Agenda – Council – October 24, 2024

Report – Standing Policy Committee on Property and Development – October 3, 2024

Item No. 2 Subdivision and Rezoning – 134 Plaza Drive
(River Heights-Fort Garry Ward)
File DASZ 1/2024 [c/r DAV 144204/2024D]

STANDING COMMITTEE RECOMMENDATION:

On October 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 1/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated August 6, 2024 and attached as Schedule "A" to this report, with such minor changes as may be required, subject to the following:

    A. That the "Plan" be amended in accordance with Section II of the report of the Administrative Coordinating Group dated August 2, 2024 and attached as Schedule "B" to this Report.

    B. 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 August 2, 2024 and attached as Schedule "B" to this report;

    C. That the City enter into, execute and deliver with the developer a Servicing Agreement in accordance with Recommendation 1.B. 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"); and

    D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing 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.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L" Residential Multifamily – Large District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated August 6, 2024 and attached as Schedule "A" to this report.

Report – Standing Policy Committee on Property and Development – October 3, 2024

STANDING COMMITTEE RECOMMENDATION (continued):

3. 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 Planned Area value of Development Application No. DASZ 1/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

4. 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 Recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

5. 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 Fee 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.

6. That Development Application No. DASZ 1/2024 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 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.

7. 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.

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

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

Report – Standing Policy Committee on Property and Development – October 3, 2024

STANDING COMMITTEE RECOMMENDATION (continued):

10. That Development Application No. DASZ 1/2024 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.

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

12. That variance order DAV 24-144204\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 1/2024.

Report – Standing Policy Committee on Property and Development – October 3, 2024

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 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 October 3, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 23, 2024, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

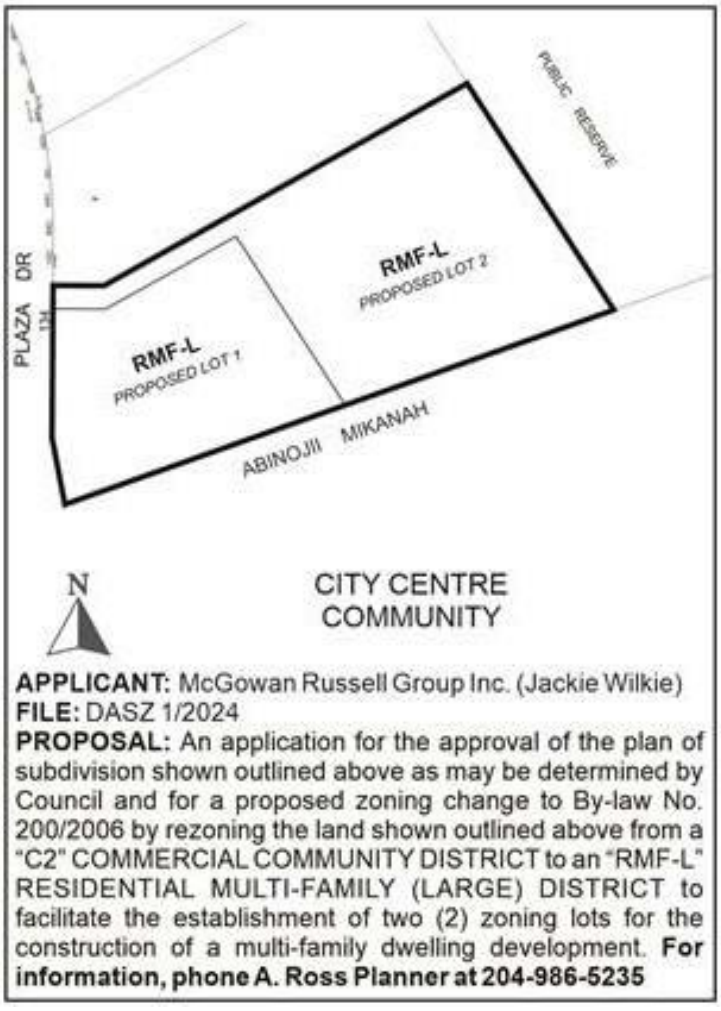
File: DASZ 1/2024

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

Public Hearing: September 23, 2024
September 5, 2024
Council Building, 510 Main Street

Applicant: McGowan Russell Group Inc. (Jackie Wilkie)

Subject:



Premises Affected: 134 Plaza Drive

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

Prepared by: P. Prinsloo, Senior Committee Clerk
City Centre Community Committee

Report date: September 24, 2024

Community Committee Recommendation:

On September 23, 2024, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 1/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated August 6, 2024 and attached as Schedule "A" to this report, with such minor changes as may be required, subject to the following:

    A. That the "Plan" be amended in accordance with Section II of the report of the Administrative Coordinating Group dated August 2, 2024 and attached as Schedule "B" to this Report.

    B. 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 August 2, 2024 and attached as Schedule "B" to this report;

    C. That the City enter into, execute and deliver with the developer a Servicing Agreement in accordance with Recommendation 1.B. 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"); and

    D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing 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.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L" Residential Multifamily – Large District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated August 6, 2024 and attached as Schedule "A" to this report.

3. 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 Planned Area value of Development Application No. DASZ 1/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

4. 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 Recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

5. 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 Fee 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.

6. That Development Application No. DASZ 1/2024 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 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.

7. 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.

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

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

10. That Development Application No. DASZ 1/2024 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.

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

12. That variance order DAV 24-144204\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 1/2024.

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

1. Pretty well they've explained it. One, I know you won't ever have to do a pre-app again. Even though you like them, and I like them. But Council decided otherwise. So, unfortunately I think, that process today shines. About working together collaboratively, trying to figure out details and having that time to do that work. But, so I think that really bared fruit today, and you saw that.

2. It is a very large development. But again with one person in opposition shows me your consultation was quite outstanding.

3. I also appreciate the fact again, which is nice in a pre-app; that you've kept me informed with the project as it went forward and addressed my concerns about trees and landscaping. I didn't want this to be two big buildings with a barren concrete parking lot. And you've outstandingly done that and we've addressed issues that we talked about with Plaza Drive: the access/egress in and out.

4. I am very pleased about the housing; I hope that the decrease in foreign students doesn't really hurt you too much in that. But we'll see how that rolls out. That's more of a you and not us thing.

5. I think that the demand for this property; just with the sight lines and the amenities you're putting in there, the commercial beside it. I want to go, again, I'm not sure what they're doing there, I haven't been to that mall in a long time. But they have amenities right close by.

6. The university. I could see this going for University students as well as seniors, people who want to downsize quite a bit. There's some projects going on in River Heights/Fort Garry right now. They're smaller, but they're a really big expense. So that's really taking some people out of the game there. So, I like the variety of different units you have. The different cost points, price points you have. I think the area that Councillor Rollins had point out has been addressed with the province and with us, is the dike. We know climate change is brutal, I just came back from Arizona. They have no water. Maybe we sell them some. Just kidding. But I found out there actually is a market for water, bit weird. But we want to make sure that the flood doesn't impact your building in that regard. So it seems that for today that the services again, the new trunk lines going through will have the capacity to handle this there. So it really is an ideal spot, but underutilized.

7. The sight lines for people that will be living there will be pointed out. One of the prime joys of Winnipeg which we haven't really embraced, and not for trying-ish, is the river. It is the red river. That is just something. So many places, Saskatoon does a pretty job at it. It's just such a beautiful thing to have. That opportunity to have a river flowing beside you. You don't have to go to the cabin all the time to go watch river flow.

8. And then the affordable housing is really quite good. So I just want to thank all parties involved. I think this is a wonderful development and a wonderful addition for Winnipeg. So I'm fully supportive.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 1

In accordance with section 236.1(1), the threshold for sufficient objection has not been met.

Exhibits Filed:

1. Application dated May 23, 2024
2. Notification of Public Hearing dated July 24, 2024
3. Manitoba Status of Title 3195734/1
4. Letter of authorization dated April 6, 2023 from Tim Comack and Cliff Penner, 134 Plaza Drive Inc. to McGowan Russell Group Inc.
5. Letter of authorization dated January 2, 2024 from Tim K. Comack, Ventura Land Company Inc. (10134187 Manitoba Ltd.) to McGowan Russell Group Inc.
6. Caveats 259251 and 85-74041
7. Public Engagement Report dated October 2023
8. Arborist and Tree Preservation Report dated December 8, 2022
9. Shadow Study
10. Plans (27 pages)
11. Report from the Urban Planning Division dated August 15, 2024
12. Inspection Report dated August 26, 2024
13. Presentation in support of the application, submitted by Jackie Wilkie, McGowan Russell Group Inc. on September 4, 2024
14. Notice of Adjournment dated September 9, 2024
15. Communication dated September 18, 2024, from Ian Hodges in opposition to the application
16. Inspection Report dated September 19, 2024
17. Presentation in support of the application, submitted by Tim Comack at the public hearing
18. Recording of Representations

REPRESENTATIONS:

In Support:

Tim Comack
Jackie Wilkie

In Opposition:

Ian Hodges

For Information:

Nil

For the City:

M. Robinson, Senior Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit “11” referred to in File DASZ 1/2024

ADMINISTRATIVE REPORT

Title: DASZ 24-2024 – 134 Plaza Drive

Issue: For consideration at the public hearing for a Subdivision and Rezoning to permit the establishment of two buildings on two lots containing a total of 493 dwelling units.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 1/2024 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix “B” to this report and as shown on the map dated August 6, 2024 and attached as Schedule “A” to this report, with such minor changes as may be required, subject to the following:

    A. That the “Plan” be amended in accordance with Section II of the report of the Administrative Coordinating Group dated August 2, 2024 and attached as Schedule “B” to this Report.

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    C. That the City enter into, execute and deliver with the developer a Servicing Agreement in accordance with recommendation 1.B. 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"); and

    D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing 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.

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

12. That variance order DAV 24-144204\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 1/2024.

REASON FOR THE REPORT

This report provides information and makes recommendations regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subdivision and rezoning for DASZ 1/2024 – 134 Plaza Drive may be approved with conditions.

HISTORY

N/A

CONSULTATION

Relevant City departments per the Administrative Coordinating Group.

