to the above clause, the Developer shall remove the wooden poles on the east side of Des Meurons Street abutting the Planned Area, and all related works including but not limited to payment of all costs associated with relocation of the street light located on the southeast corner of Des Meurons Street and Marion Street, all as determined by and to the satisfaction of the Director of Public Works."

  ii. In Section IV – Servicing Conditions, amend Condition 2 as follows:

  a. Number the first paragraph as a)

  b. Add the following new Condition:

Report – Standing Policy Committee on Property and Development – April 11, 2024

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

> "b) Should the Developer choose to not to legally open property as stated under Section II – Plan Considerations, the Developer shall remove the wooden poles on the east side of Des Meurons Street abutting the Planned Area, and all related works including but not limited to payment of all costs associated with relocation of the street light located in the southeast corner Des Meurons Street and Marion Street, all as determined by and to the satisfaction of the Director of Public Works."

- In Recommendation 2.A.1, delete the words "and the Riel Community Committee".

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

PUBLIC HEARING SUMMARY

File: DASZ 7/2024

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

Public Hearing: April 5, 2024
Council Building, 510 Main Street

Applicant: Freedhome Developments Ltd. (Joshua Smith)

Subject:



APPLICANT : Freedhome Developments Ltd. (Joshua Smith)
FILE : DASZ 7/2024
PROPOSAL : An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from a "C2" COMMERCIAL COMMUNITY DISTRICT and an "R2" RESIDENTIAL TWO-FAMILY 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 E. Finnigan Planner at 204-986-8602.**
DEMANDEUR : Freedhome Developments Ltd. (Joshua Smith)
N° DE DOSSIER : DALZ 7/2024
PROJET : Demande d'approbation par le conseil municipal du plan de lotissement indiqué ci-dessus et proposition de modification du Zoning By-law No. 200/2006 (règlement municipal sur le zonage) visant à modifier le zonage des sols délinéés ci-dessus de sorte qu'ils passent de la catégorie C2 (secteur commercial communautaire) et de la catégorie R2 (secteur résidentiel bifamilial) à la catégorie RMU (secteur résidentiel polyvalent) en vue de faciliter le remembrement des terres et de permettre la construction d'un bâtiment polyvalent (résidentiel/commercial). **Pour obtenir des renseignements, appelez E. Finnigan, urbaniste, au 204-986-8602.**

Premises Affected: 366 Marion Street and 284 and 288 Des Meurons Street

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

Prepared by: R. Ford, Committee Clerk
Riel Community Committee

Report date: April 8, 2024

On April 5, 2024, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 7/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated March 20th, 2024 and attached as Schedule "C" to this report, with such minor changes as may be required, for registration in the Winnipeg Land Titles Office, subject to the following condition:

    A. That the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated March 13th, 2024 and attached as Schedule "B" to this report***, with the following amendments:***

        i. In Section II – Plan Considerations, add the following new Condition:

            "2) Alternatively to the above clause, the Developer shall remove the wooden poles on the east side of Des Meurons Street abutting the Planned Area, and all related works including but not limited to payment of all costs associated with relocation of the street light located on the southeast corner of Des Meurons Street and Marion Street, all as determined by and to the satisfaction of the Director of Public Works."

        ii. In Section IV – Servicing Conditions, amend Condition 2 as follows:

            a. Number the first paragraph as a)

b. Add the following new Condition:

"b) Should the Developer choose to not to legally open property as stated under Section II – Plan Considerations, the Developer shall remove the wooden poles on the east side of Des Meurons Street abutting the Planned Area, and all related works including but not limited to payment of all costs associated with relocation of the street light located in the southeast corner Des Meurons Street and Marion Street, all as determined by and to the satisfaction of the Director of Public Works."

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU" Residential Mixed-Use District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated March 20th, 2024 and attached as Schedule "C" to this report, subject to the following conditions:

A. That the Developer 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; and
g. Free-standing signage

On the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") ~~***and the Riel Community Committee***~~ 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 excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed 75 feet or 22.86 metres.

iii. That private vehicular approaches shall not be permitted off of Marion Street, Des Meurons Street and Horace Street.

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

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

   B. A Zoning Agreement in accordance with Recommendation 2

   and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

4. That Caveat No. 1689575/1 be discharged.

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

6. That in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 7/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

7. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with this report (the "By-law") and bring same directly to Council by way of communication for first reading.

8. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with Recommendation 1 and has paid the Dedication and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

9. That Development Application No. DASZ 7/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid all associated ancillary fees (the "Fees") within 2 years following the date on which Council gives first reading to the By-law, unless the Developer applies for an extension of time before the expiration of that 2-year period and Council approves the extension.

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

11. 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.

12. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 9 and 10, unless the Developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

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

15. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DASZ 7/2024.

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

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

1. I think this is an excellent project. This is the most urban part of St. Boniface. It's becoming more urban.

2. There's a car share. There's a lot of positive here. Its right by a major bus route.

3. Deeply affordable units are very much required right now.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 69

In accordance with section 236.1(1), the threshold for sufficient objection has been met.

Exhibits Filed:

1. Application dated January 29, 2024
2. Notification of Public Hearing dated February 27, 2024
3. Manitoba Status of Titles 3217102/1, 3217107/1, 3253081/1, 3253082/1, and 3253083/1
4. Letter of authorization dated December 20, 2023 from Freedhome Developments Ltd. to Jonathon Freed and 10045381 Manitoba Ltd.
5. Surveyor's Building Location Certificate and sketch dated December 20, 2023
6. Sketch Showing Proposed Subdivision dated December 19, 2022
7. Sketch Showing Title Plot dated December 19, 2023
8. Caveat 1689575
9. Drawings of subject property
10. Plans (9 pages)
11. Report from the Urban Planning Division dated March 20, 2024
12. Inspection Report
13. Presentation in support of the application by Brent Bellamy at the public hearing.
14. Communication dated April 2, 2024, from Sandra Dupuis in opposition to the application
15. Petition in opposition to the application purporting to contain 74 signatures, submitted by Sandra Dupuis
16. Recording of representations

REPRESENTATIONS:

In Support:

Jonathon Freed
Brent Bellamy

REPRESENTATIONS (continued):

In Opposition:

Alexandra Abrams
Peter Andromidas
Phil Andromidas
Aloisia Auger
Shian Bear
Greg Bilyk
Pharus Bobbie
Chermaine Carreon
Yuliia Chuksikova
Jeff Coote
Lorna Cormier
Paul Cormier
Ron Cwik
Teresa Cwik
Tracy Cwik
Bernice Daudet
Joanne Debenham
Chris Delewe
Ha Doan
Michelle Doan
Tom Driscoll
Michael Ducharme
Tessa Ducharme
Corbin Dunn
Jules Dupuis
Sandra Dupuis
Paula Edwards
Lucy Fredrickson
A. Gamal
Mauricio Garcia
Barbara Gmitrowski
Laurie Gordon
Sharon Gordon
Josee Gongora
Shea Johnson
Arshpreet Kaur
Jean Krupinski
Patric Lebecque
Robin Leonzio
Don Lindberg
Aaron Malo
Lily Melanson
Alice Mensforth
Darrell Morden
Christian Pelland
Marianne Pelland
Jesse Pelletier
Amy Phan
Jean-Marc Prairie
Cori Proulx
Dawna Proulx
Dot Proulx
Leo Proulx
Vincent Proulx
Rodin Ramirez
Jamal Richard
Candace Richens
Jagdeep Sekhri
Rajni Sekhri
Vishesh Sekhri
Delayn Smigelski
Carey Smith
Ken Smith
Sharon St. Germaine
Phyllis Stewart
Agnes Tai
Jennifer Turnbull
Deb Wall
Willy Wall

For Information:

Nil

For the City:

E. Finnigan, Planner, Planning, Property and Development Department
D. Iskierski, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit "11" referred to in File DASZ 7/2024

ADMINISTRATIVE REPORT

Title: DASZ 7/2024 – 366 Marion Street

Issue: An application for consideration at the public hearing to consolidate and rezone the subject properties from "C2" Commercial Community and "R2" Residential Two-Family to "RMU" Residential Mixed Use to allow for the construction of a mixed-use residential and commercial building.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 7/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated March 20th, 2024 and attached as Schedule "C" to this report, with such minor changes as may be required, for registration in the Winnipeg Land Titles Office, subject to the following conditions:

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated March 13th, 2024 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU" Residential Mixed Use District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated March 20th, 2024 and attached as Schedule "C" to this report, subject to the following conditions:

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

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c. Private approaches

d. Garbage enclosures

e. Fencing

f. Landscaping; and

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On the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the Riel Community Committee 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, excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed 75 feet or 22.86 metres.

iii. That, private vehicular approaches shall not be permitted off of Marion Street, Des Meurons Street and Horace Street.