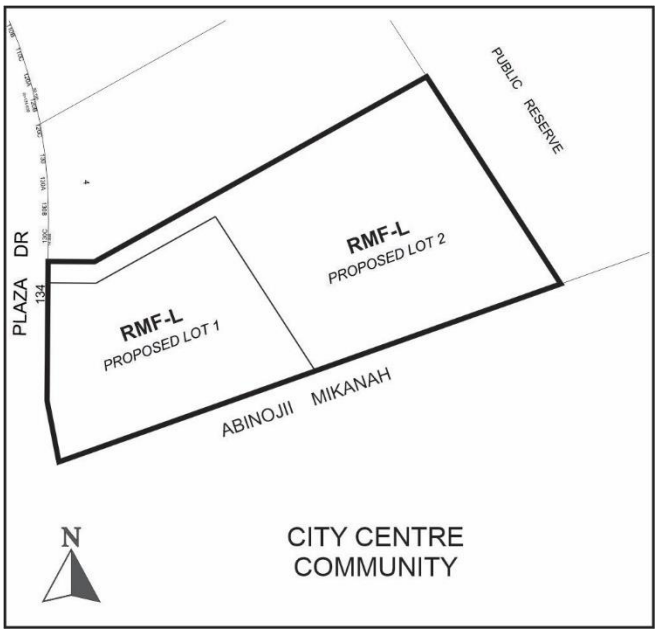
SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP
Date: August 15, 2024

1. Appendix A Planning Report
2. Appendix B Proposed By-Law
3. Appendix C Consultation Report
4. Appendix D Flood Protection Map
5. Appendix E Sun Shadow Study
6. Schedule A Plan of Subdivision and Rezoning
7. Schedule B Report of the Administrative Coordinating Group

APPENDIX A – Planning Report

DATE:	August 15, 2024
FILE:	**DASZ 1/2024**
RELATED FILES:	DAV 24-144204\D
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.643 - (PEMBINA STRIP)
SUBJECT:	For a Subdivision and Rezoning to permit the establishment of two buildings on two lots containing a total of 493 dwelling units.
LOCATION:	134 Plaza DR
LEGAL DESCRIPTION:	LOT 5 BLOCK 2 PLAN 14467 13/16 ST V



APPLICANT:	Jackie Wilkie (McGowan Russell Group Inc.) 825 St. Joseph St Winnipeg, MB R2H 3A8
OWNER:	134 PLAZA DRIVE INC. 475 Dovercourt Dr 2 Winnipeg, MB R3Y 1G4

DISCUSSION

SITE DESCRIPTION

- The subject property is located on Plaza Drive, in the Pembina Strip neighbourhood of the River Heights - Fort Garry ward.
- The subject site is 129,342 square feet in area. The site is currently occupied by a one-storey commercial building.
- The subject site is accessed from Plaza Drive.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Mature Communities policy area. The property is currently zoned “C2” -Commercial Community District.



Figure 1: Aerial photo of subject site and surrounding area *(flown* 2023*)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Multifamily housing zoned “C2” – Commercial Community

South: Abinojii Mikanah, then single family housing zoned “R1-L” – Residential Single Family - Large

East: Red River, then cemetery zoned “PR-3” – Parks and Recreation - Regional

West: Plaza Drive, then commercial uses zoned “C3” – Commercial Corridor



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant seeks a rezoning to the “RMU” District and a subdivision to create two lots in order to construct two tower buildings with a total of 493 dwelling units.
- Lot 1 will facilitate the construction of a multi-family building with 273 units.
- Lot 2 will facilitate the construction of a multi-family building with 220 units.
- The applicant indicates that both sites will be jointly managed and owned.
- The total density across Lots 1 and 2 is 268.5 sq. ft. of lot area/ dwelling unit.
- The existing building onsite will be demolished.
- 344 car parking stalls and 153 bike parking stalls will be provided.
- A car share vehicle will be provided.
- The submitted site plans show that the proposed buildings on Lots 1 and 2 will both be ~155 ft. tall to their highest points.
- The applicant indicates that the project will incorporate some affordable housing (CMHC “MLI Select” criteria).

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning Division through a planning process leading up to completion of the application. The applicant agreed to:

- Provide a Sun Shadow Study
- Move the building south to help alleviate concerns over shading of the adjacent townhouse development.
- Add main to third level units and amenity space along Plaza Drive to help reduce the visual impact of the three storey structured parking.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The site is designated as Mature Community under the *Complete Communities Direction Strategy 2.0 (CCDS 2.0)*. Key policies most relevant to this proposal include:

1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.

1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.

1.3 The subdivision of land or the consolidation of land may occur when it is done in a context-sensitive manner, and only when in compliance with policy section 9.1 of the Strategic Infrastructure and Resources section. Section 9.1 states:

> 9.1 Regulate subdivisions or development in areas that are known to be at risk of flooding in accordance with the City of Winnipeg Charter, by-laws, and applicable Provincial regulations."
>
> 9.1.1 Discourage subdivisions where it would be impractical or impossible to comply with the applicable flood fringe regulations.
>
> 9.1.2 Notwithstanding the above, consolidation of lots or lot boundary adjustments to increase lot sizes may be accommodated in areas that are known to be at risk of flooding.

1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.

1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:

> a. Applicable City-endorsed policies or guidelines;
>
> b. Existing zoning of the property and adjacent properties;
>
> c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;
>
> d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;

e. Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;

f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;

g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;

h. The supporting transit, pedestrian and active transportation network; and

i. The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.

2.3 Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.

2.4 Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.

2.5 Encourage a variety of architectural styles.

2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.

2.11 Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.

2.12 New development should respect and complement the existing character of the built form of surrounding properties.

2.13 Where appropriate, taller buildings should use step backs and roof design to mitigate negative impacts on adjacent properties and provide a more comfortable pedestrian environment.

2.14 Avoid buildings that create long blank walls facing public streets.

2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.

2.17 Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.

2.18 Strongly discourage locating surface parking lots between streets and building fronts.

2.19 Where motor vehicle parking must be accessed from a front street, it should be effectively screened or incorporated into the building in a manner that positively contributes to the attractiveness of the streetscape.

2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.

2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.

The proposed development will result in a new multi-family residential and mixed use development on a corner property that meets the above polices by:

- The proposal increases neighbourhood population and to contributes to the physical revitalization of an older neighbourhood.
- The subdivision meets flood regulations. Conditions regarding the dike and flood proofing are included in the Report of the Administrative Coordinating Group (Schedule B).
- The proposed buildings include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.
- Although taller than “Mid-rise”, CCDS 2.0 Policy Section 1.6 has considerations that apply. These include being directly across Plaza Drive from a Community Mixed Use Centre, being adjacent to Abinojii Mikanah (a high volume arterial road) and adjacent to the Red River. In addition, the site is connected to the University of Manitoba by an Active Transportation path. The above considerations make this a unique site appropriate for consideration of greater height and density.
- The applicant indicates that some affordable units will be incorporated, using CMHC MLI Select criteria.

WINNIPEG ZONING BY-LAW 200/06

REZONING AND SUBDIVISION

Land use

Per above, CCDS 2.0 encourages residential development that positively contributes to physical neighbourhood character while expanding housing options. This project adds a significant number of housing options for people in the Pembina Strip neighbourhood and for those looking to live close to the University of Manitoba.

Height and massing

As described in the Administrative Report for Associated File DAV 24-144204\D, the proposed height of 13 storeys is higher than what CCDS 2.0 identifies for this site, however per above, certain factors make consideration of more height appropriate - including being directly across from a Community Mixed Use Centre, adjacent to a high volume arterial road and the Red River, and connected by bike to the University of Manitoba.

The proposed buildings include features to help ‘break up’ the expanse of façades - such recesses, projections, balconies, and façade treatments and colour.

The buildings also include pedestrian scale entrances, close to ground level, to support a walkable, welcoming residential environment.

Density

Although the proposed density is higher than what CCDS 2.0 identifies for this site, the same factors in Policy Section 1.6 listed above under Height and Massing apply to consideration of higher density in this location.

SERVICING CONSIDERATIONS

Key considerations of the Administrative Coordinating Group (summarized) include:

- 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.
- There is adequate wastewater servicing for the proposed development, based on a review of capacity and servicing considerations as of the date of the review.
- The Development shall adhere to flood proofing requirements, make potential property adjustments to accommodate the Red River primary dike, and provide engineering studies regarding excavations within 3.6m of the dike.
- The developer shall install benches and path lighting, cover potential adjustments to the Pembina left turn lane, and plant trees on flanking Plaza Drive.

See Schedule B - Report of the Administrative Coordinating Group - for more information.

OTHER CONSIDERATIONS

PUBLIC ENGAGEMENT

The applicant indicates the following regarding public engagement that was undertaken for this proposal (summarized):

- The public engagement was structured as a mail out flyer with information on the project and link to the project website for further information and a questionnaire.
- Recipients of the flyer were provided a QR code and contact information to receive information.
- A total of 1,173 flyers were delivered to the residences and commercial units on Plaza Drive, Pembina Highway and Adamar Road.
- The flyers provided information on the project website and contact information.
- Five people responded by completing the survey. This is a 0.4% response to the number of dwellings contacted.

The full Consultation Report can be found in Appendix C.

CROSS-ACCESS

Due to the creation of two lots that are interdependent, a condition for a cross-access agreement is included to ensure vehicular, pedestrian and cycling access to each lot at all times, via streets, routes and/or internal roads.

SUN AND SHADOW

A shadow study should demonstrate that a proposed development will allow for approximately 5 consecutive hours of full sunlight (between the hours of the test times) is cast on sensitive land uses, in this case which include:

- Surrounding residential properties during spring and fall
- The opposite boulevard (Plaza Dr.) including the full width of the sidewalk during spring and fall
- A minimum of 50% of public open spaces (the riverbank) during spring and fall.

The applicant's submitted Sun Shadow Study shows that the above criteria appear to be met. The City's guideline test times are March 21 and September 21 (equinox) at 9am,12pm, 3pm, 6 pm.

SUMMARY

The Urban Planning Division supports the subdivision and rezoning because the proposal contains the following features which align with *Complete Communities 2.0:*

- The proposal increases neighbourhood population and to contributing to the physical renewal and revitalization of an older neighbourhood.
- The subdivision meets flood regulations. Conditions regarding the dike and flood proofing are covered in the Report of the Administrative Coordinating Group.
- Although taller and more dense than "Mid-rise", the property is:
    - Directly adjacent to a Community Mixed Use Centre, Abinojii Mikanah (a high volume arterial road), and the Red River.
    - Connected to University of Manitoba by Active Transportation paths.
    - These factors make this a unique site appropriate for consideration of greater density and height.
- The proposal includes a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.
- The proposal incorporates some affordable housing (details to be confirmed per condition of approval).

OURWINNIPEG POLICY ALIGNMENT

City Building Direction 3: Promote compact urban form and manage the extension of municipal services for new growth.

- The continued infill development of this Mature Community will make use of existing municipal infrastructure and promote the development of compact urban form.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic opportunity 4: Facilitate Compact, Complete Development and Increase Density

4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service.