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

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

B. a Zoning Agreement in accordance with recommendation 2,

and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

4. That Caveat No. 1689575/1 be discharged.

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

6. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 7/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

7. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with this report (the "By-law") and bring same directly to Council by way of communication for first reading.

8. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication and all other associated ancillary fees (the “Fees”), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

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13. That Development Application No. DASZ 7/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

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

15. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DASZ 7/2024.

REASON FOR THE REPORT

- The applicant is proposing to consolidate the properties and rezone from “C2” Commercial Community and “R2” Residential Two-Family to “RMU” Residential Mixed Use to allow for the construction of a mixed-use residential and commercial building.
- 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 Urban Planning Division are concurred in, the subject property will be consolidated and rezoned from “C2” and “R2” to “RMU”.

HISTORY

N/A

CONSULTATION

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design Division
Prepared by	Elise Finnigan, RPP, MCIP
Date:	March 20th, 2024
File No.	DASZ 7/2024

List of Schedules and Appendices

Schedule A	Planning Discussion
Schedule B	Report of the Administrative Working Group – March 13th, 2024.
Schedule C	Recommended File No. DASZ 7/2024 Riel Community Committee, dated March 20th, 2024.
Appendix A	Sun/Shadow Study
Appendix B	Proposed By-law

SCHEDULE 'A'

FILE:	**DASZ 7/2024**
RELATED FILES:	DAV 24-108685\D
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.513 - Norwood East
SUBJECT:	To consolidate and rezone the subject properties from "C2" Commercial Community and "R2" Residential Two-Family to "RMU" Residential Mixed Use.
LOCATION:	366 Marion Street



APPLICANT:	Joshua Smith (Freedhome Developments Ltd.) 230 Main St Unit 207 Winnipeg, MB R3C 1A8
OWNER:	10045381 MANITOBA LTD. 230 Main St 207 Winnipeg, MB R3C 1A8

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject properties are located on the east side of Des Meurons Street between Marion Street and Horace Street in the Norwood East neighbourhood of the St Boniface ward.

- The subject site is **approximately 31,791** square feet in area and comprised of three (3) lots (i.e., 366 Marion, 288 Des Meurons, and 284 Des Meurons). 366 Marion Street is currently vacant land, and 288 Des Meurons Street as well as 284 Des Meurons Street are each occupied by a one-storey single-family house, constructed in 1946.
- 288 Des Meurons Street as well as 284 Des Meurons Street are zoned Residential Two-Family ("R2"), and 366 Marion Street is zoned Commercial Community ("C2"). The subject site is located along a "Priority Urban Mixed Use Corridor" under the *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*).



Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2021)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Marion Street then commercial businesses zoned "C2" Commercial Community

South: Horace Street then a multi-family residential building zoned "RMF-L" Residential Multi-Family Large.

East: Across the public lane there is a commercial business and a multi-family residential building located on a single lot zoned "CMU" Commercial Mixed Use.

West: Des Meurons Street then a commercial business zoned "C1" Commercial Neighbourhood and single-family homes zoned "R2" Residential Two-Family.

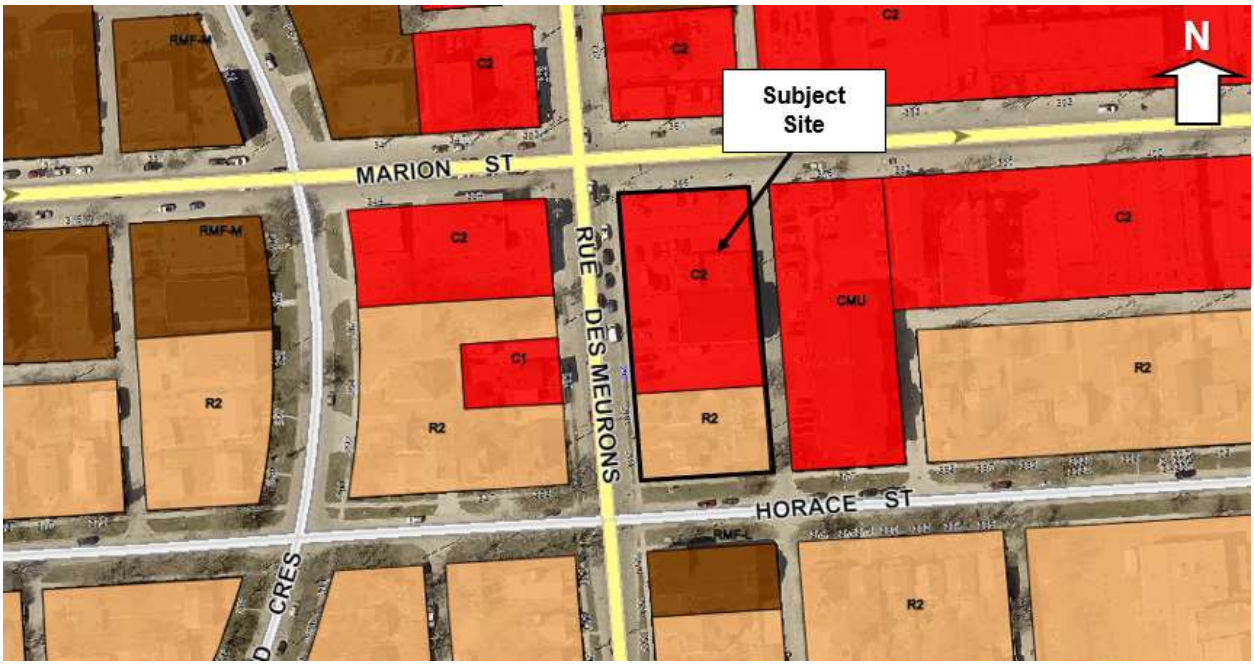


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate three lots and rezone from “C2” (Commercial Community) and “R2” (Residential Two-Family) to “RMU” (Residential Mixed Use) for the purposes of constructing a 6-storey (approximately 70 feet) mixed use building. The building will encompass 127 residential units and a commercial unit on the ground floor.
- As part of the 127 residential units, 75 of the units will be rented at market rates and 52 of the units will have deeply affordable rents at, or below, 70% Median Market Rents (MMR) for a period of 20 years. The applicant indicates that monitoring of the affordable rents and term will be provided by the Canada Mortgage and Housing Corporation’s (CMHC) Affordable Housing Fund program.
- The building will be clad primarily in light grey and charcoal coloured fibre cement panels. Red brick veneer will be included on the façade facing Marion Street and extend to a small portion of the façade facing Des Meurons Street. The Marion Street façade will include large transparent storefront glazing along the ground floor.
- A total of sixty-six (66) parking stalls will be provided at-grade, under the building behind the ground floor residential and commercial units as well as a row of stalls located directly off the public lane. Despite showing 66 parking stalls on the site plan, the applicant is requesting a variance to permit 65 parking stalls as one of the stalls may be impacted by a Hydro pole but this is yet to be confirmed.
- As part of the 66 parking stalls, there will be 4 accessible parking stalls, 2 van accessible parking stalls, 17 small car stalls, and 1 stall designated for a car share vehicle.
- A total of thirty-seven (37) bicycle parking stalls will be provided. Five bicycle parking stalls will be located near the entrance to the apartment building on Des Meurons Street and 32 bicycle parking stalls will be located in a storage room located near the main entrance.

- Landscaping is proposed along the Des Meurons Street including 4 trees and 80 shrubs. The Marion Street frontage includes 16 shrubs and the Horace Street frontage includes 12 shrubs. No trees are proposed along these frontages.
- Four semi-recessed waste bins (i.e., 'Moloks Bins') will be located next to the approach to the parking area under the building off the public lane.
- The proposed development requires variances for yard setbacks, density, parking, visitor parking, as well as insufficient landscaping (see associated variance application DAV 24-108685\D).

ANALYSIS AND ISSUES

COLLABORATION

With the Public Service

- The Urban Planning and Design Division has been in communication with the applicant about the proposed development since an initial pre-application submission in April 2022 as well as via subsequent emails and meetings in which the details of the proposed development were discussed including additional refinements to the design.
- Through these discussions, the Division also indicated that it would not be supportive of a variance to permit no south corner side yard noting concerns around the absence of streetedge landscaping as well as the ground floor façade design which is comprised primarily of a long blank wall instead of units at-grade (see full rationale in the report for DAV 24-108685\D).
- The applicant decided to proceed with the application, with full knowledge of the Urban Planning and Design Division's position.

With the Public

- The applicant undertook a public engagement process including meetings with community members and other stakeholder groups. The applicant also held a virtual open house on December 14th, 2023 via Zoom. In advance of the open house, a flyer, in both French and English, describing the project and advertising the open house was distributed to all addresses within a 300 foot radius of the site. Two people attended the event
- Five letters of support were included in the application submission from:
    - the owner of InFerno's Bistro (312 Des Meurons St.;
    - the owner of Dug & Betty's Ice Creamery (353 Marion St.);
    - the manager of The Marion Hotel (393 Marion St);
    - Entreprise Riel; and
    - The Norwood Grove Business Improvement Zone.

ANALYSIS AND ISSUES

OURWINNIPEG

- *OurWinnipeg* is the city's long-range development plan. Policy 6.39 in the City Building section states:

  6.39 Facilitate affordable and supportive housing in all neighbourhoods, through a continuum of private and non-profit housing development that includes a mix of sizes, forms and tenures; resilient, low-carbon, and energy-efficient construction; adaptable, universal design accessibility; and proximity to integrated and, sustainable transportation options.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- *The Complete Communities Direction Strategy 2.0* (CCDS 2.0) is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg.
- The subject property is located along a Priority Urban Mixed-Use Corridor under the *CCDS 2.0*. Urban Mixed-Use Corridors are targeted segments of major roadways that, due to their excellent transit service via the Primary Transit Network as well as robust commercial opportunities, provide the best opportunity for mixed use intensification outside of the Downtown. They will provide a wide range of transportation options and will be vibrant destinations for people to live, work, and play. They will be designed to provide a comfortable pedestrian environment and attractive public realm.
- With regard to this proposal, the key policies guiding the development along Urban Mixed Use Corridors include:

  3.1 Ensure that development on Urban Mixed Use Corridors is designed to prioritize a comfortable pedestrian environment and attractive public realm through the use of design elements which may include, but are not limited to the following:

  3.1.1 Providing minimal building setbacks from the public right-of-way to define the street edge.
  3.1.2 Having entrances provide direct access to the public sidewalk.
  3.1.3 Promoting a fine-grained and transparent street-level façade with active ground floor uses.
  3.1.4 Encouraging balconies and public spaces, such as plazas, patios, or other pedestrian amenities.
  3.1.5 Minimizing impacts of vehicular access and parking on the pedestrian environment by having vehicular access off of existing lanes.
  3.1.6 Encouraging the location of parking above- or below-grade, or behind the primary building. Parking located beside the building may be acceptable if the parking area occupies a minimal area and high-quality screening from the public right-of-way is provided.
  3.1.7 Promoting pedestrian-scale signage.

  3.2 Fine-grained local commercial uses and vertical mixed-use buildings with ground floor commercial uses will be encouraged.

  3.4 Mitigate negative shadow impacts and ensure adequate sunlight penetration experienced by rear- and side-adjacent residential properties and the public sidewalk by:

  3.4.1 Using Corridor right-of-way width as a guide to determine maximum building height, where appropriate.

3.4.2 Using upper-level building step backs, where appropriate.

3.6 Discourage auto-oriented land uses.

4.0 Use Corridors to provide local commercial amenities and opportunities for the surrounding neighbourhood and community.

4.1 Maintain ground floor commercial space when redeveloping properties in Urban Mixed Use Corridors.

4.4 Support and protect Corridors' continued retail and service function by encouraging retail and service use intensification and by supporting reinvestment in existing Corridors.

4.5 Encourage the location of the most active retail and service uses to ground floor commercial spaces, and direct less active uses above-grade.

4.6 On Corridors where commercial and/or residential uses are clustered in nodes interrupted by lengths of low-density residential development, direct new commercial uses within or adjacent to these nodes.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

ZONING

- Currently, the lands are zoned Commercial Community ("C2") and Residential Two-Family ('R2'). The "C2" zone is intended to accommodate more intensive commercial sites that do not have a local or neighbourhood orientation. The district is intended to include attractive commercial, recreational, limited residential and service facilities needed to support the surrounding neighbourhoods and the broader community. "C2" districts are generally located in Community or Regional mixed use centres or along Community or Regional mixed use corridors. The dimensional standards in the "C2" zone are: a minimum front yard of 10 feet to open parking and no front yard to a building wall; a minimum rear yard of 25 feet; no side yard requirement and, a maximum building height of 49 feet.
- The 'R2' zone is primarily intended to accommodate the development of single- and two-family units.
- The applicant is proposing to rezone the property to Residential Mixed Use ("RMU"). The "RMU" zone is intended to facilitate the development of primarily medium to higher-density residential development, though it also may contain limited small-scale commercial, institutional, recreational, and service facilities needed to support residential development. The dimensional standards for multi-family structures in the "RMU" zone are: a minimum front yard of 20 feet; a minimum rear yard of 25 feet; a minimum side yard of 5 feet (where the building is more than one storey in height the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet) and, a maximum building height of 100 feet. The minimum lot area is 9,000 square feet and the minimum lot area per dwelling unit is 500 square feet.

Reason for the Subdivision and Rezoning

- The applicant is proposing to consolidate three existing lots and rezone from "C2" and "R2" to "RMU" for the purposes of constructing a 6-storey mixed use building. The building will encompass 127 residential units and one small scale commercial unit on the ground floor.

CONSISTENCY WITH *CCDS 2.0* AND SURROUNDING NEIGHBOURHOOD

- As noted above, the subject site is located along an "Urban Mixed Use Corridor" policy area under the *Complete Communities Direction Strategy 2.0* where vertical mixed-use buildings with ground floor commercial uses are encouraged. The subject proposal to construct a 6-storey mixed use building with a commercial unit and eight residential units on the ground floor and 119 residential units above aligns completely with the policies directing development along "Urban Mixed Use Corridors".
- As noted above, the development will include 52 affordable rental units. This proposal aligns with the policies in *OurWinnipeg* that seek to encourage the development of affordable and supportive housing in all neighbourhoods throughout the city. In addition, the applicant indicates that the Opaskwayak Cree Nation (OCN) will be the eventual owners of the development and has submitted a letter from the Chief of OCN, Chief Maureen Brown, confirming the partnership as well as outlining the terms of the affordable units.
- It is also noted the site has access to quality transit service and the Winnipeg Transit Master Plan proposes significantly improving the all-day frequency of transit service on Marion Street over the next 5 years. The site is also within walking distance to a number of commercial businesses including two grocery stores, a number of community and cultural amenities, as well as prominent institutions such as the Université de Saint-Boniface and the St. Boniface Hospital. In addition, the site is located in the Norwood Grove Business Improvement Zone.
- The applicant has submitted a design that supports a high quality, pedestrian-oriented urban environment. More specifically, the building and site design encompass the following considerations:
    - a strong pedestrian-oriented ground floor design that incorporates a small scale, fine grained commercial storefront with large transparent windows facing Marion Street as well as eight ground floor residential units each with an individual, private front entry and landscaped yard which is characteristic of the area and helps to encourage interaction with the community;
    - all of the units include private, outdoor amenity spaces via the inclusion of balconies or patios helping to add "eyes on the street" which can improve the perception of safety at the street level;
    - the parking area is concealed from street view by the building;
    - the building incorporates a high quality façade design with varying articulations, a combination of cladding materials and colours which helps to break-up the massing of the building and enhance the overall look of the street edge.

RECOMMENDED ZONING AGREEMENT

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.

Height

To limit the potential shadowing of the street and neighbouring properties, and recognizing the maximum building height permitted in the “RMU” zone is 100 feet, the Public Service is recommending that the maximum height of any building on the site be restricted to 75 feet.

No vehicular approaches

To help ensure the safety and comfort of pedestrians and cyclists is maintained and recognizing the subject property has access to a public lane, the Urban Planning Division is recommending that no private vehicular approaches be permitted on any street.

RECOMMENDED SERVICING AGREEMENT

Per the report of the Administrative Coordination Group (Schedule “B” of this report), conditions in the servicing agreement include a requirement that 0.5 metres of the applicant’s property along Des Meurons Street be opened as right-of-way in order to widen the sidewalk. The applicant will also be required to reconstruct the public sidewalk on Des Meurons along the entire width of the subject site and plant one boulevard tree along Horace Street.

The widening and reconstruction of the public sidewalk and planting of a boulevard tree will significantly improve pedestrian safety and comfort along Des Meurons Street.

LAND DEDICATION

As a condition of a rezoning or subdivision application, 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** for the following reason:

- The proposal is consistent with the policies guiding development along “Urban Mixed Use Corridors” under the *Complete Communities Direction Strategy 2.0* where vertical mixed-use buildings with ground floor commercial uses encompassing a pedestrian-oriented design are encouraged.
- The proposal has been well designed based on significant collaboration between the City and the applicant and enhances the overall look of the street edge along Marion Street and Des Meurons Street.