4.2 Ensure New Areas of Growth are designed According to the Principles of Complete Communities.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

Schedule A for File No. DASZ 1/2024, City Centre Community Committee, August 15, 2024

By–Law No. _____

File No. **DASZ 1/2024**

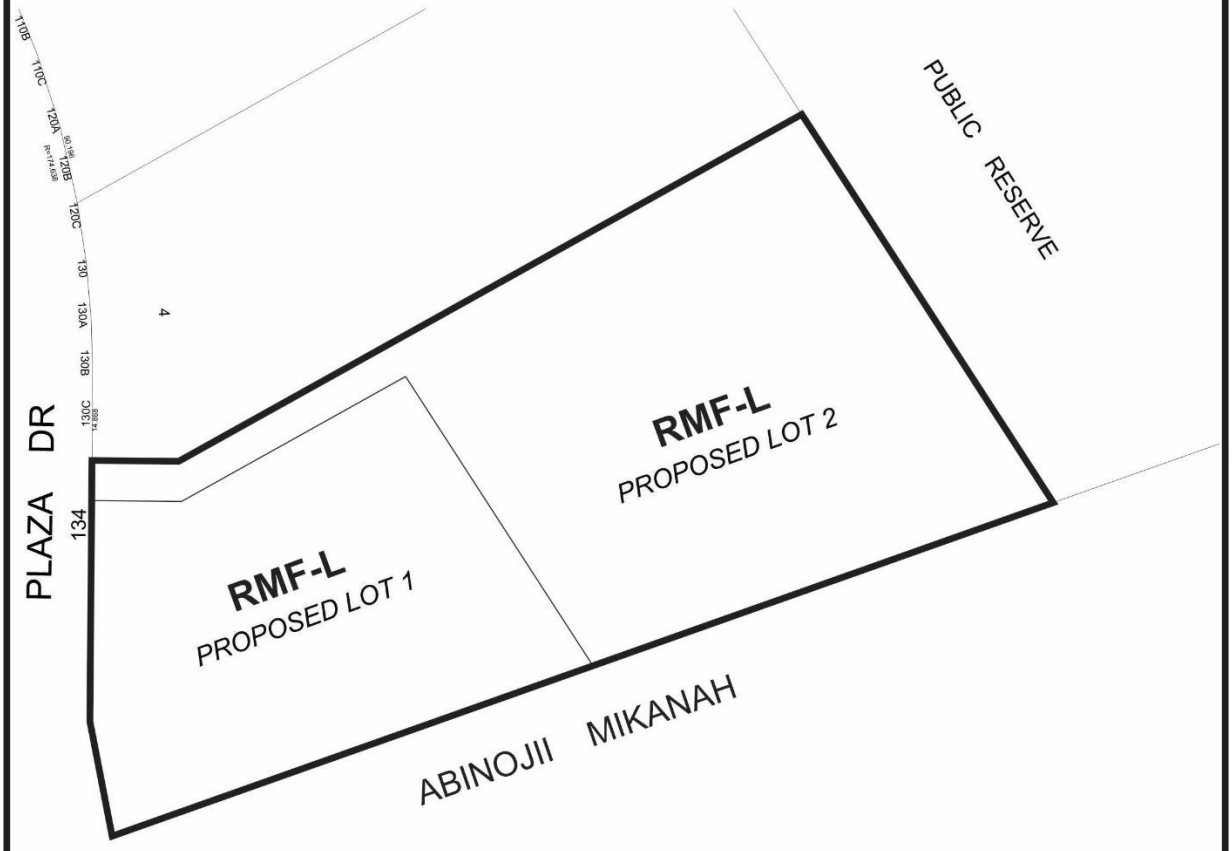
Atlas Sheet No. **AH24**

N

CITY CENTRE COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 134 Plaza Drive from a "C2" COMMERCIAL COMMUNITY DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the establishment of two (2) zoning lots for the construction of a multi-family dwelling development.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 34 PLAZA DRIVE

It is recommended that approval of DASZ 1/2024, 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 the following:

   a) There is adequate water servicing for the proposed development. Additional review will be required by their department should the plans of development change during the design process.

   b) There is adequate wastewater servicing for the proposed development. This is based on a review of capacity and servicing considerations as of the date of the review. For a project that proceeds over an extended period, when the project progresses to further stages, it may experience a lack of servicing from existing City of Winnipeg infrastructure as others may use remaining capacity in the intervening time. Use of a portion of the City's infrastructure capacity by the project is permanently assigned to a particular proposal only when a permit application has been reviewed and accepted by W&W. Once capacity of the wastewater system is reached, proposals to discharge additional flow into the City's wastewater system will be rejected.

   c) The Developer shall Adhere to flood proofing criteria in accordance with Designated Floodway Fringe Area Regulation, M.R. 266/91, and the City of Winnipeg Charter.

Section II – Plan Considerations

1. The Developer shall, at no expense to the City, provide land to the City to accommodate the primary dike. The Plan of Subdivision shall be updated to outline the primary dike land abutting Proposed Lot 1 and Proposed Lot 2 as appropriate. The Water and Waste Department can provide the as-constructed drawing(s) to assist with this document update.

Section III – Engineering Studies

1. The Developer shall, at no expense to the City, provide construction details identifying the excavation, foundation construction and backfilling methodologies for all excavations within 3.6m of the Primary Dike. This includes the measures that will be implemented to ensure that no part of the dike area is disturbed and construction is contained within the 3.6m area which could include sloped excavations or shoring plans certified by a

geotechnical engineer to ensure the stability of the primary dike will not be affected, all to the satisfaction of the Director of Water and Waste.

Section IV - Servicing Conditions

1. Path Benches and Lighting

   The Developer shall, at no expense to the City, install bench(es) and path lighting along the existing path within the Abinojii Mikanah right-of-way, abutting the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

2. Pembina Highway

   The Developer shall, at no expense to the City construct, and/or pay on demand the costs of, at the City's discretion, extend the southbound left turn lane on Pembina Highway at Plaza Drive and all related works, all as determined by and to the satisfaction of the Director of Public Works.

3. Boulevard

   a) The Developer shall, at no expense to the City, plant trees on, the flanking boulevard of Plaza Dr, 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 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 streetlights 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 1/2024
August 2, 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

Exhibit “10” referred to in File DASZ 1/2024

Plan of Proposed Subdivision
River Lots 13 and 14 Parish of St. Vital
Being Lot 5, Block 2, Plan No. 14467 W.L.T.O
City of Winnipeg

This document is not an official survey unless it bears the signature (in blue ink) and/or seal of the Manitoba Land Surveyor whose authority it was prepared under. It is at the discretion of Barnes & Duncan to issue additional copies of documents on a case by case basis.

METRIC

SKETCH - ALL DISTANCES ARE IN METRES AND MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084.



Land Affected by this Proposal is shown bordered thus.... ——

Total Area of Land Affected by this Proposal: 2.97 AC.

Note:
This map has been prepared for subdivision application purposes only.

This is not a final survey.

BARNES 1906 &DUNCAN
SURVEYING, ENGINEERING & PLANNING
6 Donald Street, Winnipeg, MB, R3L 0K6
180-A, 5th Street, Morden, MB, R6M 1C9

Our File: 23-1353
Acad dwg: 23-1353-1-PROP SUB
Field Book: B&D 1564-7
Drafter: IR

Prepared by:
Leslie N. McLaughlin, M.L.S.
8th day of January, 2024

Page 1 of 1

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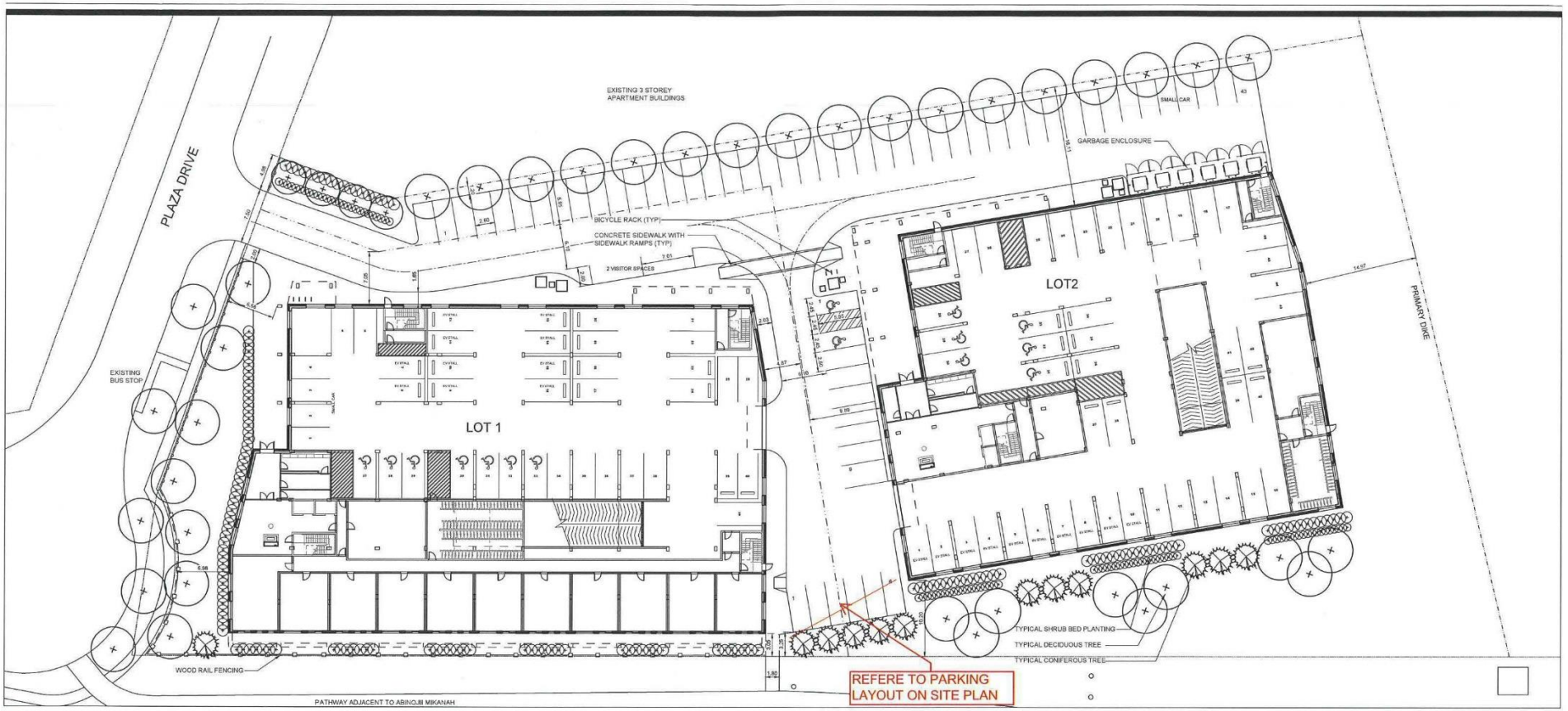


134 PLAZA DRIVE

CONCEPTUAL LANDSCAPE PLAN - FOR SUBDIVISION AND REZONING

DECEMBER 2023
SCALE 1:250 0 5 15 25m NORTH

LANDSCAPE STATISTICS - LOT 1 - WEST BUILDING

	REQUIRED	PROPOSED
STREET EDGE (PLAZA) - 62.6645m(205.6 ft.)		
1 TREE/30 ft.	7	7
3 SHRUBS/20 ft.	31	31
STREET EDGE (ABINOJII MIKANAH) 96.343m(316 ft.)		
1 TREE/30 ft.	11	3
3 SHRUBS/20 ft.	47	47
PARKING LOT INTERIOR		
(5% OF 813.4sm / 8,756 sqft)	437.8 sqft	210 sqft
1 TREE/300 SQ.FT.	1	0
1 SHRUB/100 SQ.FT.	4	4
BUILDING FOUNDATION	1 SHRUB/10 ft.	
190.25m (624 ft.)	62	62
TOTAL TREES	19	10
TOTAL SHRUBS	144	144

ANY ADDITIONAL PLANTING SHOWN IS AT THE DISCRETION OF THE OWNER

LANDSCAPE STATISTICS - LOT 2 EAST BUILDING

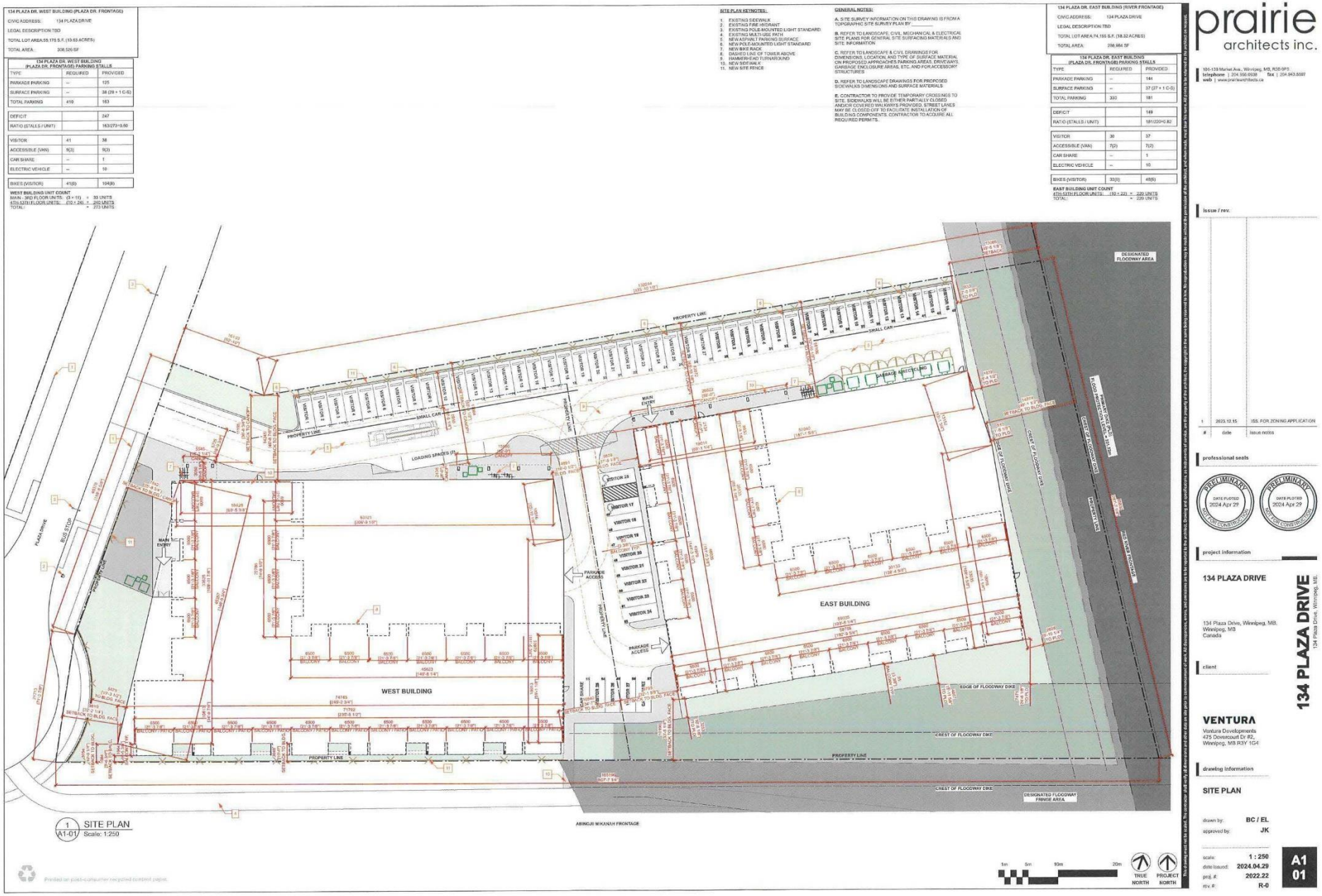
	REQUIRED	PROPOSED
STREET EDGE (PLAZA) - 7.44m(24.4 ft.)		
1 TREE/30 ft.	1	1
3 SHRUBS/20 ft.	4	4
STREET EDGE (ABINOJII MIKANAH) 88.854m(291.5 ft.)		
1 TREE/30 ft.	10	18
3 SHRUBS/20 ft.	44	441
PARKING LOT INTERIOR		
(5% OF 1691.17sm / 18,204 sqft)	910.2 sqft	554 sqft
1 TREE/300 SQ.FT.	3	3
1 SHRUB/100 SQ.FT.	9	9
BUILDING FOUNDATION	1 SHRUB/10 ft.	
118.06m (387 ft.)	39	39
TOTAL TREES	14	22
TOTAL SHRUBS	96	96

ANY ADDITIONAL PLANTING SHOWN IS AT THE DISCRETION OF THE OWNER

PLANT LIST

COMMON NAME/SCIENTIFIC NAME	SIZE	REMARKS
DECIDUOUS TREES		
JAPANESE TREE LILAC / SYRINGA RETICULATA	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m.
SPRING SNOW FLOWERING CRAB / MALUS X 'SPRING SNOW'	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m.
AMERICAN BASSWOOD/ TILIA AMERICANA	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m, BRANCHING HT. 1.8m.
AMERICAN ELM/ ULMUS AMERICANA	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m, BRANCHING HT. 1.8m.
CONIFEROUS TREES		
BLACK HILLS SPRUCE/PICEA GLAUCA 'BLACK HILLS'	1.8m ht.	SPECIMEN, W.B. MACHINE DUG WITH SINGLE UPRIGHT LEADER, STRAIGHT TRUNK, WELL BRANCHED, FULL FORM.
COLORADO SPRUCE/PICEA PUNGENS	1.8m ht.	SPECIMEN, W.B. MACHINE DUG WITH SINGLE UPRIGHT LEADER, STRAIGHT TRUNK, WELL BRANCHED, FULL FORM.
DECIDUOUS SHRUBS		
GALAHAD MOCKORANGE/ PHILADELPHUS X 'GALAHAD'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
LITTLE LADY LILAC/ SYRINGA X 'JEFLADY'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 450mm HT.
PERENNIALS/ORNAMENTAL GRASSES		
KARL FOERSTER GRASS/ CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 300mm HT.
HOT ROD SWITCH GRASS/ PANICUM VIRGATUM 'HOT ROD'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 300mm HT.
AWNED WHEATGRASS/ AGROPYRON SUBSECUDUM	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 300mm HT.

PLANT LIST SUBJECT TO CHANGE WITH AVAILABILITY AT TIME OF TENDER, CONSTRUCTION AND PLANTING



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issue / rev.