This Report Submitted by: Elise Finnigan, RPP, MCIP
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared by: PPD File # DASZ 7/2024

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 284 & 288 DES MEURONS STREET AND 366 MARION STREET

It is recommended that approval of DASZ 7/2024, if granted, be subject to the applicant entering into a Servicing Agreement containing the following conditions:

Section I – General Comments

1) The Water and Waste Department advises there is adequate water servicing for the proposed development. Additional review will be required by the Department should the plans of development change during the design process.

2) The planned area is serviced by a partially separated combined sewer. Any intensification to the land needs to adhere to the City's Environment Act Licence No. 3042 for Combined Sewer Overflow.

Section II – Plan Considerations

1) The Developer shall, at no expense to the City, legally open property required for a 0.5m widening to the Des Meurons Street right of way, for the length of the Planned Area abutting Des Meurons Street, to the satisfaction of the Director of Public Works.

Section III – Engineering Studies

1) The Developer shall provide a technical memorandum, prepared by a qualified municipal engineer, demonstrating that the flow from the Planned Area to the combined sewer will not increase due to the development and which shall outline the provision of underground services required for the Planned Area and adjacent lands, as determined by and to the satisfaction of the Director of Water and Waste.

Section IV - Servicing Conditions

1) Combined Sewer

The Developer shall, at no expense to the City, construct and install all infrastructure required to serve the Planned Area as indicated by the technical memorandum, all to the satisfaction of the Director of Water and Waste.

2) Sidewalks

The Developer shall, at no expense to the City, remove the existing sidewalk and construct a full width by 100 mm thick Portland cement concrete sidewalk on the east side of Des Meurons Street between Marion Street and Horace Street, and all related works including but not limited to installation of paving bands and payment of all costs associated with relocation of any street lights if required, all as determined by and to the satisfaction of the Director of Public Works.

3) Boulevards

a) The Developer shall, at no expense to the City, plant a tree within the north boulevard of Horace Street, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to, and approved by, the Director of Public Works.

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

4) Utilities

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

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

5) Construction Traffic

a) The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works.

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

6) Litter and Refuse Control and Clean-Up

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

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

7) Survey Monuments

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

b) In certain circumstances where all the survey monuments within the Planned Area have been found or restored to their original positions, upon approval by the Director of Planning, Property and Development, the requirements for Plan of Survey Perpetuating Certain Monuments may be waived.

Section V – Costs and Fees

1) By-laws and Approvals

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

2) Professional Fees

a) The Developer shall pay the full cost of all design services, including preliminary engineering studies, servicing reports, servicing criteria, construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, parklands, parkways and associated works required to serve the Planned Area;

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

3) Administration Fees

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

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 7/2024
March 13th, 2024

"*Original Signed by K.Kowalyk"*
K. Kowalyk, 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

Schedule “C” for File No. DASZ 7/2024, Riel Community Committee, dated March 20th, 2024.

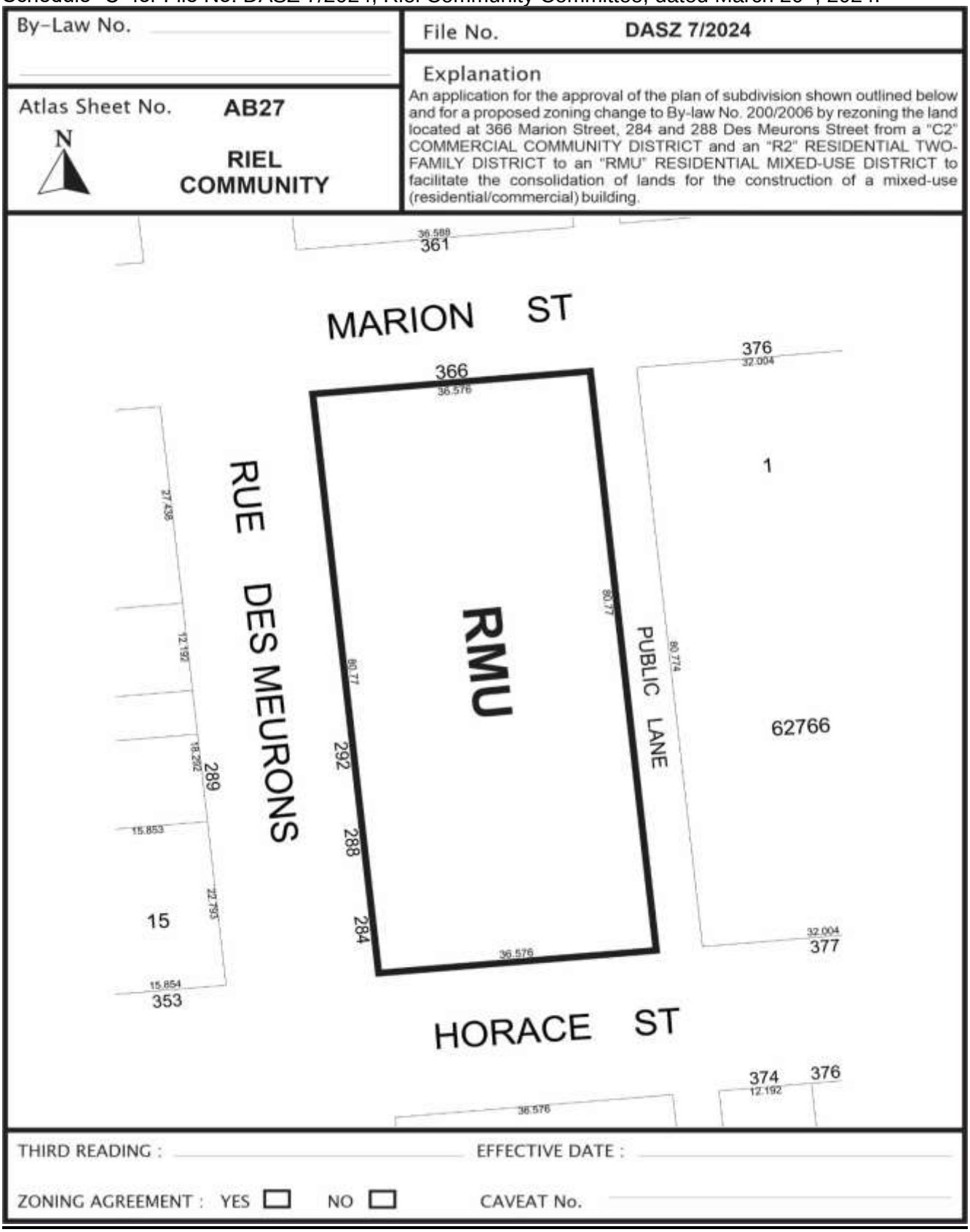


Exhibit “10” referred to in File DASZ 7/2024

366 MARION - MIXED-USE DEVELOPMENT

366 MARION STREET, WINNIPEG, MANITOBA

PROJECT INFORMATION

ZONING

CITY OF WINNIPEG
ZONING BY-LAW NO. 200J / 2008

ZONING: (R2 & C2 CURRENT) PMU
MAX BUILDING HEIGHT: 1029

SETBACKS REQUIREMENTS

- FRONT YARD: 20'-0"
- REAR YARD: 20'-0"
- NORTH CORNER SIDE YARD: 20'-0"
- SOUTH CORNER SIDE YARD: 20'-0"

SETBACKS PROPOSED

- FRONT YARD: 0'-0"
- REAR YARD: 0'-7"
- NORTH CORNER SIDE YARD: 0'-0"
- SOUTH CORNER SIDE YARD: 0'-0"

DENSITY

LOT AREA: 31,791 sq.ft.

GROSS BUILDING AREA:

GROSS BUILDING AREA	
Level	Area
MAIN FLOOR	23804 SF
SECOND FLOOR	19640 SF
THIRD FLOOR	19575 SF
FOURTH FLOOR	19575 SF
FIFTH LEVEL	19575 SF
SIXTH LEVEL	19615 SF
	122002 SF

* INCLUDES ENCLOSED PARKING AREA (13,657 SF)

TOTAL EXCLUDING PARKING AREA = 108,356 SF

FLOOR AREA RATIO: 3.4

MINIMUM LOT AREA / DWELLING REQUIRED
500 sq.ft.

LOT AREA / DWELLING PROVIDED
250 sq.ft.

UNIT COUNT

A -	07	1BED / 1BATH
B -	33	2BED / 2BATH
C -	40	1BED / 1BATH
D -	03	1BED / 1BATH
E -	03	1BED / 1BATH
F -	49	2BED / 1BATH
G -	03	3BED / 2BATH
H -	04	2BED / 2BATH
J -	03	1BED / 1BATH
K -	01	3BED / 2.5BATH

67 1BED / 1BATH
54 2BED / 2BATH
06 3BED / 2BATH

TOTAL: 127
(41% AFFORDABLE: 52 UNITS)

PARKING

PARKING COUNT REQUIRED
RETAIL (1 FOR EACH 200 sf over 2,000 sf - 1 MIN.)
LESS THAN 2,000 sf = 1 STALL

AFFORDABLE HOUSING (0.15 STALL PER UNIT)
52 AFFORDABLE UNITS X 0.15 = 8 STALLS

MARKET RATE HOUSING (1.5 STALL PER UNIT)
75 UNITS X 1.5 = 113 STALLS

TOTAL PARKING REQUIRED: 122 STALLS
COMBINED USE (-20%): - 25 STALLS
URBAN INFILL (-20%): - 25 STALLS

REDUCED TOTAL PARKING REQ. 72 STALLS

PARKING COUNT PROVIDED
RETAIL
LESS THAN 2,000sf = 1 STALL

AFFORDABLE HOUSING (0.15 STALL PER UNIT)
52 AFFORDABLE UNITS X 0.15 = 8 STALLS

MARKET RATE HOUSING (0.7 STALL PER UNIT)
75 UNITS X 0.75 = 56 STALLS

TOTAL PARKING PROVIDED: = 66 STALLS*
* SHOWING 66 STALLS ON SITE PLAN, BUT REQUESTING 65 STALLS DUE TO HYDRO CLEARANCE REQUIREMENTS NOT YET CONFIRMED.

ACCESSIBLE PARKING REQUIRED
(BASED ON ORIGINAL PARKING COUNT)
6 STALLS, INCLUDING 2 VAN

ACCESSIBLE PARKING PROVIDED
6 STALLS, INCLUDING 2 VAN

LOADING
NOT APPLICABLE

BICYCLE STORAGE REQUIRED
10% OF PARKING STALLS REQ. = 8 BIKE STORAGE

BICYCLE STORAGE PROVIDED
32 IN INDOOR SECURED STORAGE, 5 OUTDOOR
TOTAL = 37 BIKE STORAGE

LANDSCAPE

REFER TO LANDSCAPE DRAWINGS FOR DETAILS

project: MARION MIXED-USE DEVELOPMENT
366 MARION STREET, WINNIPEG, MB

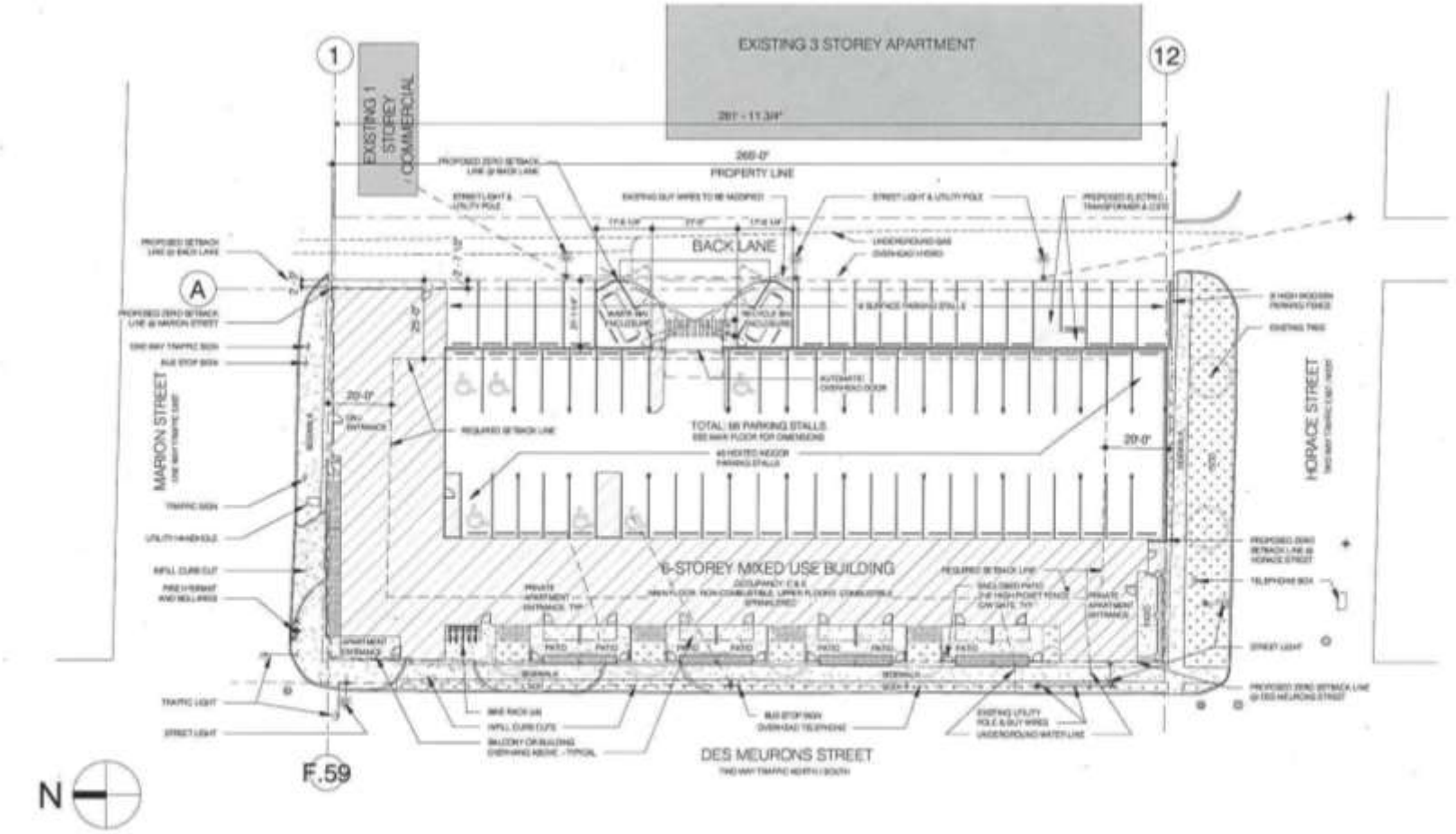
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scale:
drawn by: LB
checked by: LB
date: JAN. 17, 2024

project no. 202331

sheet no. A000

number TEN architectural group
Winnipeg Office
Victoria Office
architecture • interior design • planning



MARION MIXED-USE DEVELOPMENT

project: 366 MARION STREET, WINNIPEG, MB

sheet title: SITE PLAN

scale: 1" = 30'-0"