#	date	issue notes
1	2023.12.15	ISS. FOR ZONING APPLICATION

professional seals

PRELIMINARY NOT FOR CONSTRUCTION DATE PLOTED 2024 Apr 29

PRELIMINARY NOT FOR CONSTRUCTION DATE PLOTED 2024 Apr 29

project information

134 PLAZA DRIVE

134 Plaza Drive, Winnipeg, MB
Winnipeg, MB
Canada

client

VENTURA
Ventura Developments
475 Dovercourt Dr #2,
Winnipeg, MB R3Y 1G4

134 PLAZA DRIVE
134 Plaza Drive, Winnipeg, MB

drawing information

SITE PLAN

drawn by: BC / EL
approved by: JK

scale: 1 : 250
date issued: 2024.04.29
proj. #: 2022.22
rev. #: R-0

A1
01

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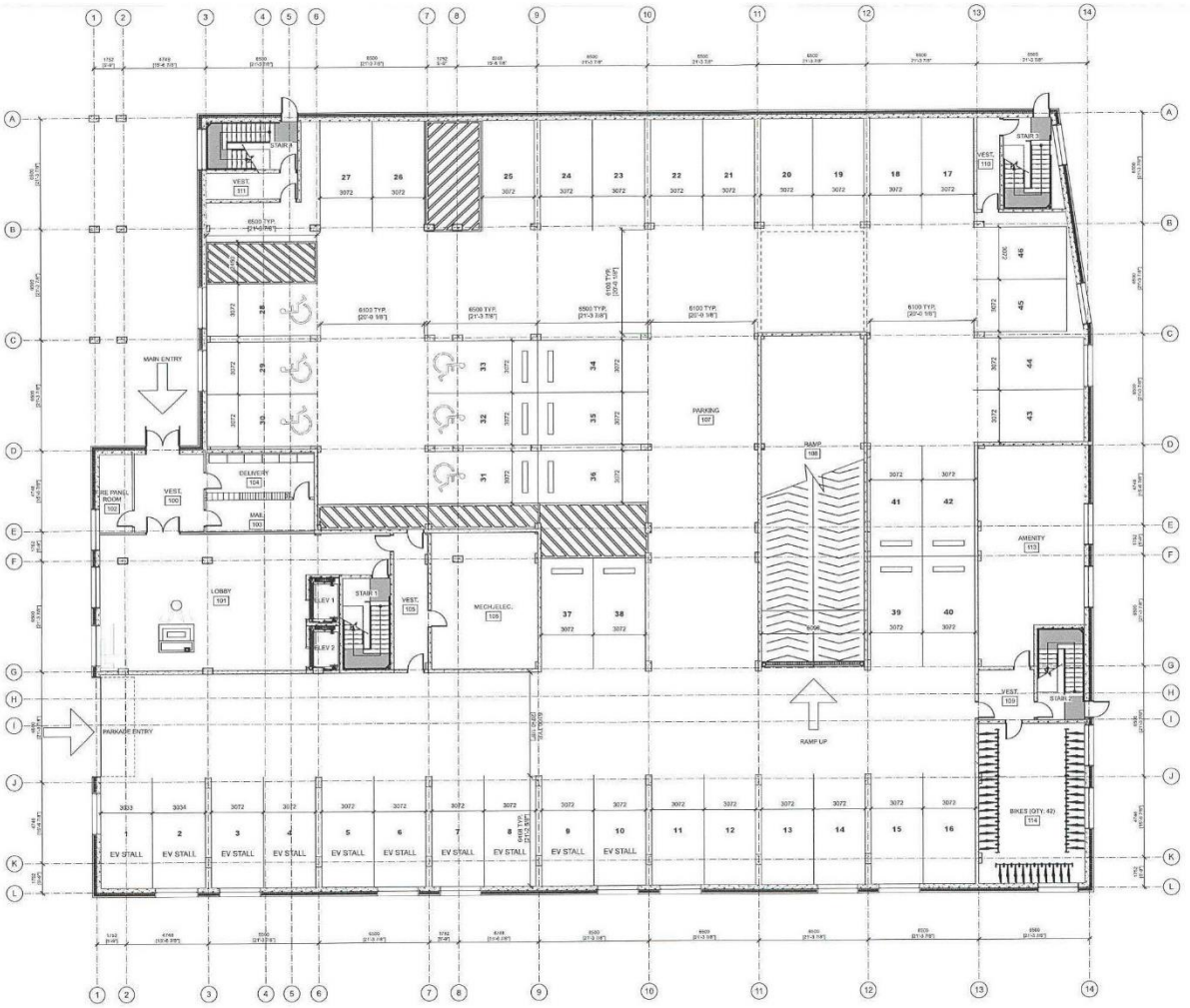

1 / A2-01 MAIN FLOOR PARKING - EAST BUILDING
Scale: 1:125

1m 5m 10m

TRUE NORTH

PROJECT NORTH

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project information

134 PLAZA DRIVE

134 Plaza Drive, Winnipeg, MB.
Winnipeg, MB
Canada

client

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Ventura Developments
475 Dovercourt Dr #2,
Winnipeg, MB R3Y 1G4

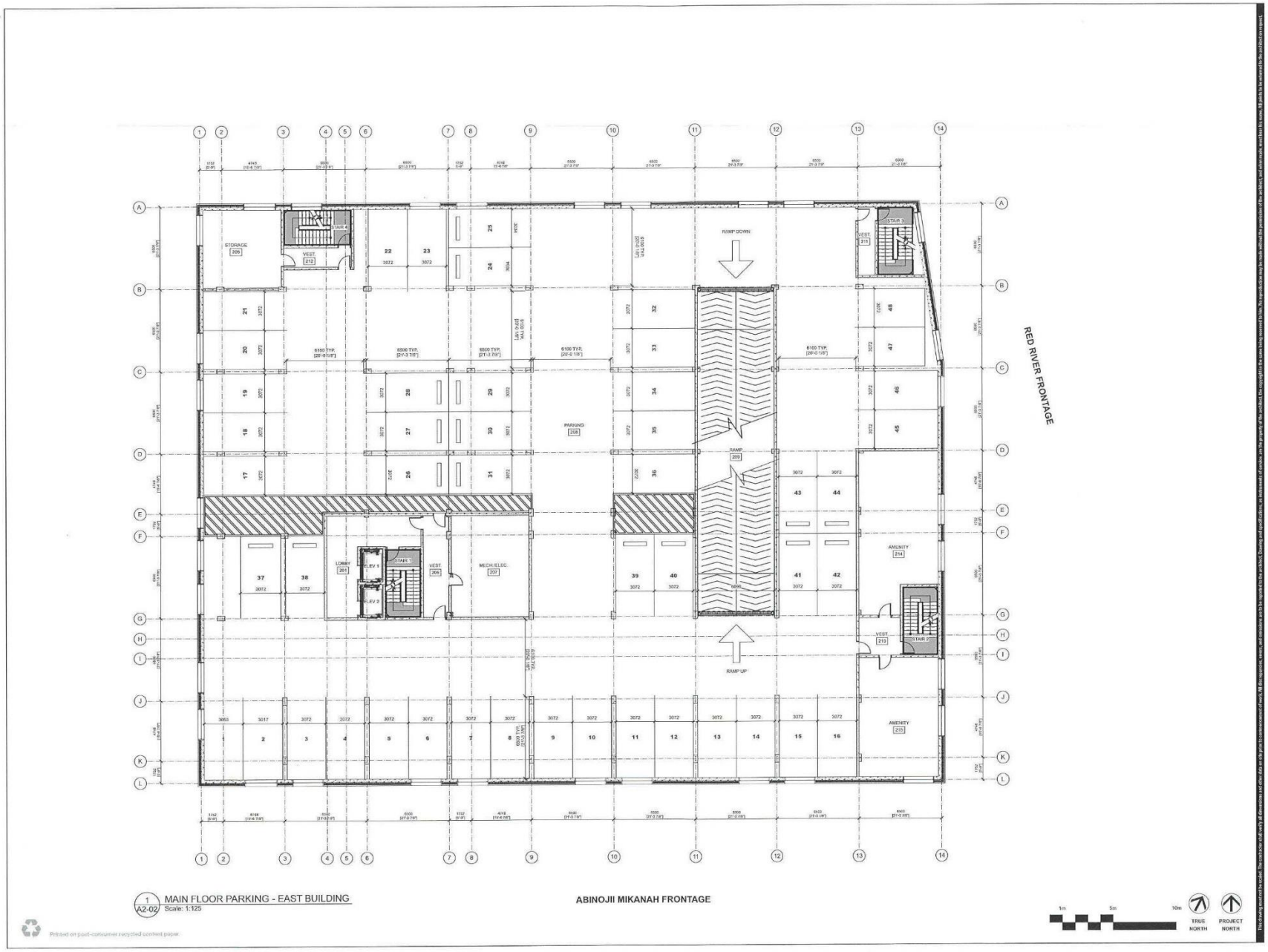
drawing information

MAIN FLOOR PARKING PLAN EAST BUILDING

drawn by:	BC
approved by:	JK
scale:	1 : 125
date issued:	2023.12.15
proj. #:	2022.22
rev. #:	R-0

134 PLAZA DRIVE
134 Plaza Drive, Winnipeg, MB.

A2 01



1 A2-02 MAIN FLOOR PARKING - EAST BUILDING
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SECOND FLOOR PARKING PLAN EAST BUILDING

drawn by: BC
approved by: JK

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rev. #: R-0

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134 Plaza Drive, Winnipeg, MB.

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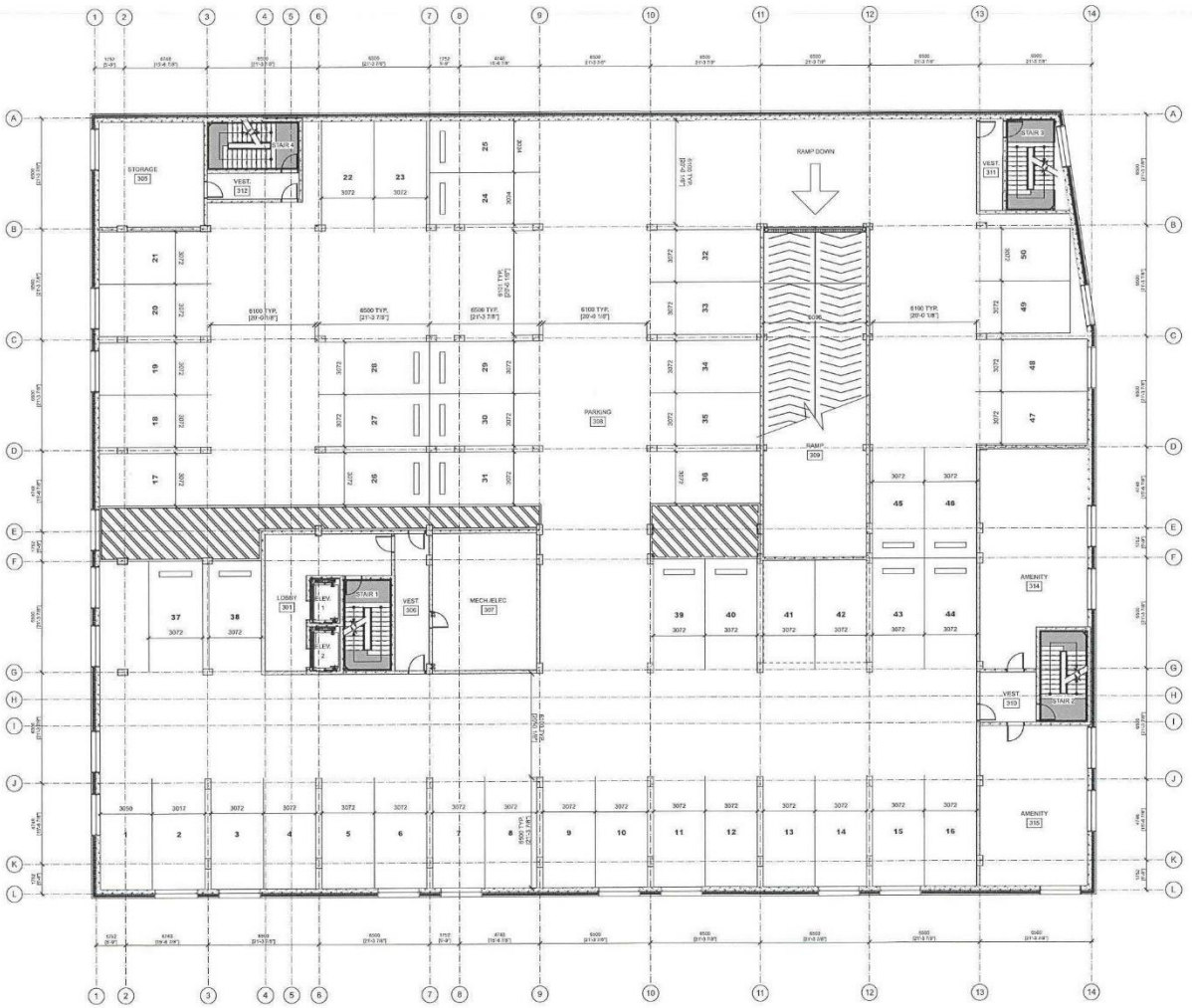

1 A2-03 THIRD FLOOR PARKING - EAST BUILDING
Scale: 1:125

ABINOJII MIKANAH FRONTAGE

1m 5m 10m

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project information

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134 Plaza Drive, Winnipeg, MB,
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Winnipeg, MB R3Y 1G4

drawing information

THIRD FLOOR PARKING PLAN EAST BUILDING

drawn by: BC
approved by: JK

scale: 1 : 125
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rev. #: R-0

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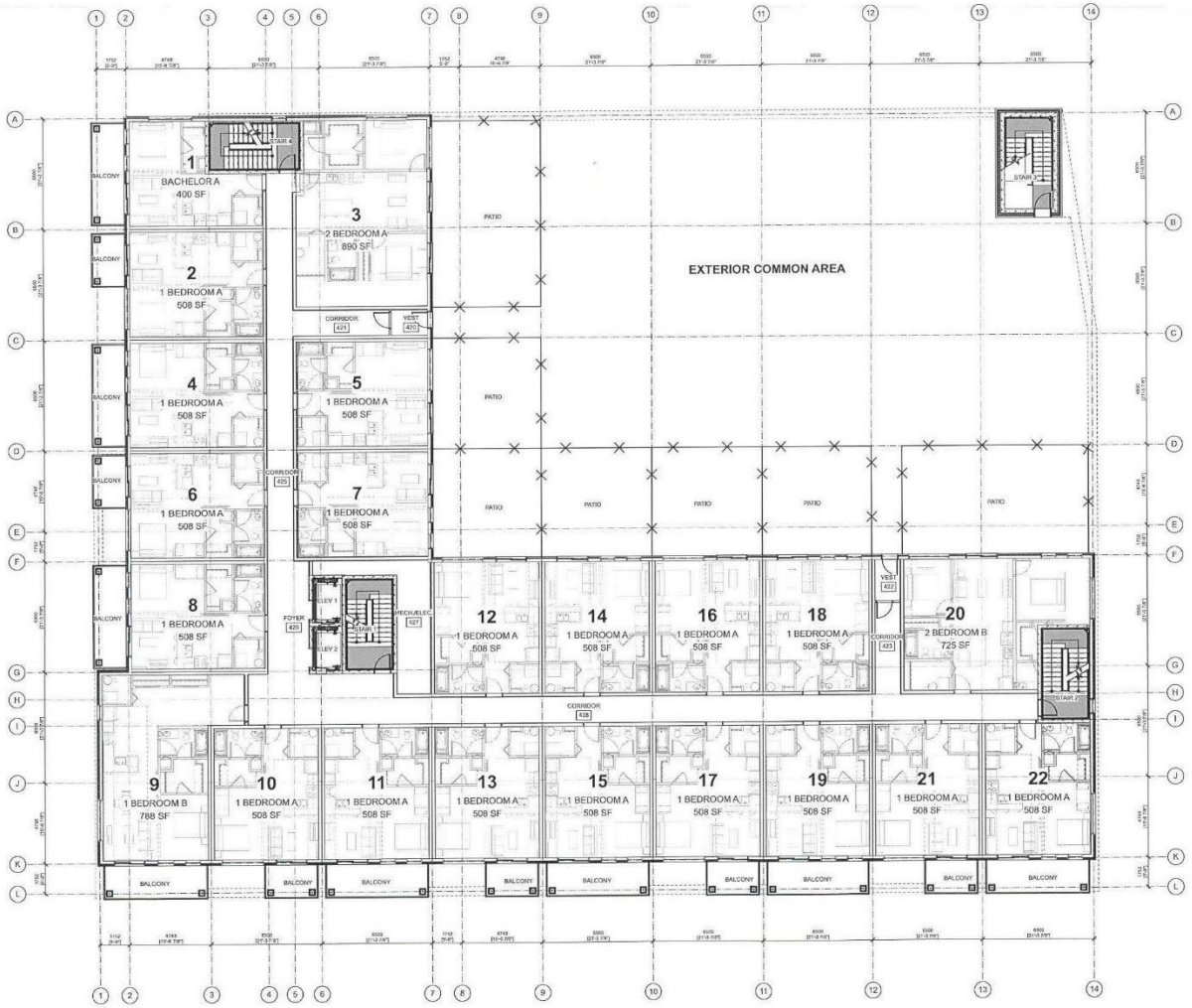

1 / A2-04 TYPICAL RESIDENTIAL 4TH FLOOR PLAN - EAST BUILDING
Scale: 1:125

1m 5m 10m

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#	date	issue notes
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project information

134 PLAZA DRIVE

134 Plaza Drive, Winnipeg, MB, Winnipeg, MB Canada

134 PLAZA DRIVE
134 Plaza Drive, Winnipeg, MB.

client

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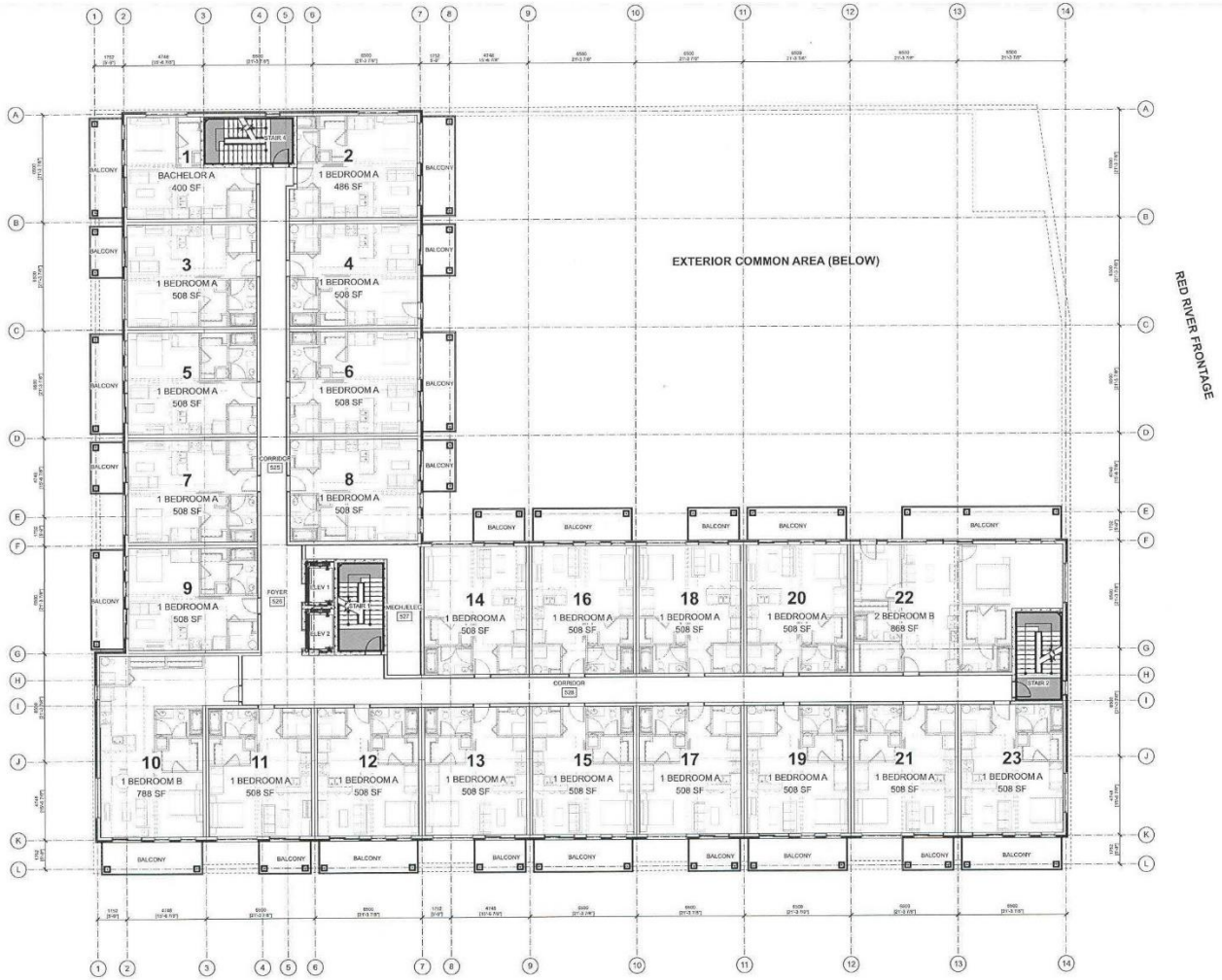
Ventura Developments
475 Dovercourt Dr #2,
Winnipeg, MB R3Y 1G4

drawing information

TYPICAL RESIDENTIAL 4TH FLOOR PLAN EAST BUILDING

drawn by:	BC
approved by:	JK
scale:	1 : 125
date issued:	2023.12.15
proj. #:	2022.22
rev. #:	R-0

A2 04



1 / A2-05 TYPICAL RESIDENTIAL 5TH-13TH FLOOR PLAN - EAST BUILDING
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1m 5m 10m TRUE NORTH PROJECT NORTH