drawn by: LB

checked by: LB

date: JAN. 17, 2024

project no. 2023031

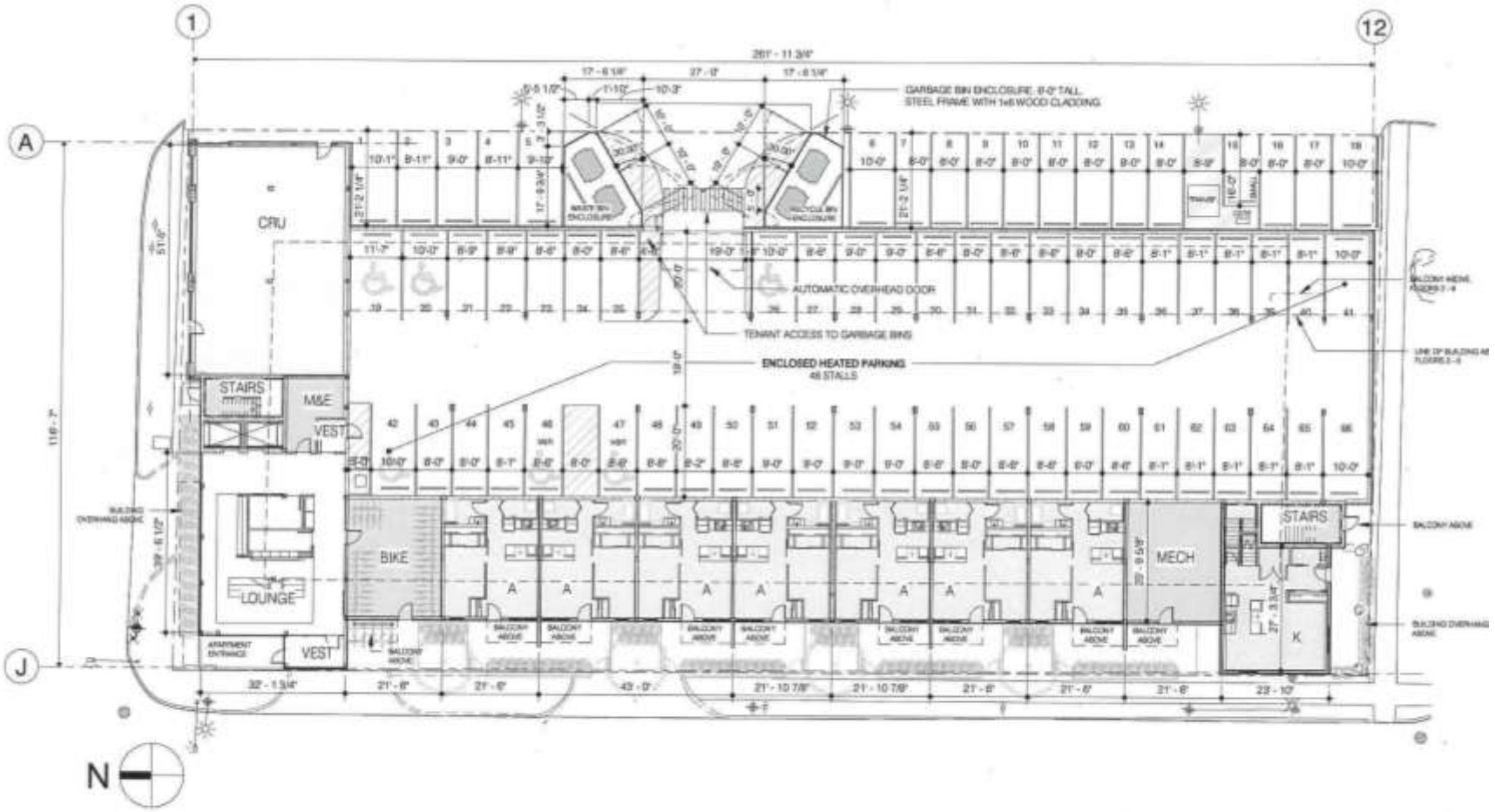
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number TEN architectural group

Winnipeg Office 204.942.6991

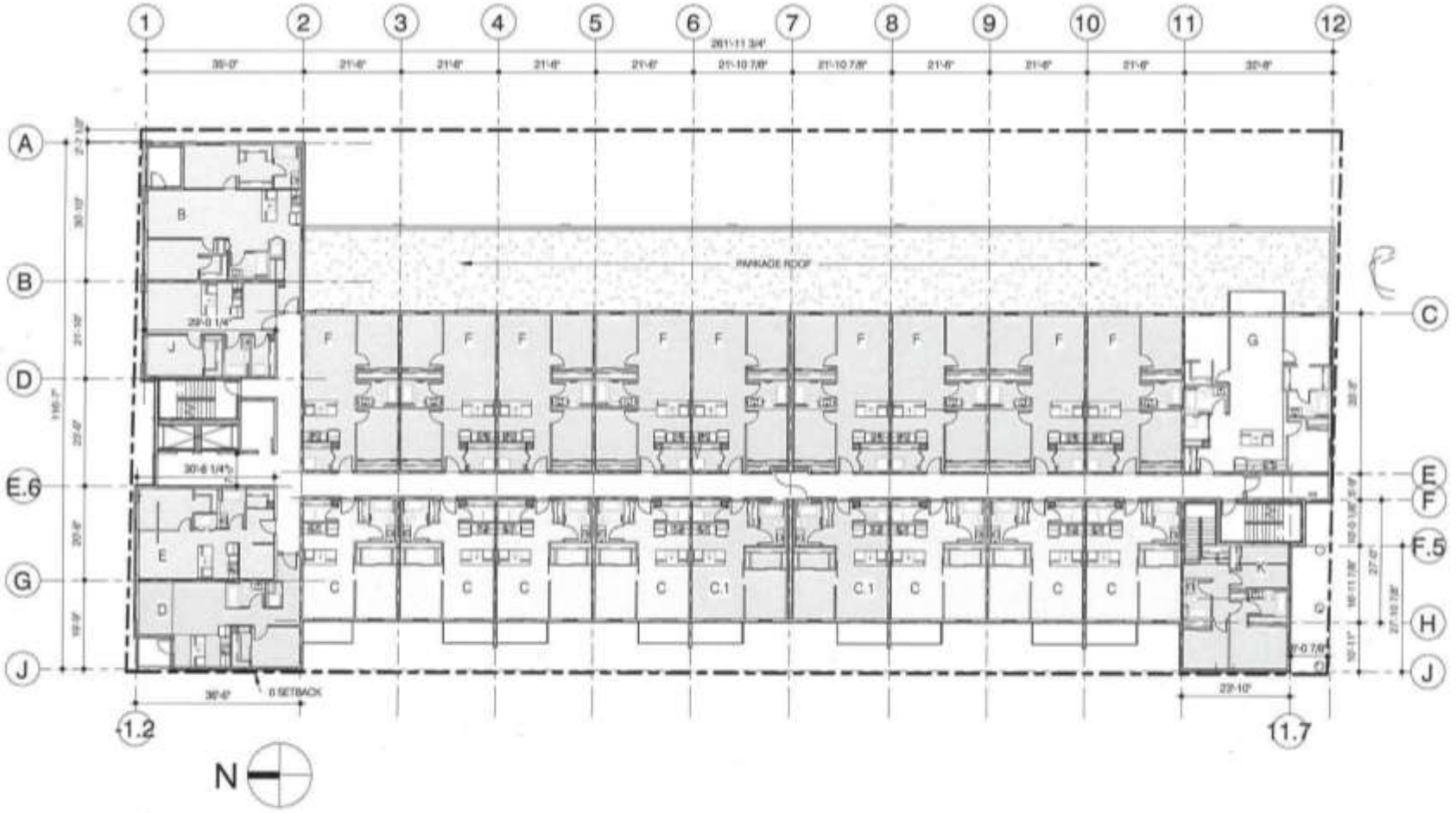
Victoria Office 250.360.2106

architecture • interior design • planning



project	MARION MIXED-USE DEVELOPMENT 366 MARION STREET, WINNIPEG, MB
sheet title	MAIN FLOOR PLAN
scale	1" = 20'-0"
drawn by	LB
checked by	LB
date	JAN. 17, 2024
project no.	2023031
sheet no.	A102

number TEN architectural group
Winnipeg Office 204.942.0991
Victoria Office 250.360.2106
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MARION MIXED-USE DEVELOPMENT

project: 366 MARION STREET, WINNIPEG, MB

sheet title: SECOND FLOOR PLAN

scale: 1" = 20'-0"