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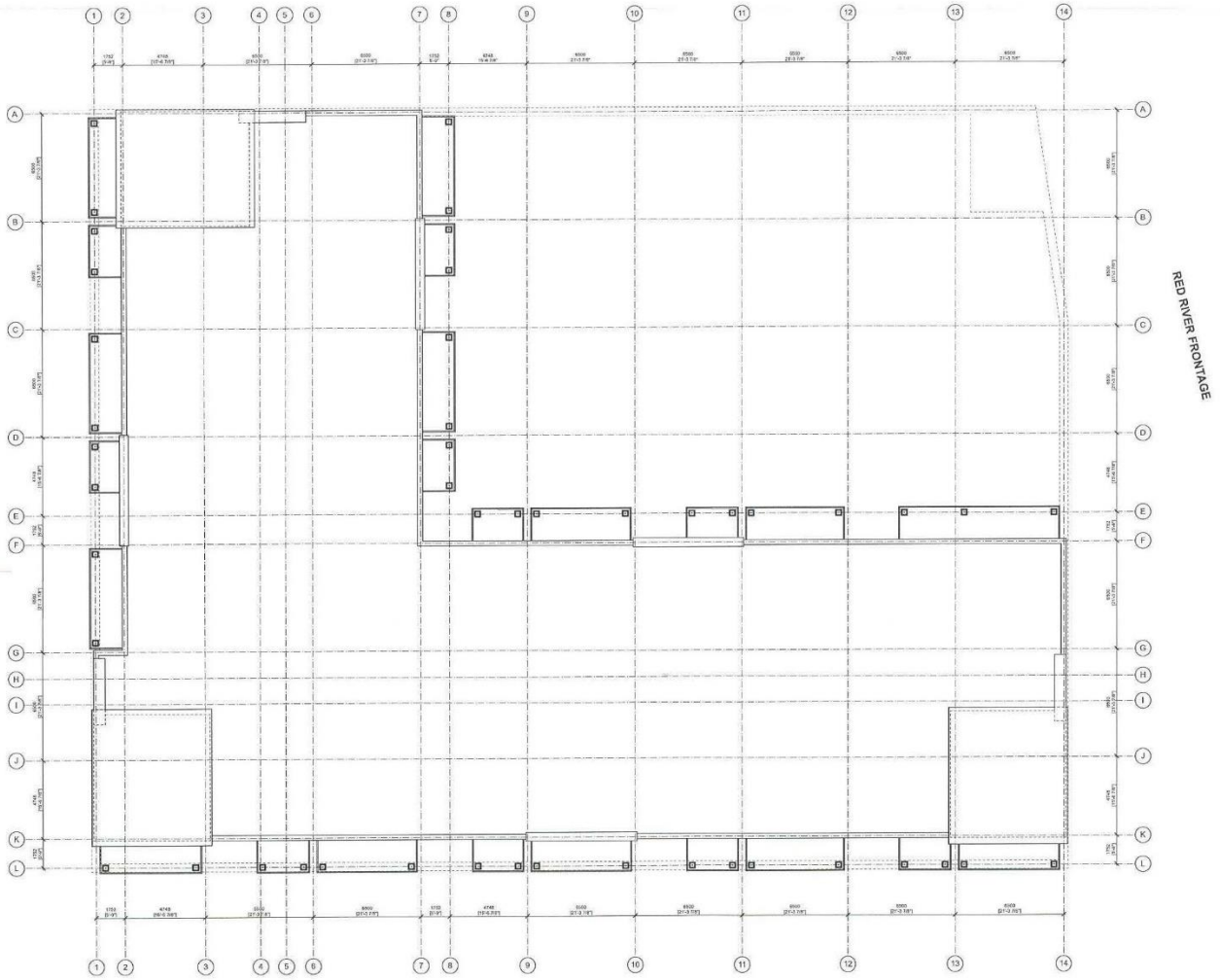

4 A2-06 ROOF PLAN - EAST BUILDING
Scale: 1:125

1m 5m 10m
TRUE NORTH
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issue / rev.

#	date	issue notes
1	2023.12.15	ISS. FOR ZONING APPLICATION

professional seals

PRELIMINARY DATE PLOTTED 2023 Dec 15 NOT FOR CONSTRUCTION

PRELIMINARY DATE PLOTTED 2023 Dec 15 NOT FOR CONSTRUCTION

project information

134 PLAZA DRIVE

134 Plaza Drive, Winnipeg, MB.
Winnipeg, MB
Canada

client

VENTURA
Ventura Developments
475 Dovercourt Dr #2,
Winnipeg, MB R3Y 1G4

drawing information

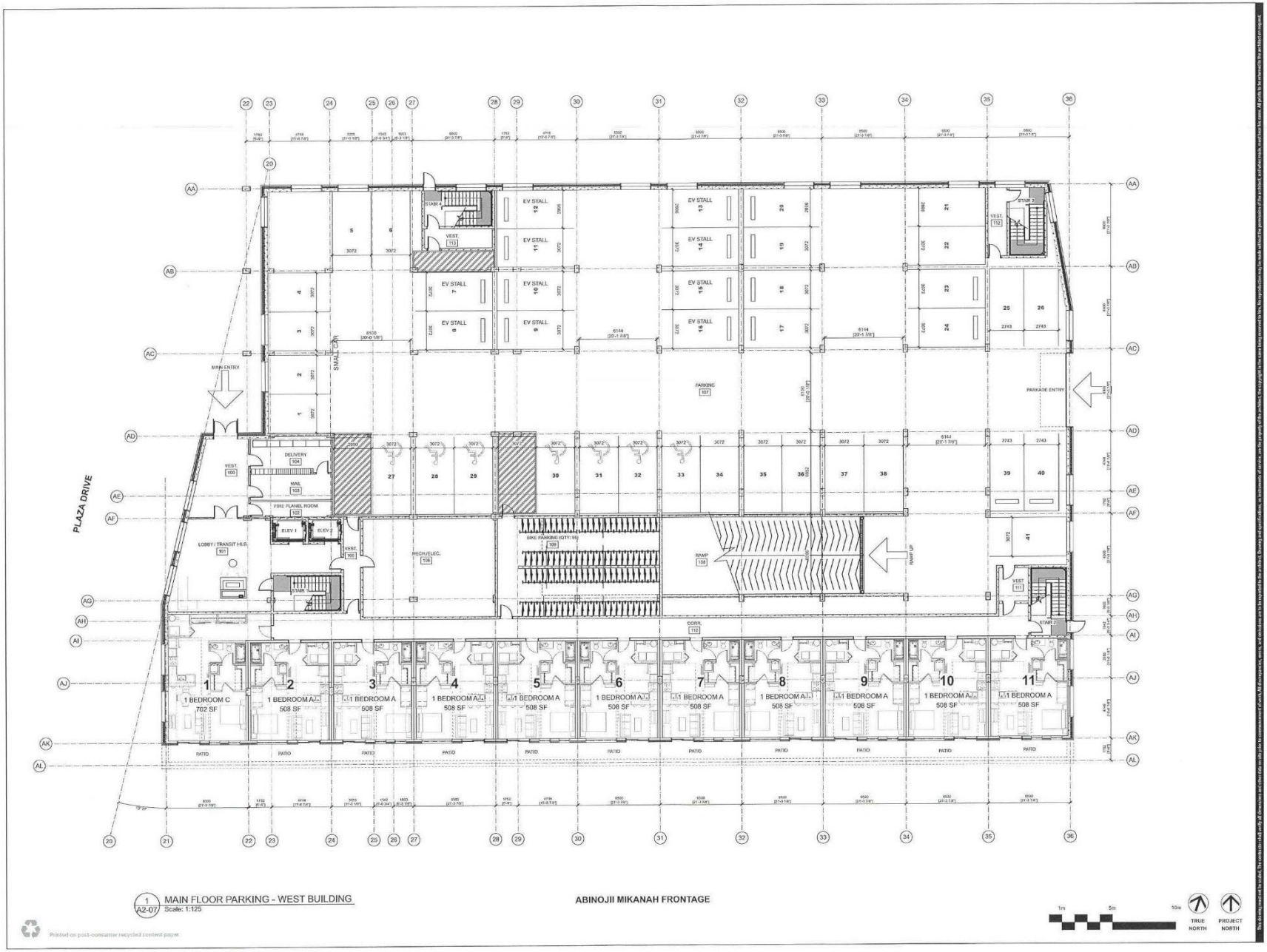
ROOF PLAN
EAST BUILDING

drawn by: BC
approved by: JK

scale: 1 : 125
date issued: 2023.12.15
proj. #: 2022.22
rev. #: R-0

134 PLAZA DRIVE
134 Plaza Drive, Winnipeg, MB.

A2
06



1 A2-07 MAIN FLOOR PARKING - WEST BUILDING
Scale: 1:125

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issue / rev.

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1	2023.12.15	ISS. FOR ZONING APPLICATION

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PRELIMINARY NOT FOR CONSTRUCTION — DATE PLOTTED: 2023 Dec 15