drawn by: LB

checked by: LB

date: Dec 20, 2023

project no. 2023031

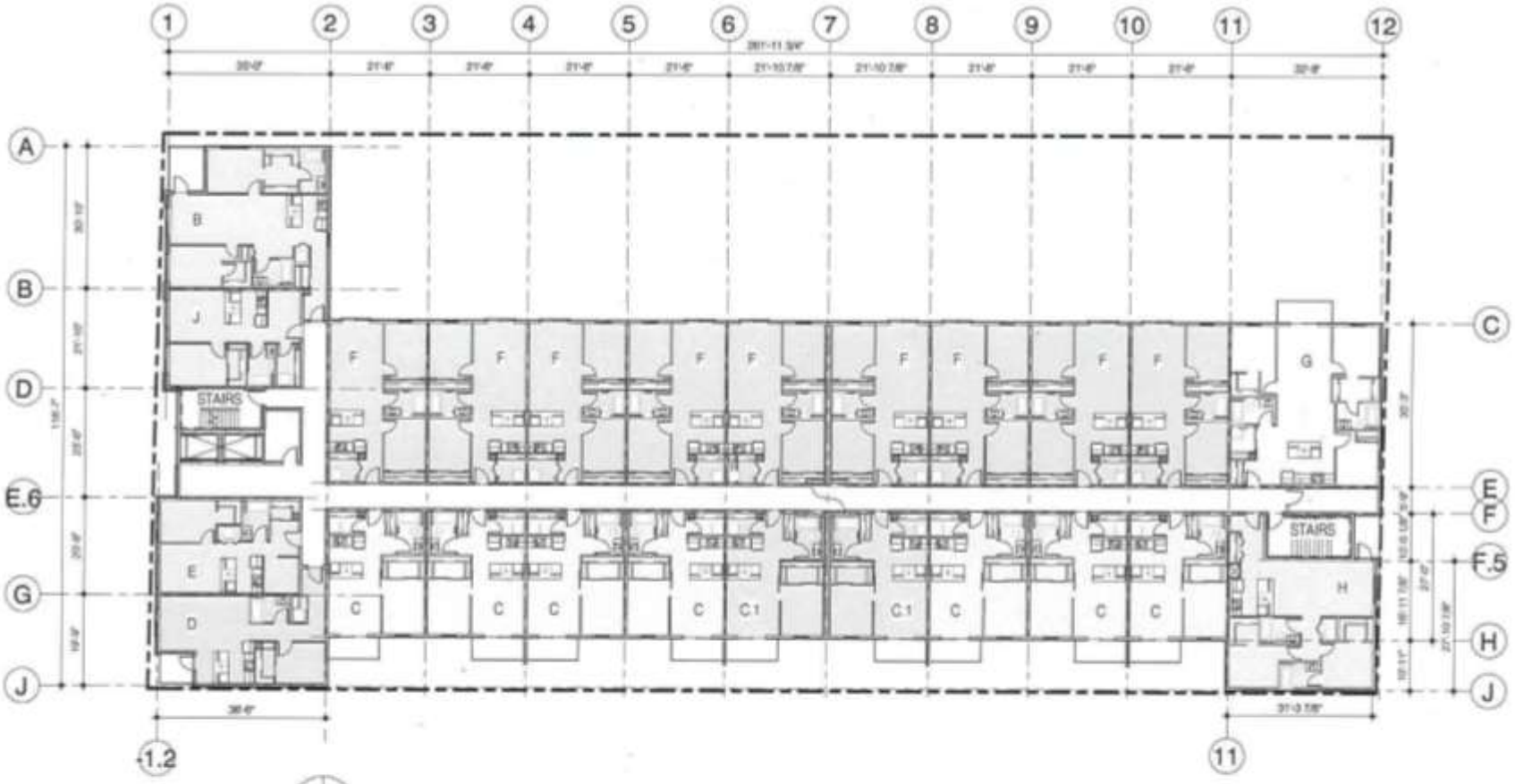
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number TEN architectural group

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Victoria Office 250.360.2106

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MARION MIXED-USE DEVELOPMENT

project

366 MARION STREET, WINNIPEG, MB

sheet title

TYPICAL FLOOR PLAN

scale: 1" = 20'-0"

drawn by: LB

checked by: LB

date: Dec 20, 2023

project no. 2023031

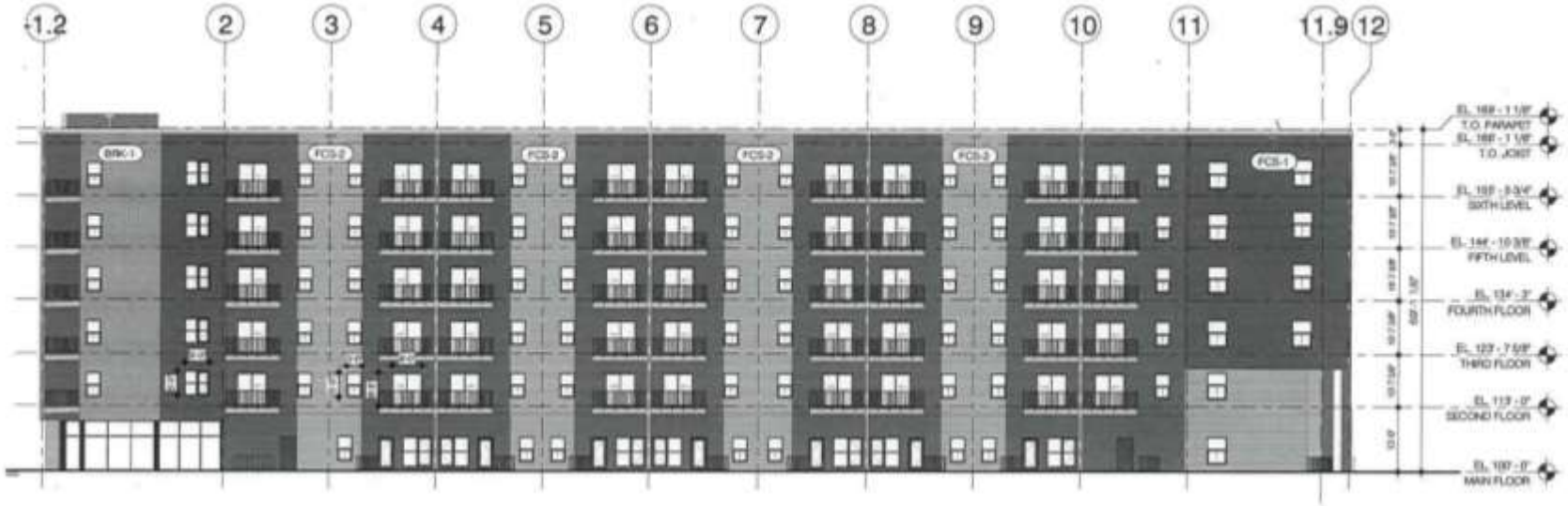
sheet no. A104

number TEN architectural group

Winnipeg Office

Victoria Office

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DES MEURONS STREET

EXTERIOR MATERIAL LEGEND

BRK-1 BRICK CLADDING

FCS-1 FIBER CEMENT LAP SIDING (ALTERNATE: EIFS)
COLOR: CHARCOAL

FCS-2 FIBER CEMENT LAP SIDING (ALTERNATE: EIFS)
COLOR: LIGHT GREY

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project: MARION MIXED-USE DEVELOPMENT
300 MARION STREET, WINNIPEG, MB

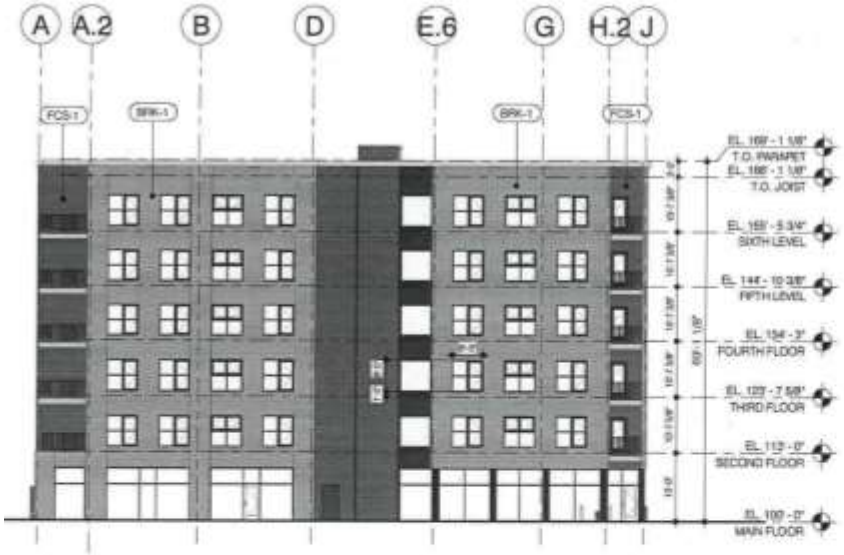
sheet title: WEST BUILDING ELEVATION

scale: As indicated
drawn by: LB
checked by: LB
date: Dec 20, 2023

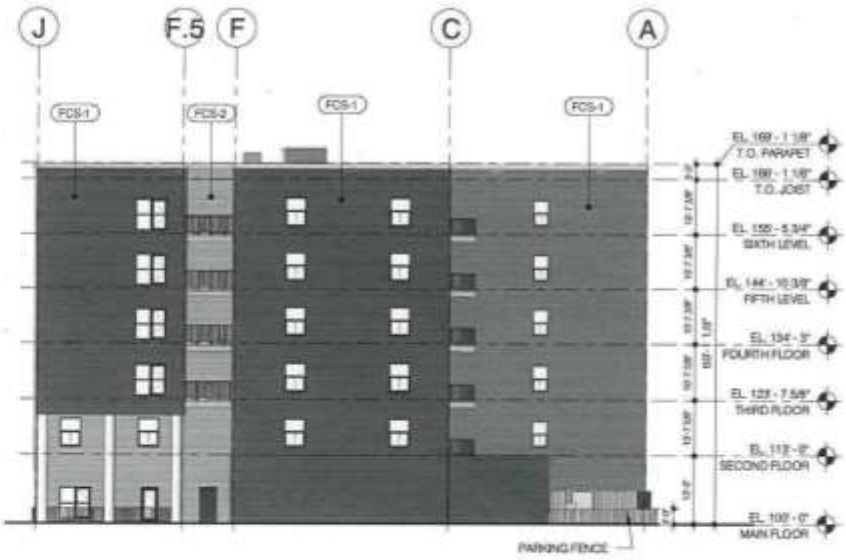
project no. 2023031

sheet no. A201

number TEN architectural group
Winnipeg Office 204 942.0981
Victoria Office 250 360.2106
architecture • interior design • planning



MARION STREET



HORACE STREET

EXTERIOR MATERIAL LEGEND

BRK-1	BRICK CLADDING
FCS-1	FIBER CEMENT LAP SIDING (ALTERNATE: EIFS) COLOR: CHARCOAL
FCS-2	FIBER CEMENT LAP SIDING (ALTERNATE: EIFS) COLOR: LIGHT GREY

project: MARION MIXED-USE DEVELOPMENT
366 MARION STREET, WINNIPEG, MB

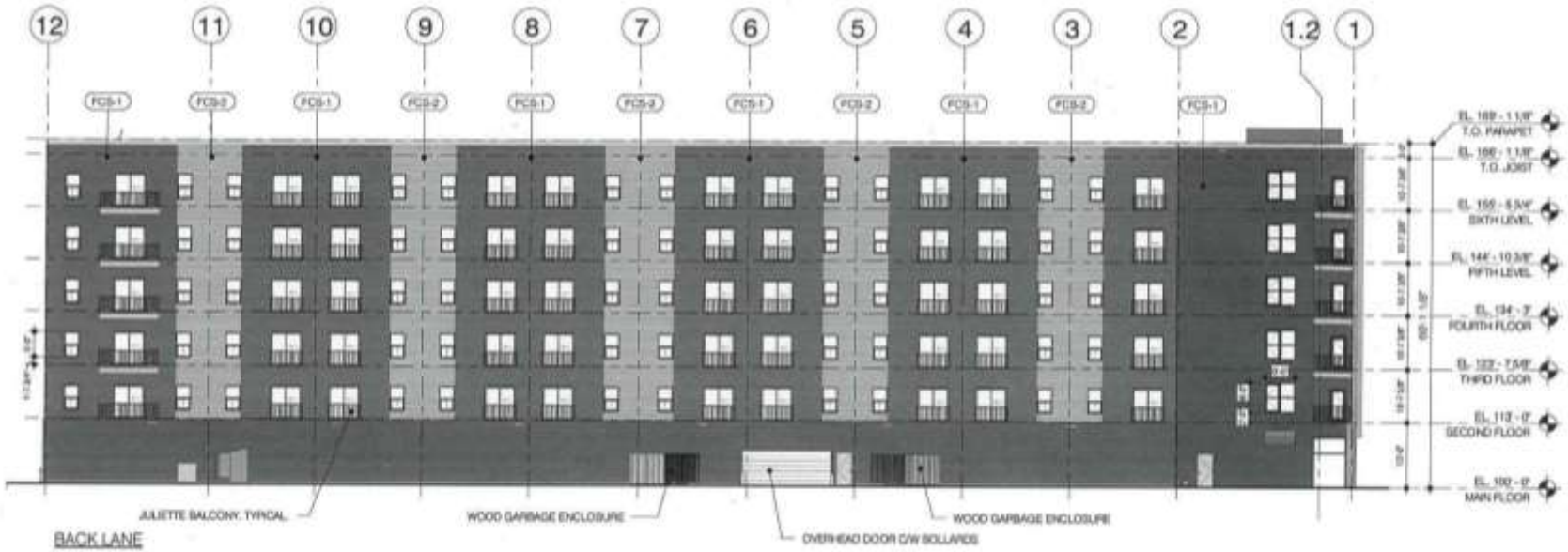
sheet title: NORTH & SOUTH BUILDING ELEVATIONS

scale: As indicated
drawn by: LB
checked by: LB
date: Dec 20, 2023

project no. 2023031

sheet no. A202

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EXTERIOR MATERIAL LEGEND

BRK-1	BRICK CLADDING
FCS-1	FIBER CEMENT LAP SIDING (ALTERNATE: EIFS) COLOR: CHARCOAL
FCS-2	FIBER CEMENT LAP SIDING (ALTERNATE: EIFS) COLOR: LIGHT GREY

project: MARION MIXED-USE DEVELOPMENT
395 MARION STREET, WINNIPEG, MB

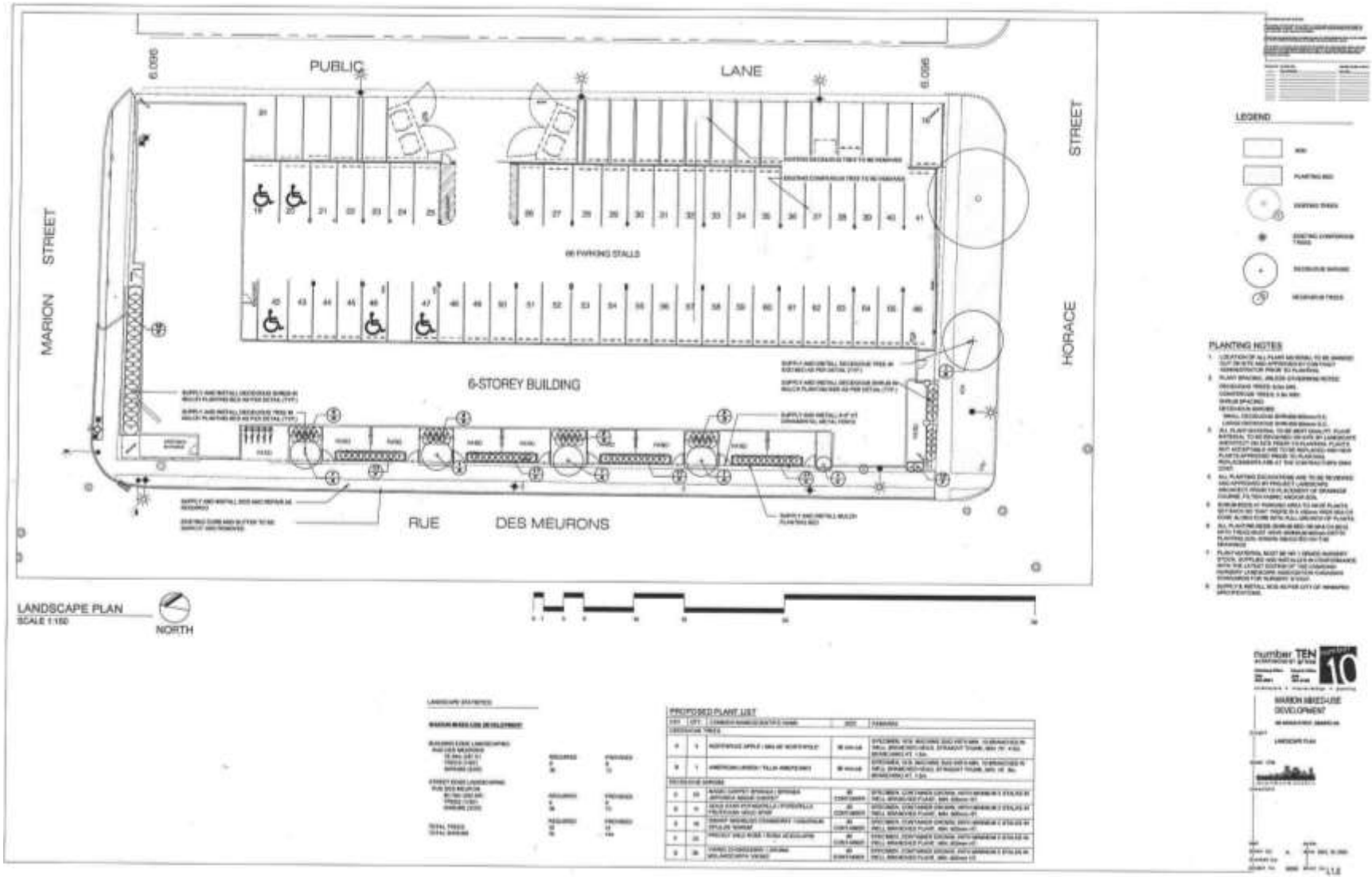
sheet title: EAST BUILDING ELEVATION

scale: As indicated
drawn by: LB
checked by: LB
date: Dec 20, 2023

project no. 2023031

sheet no. A203

number TEN architectural group
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PUBLIC
LANE
6.096
6.096
MARION STREET
HORACE STREET
66 PARKING STALLS
6-STOREY BUILDING
RUE DES MEURONS
LANDSCAPE PLAN
SCALE 1:150
NORTH
LEGEND
PLANTING NOTES
PROPOSED PLANT LIST
number TEN
MARION MIXED-USE DEVELOPMENT