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project information

134 PLAZA DRIVE

134 Plaza Drive, Winnipeg, MB.
Winnipeg, MB
Canada

client

VENTURA
Ventura Developments
475 Dovercourt Dr #2,
Winnipeg, MB R3Y 1G4

drawing information

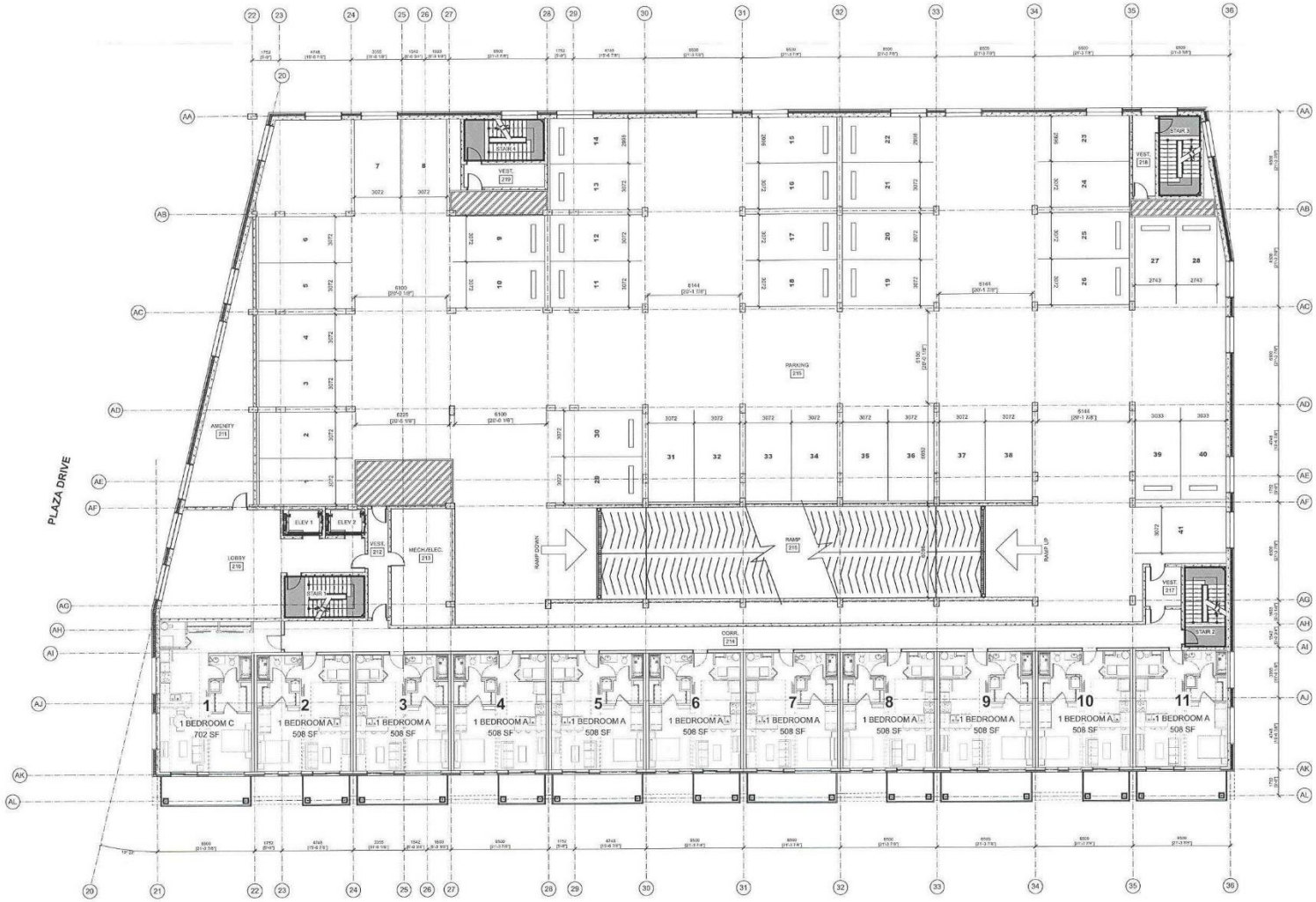
MAIN FLOOR PARKING PLAN WEST BUILDING

drawn by: BC
approved by: JK

scale: 1 : 125
date issued: 2023.12.15
proj. #: 2022.22
rev. #: R-0

134 PLAZA DRIVE
134 Plaza Drive, Winnipeg, MB.

A2 07



1 A2-08 SECOND FLOOR PARKING - WEST BUILDING
Scale: 1:125

ABINOJII MIKANAH FRONTAGE

1m 5m 10m

TRUE NORTH

PROJECT NORTH

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project information

134 PLAZA DRIVE

134 Plaza Drive, Winnipeg, MB, Winnipeg, MB Canada

client

VENTURA
Ventura Developments
475 Dovercourt Dr #2,
Winnipeg, MB R3Y 1G4

drawing information

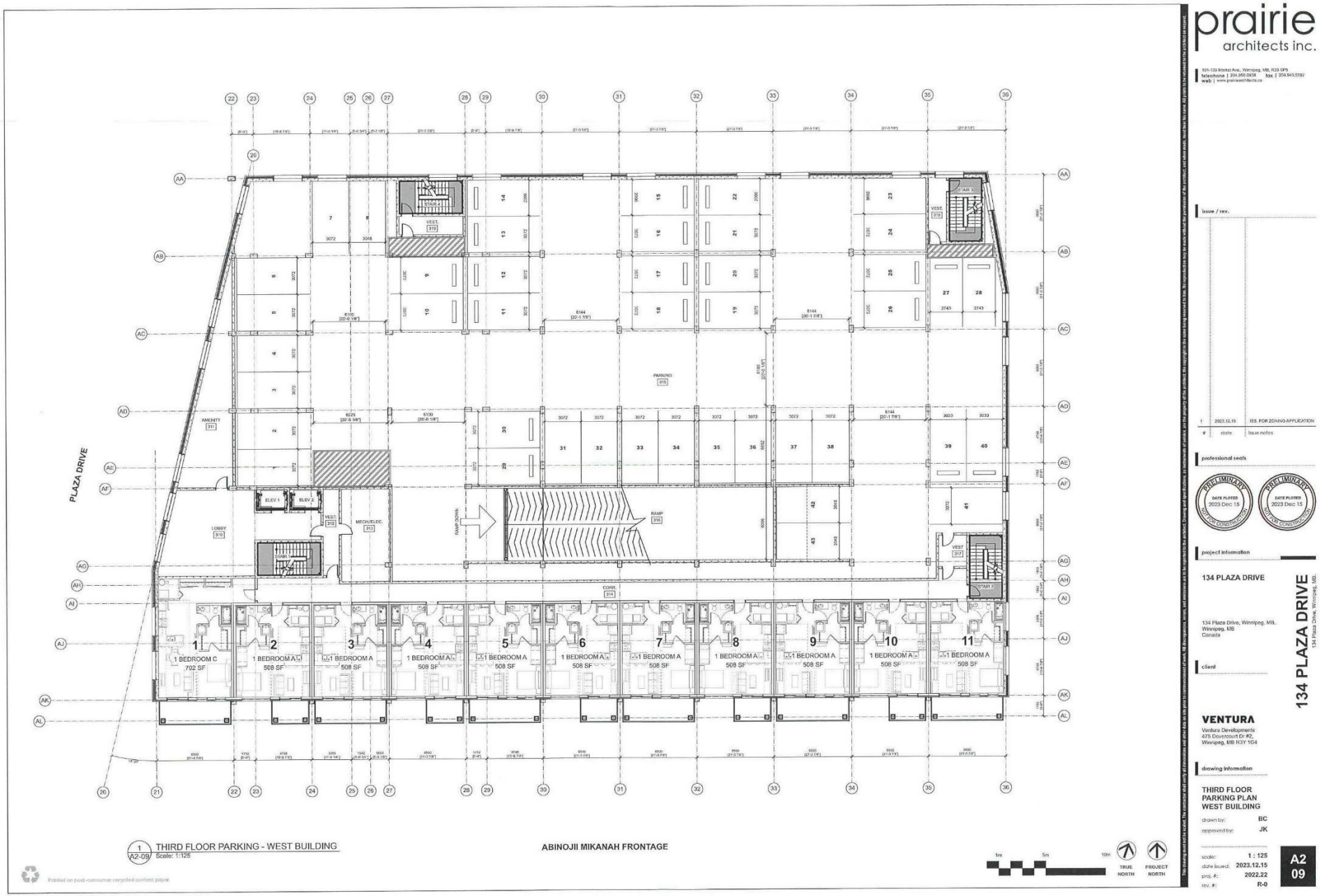
SECOND FLOOR PARKING PLAN WEST BUILDING

drawn by: BC
approved by: JK

scale: 1 : 125
date issued: 2023.12.15
proj. #: 2022.22
rev. #: R-0

134 PLAZA DRIVE
134 Plaza Drive, Winnipeg, MB.

A2 08


PLAZA DRIVE
ABINOJII MIKANAH FRONTAGE
1 BEDROOM C 702 SF
1 BEDROOM A 508 SF
PARKING 315
AMENITY 311
LOBBY 310
MECH/ELEC. 313
RAMP 316
RAMP DOWN
CORR. 314
STAIR 1
STAIR 2
STAIR 3
STAIR 4
ELEV 1
ELEV 2
VEST. 312
VEST. 317
VEST. 318
VEST. 319
TRUE NORTH
PROJECT NORTH
1 A2-09 THIRD FLOOR PARKING - WEST BUILDING
Scale: 1:125
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issue / rev.
1 2023.12.15 ISS. FOR ZONING APPLICATION
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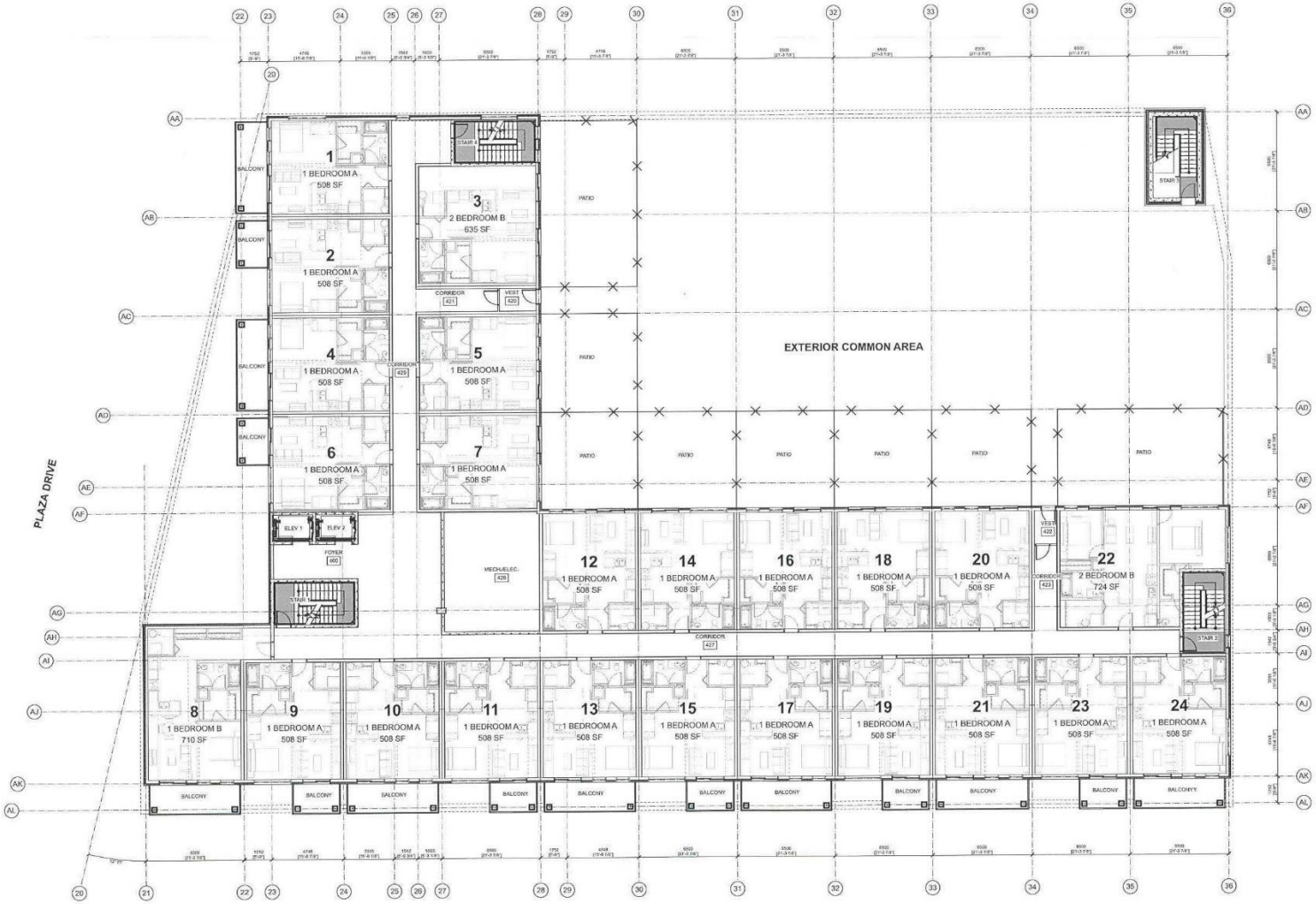
drawing information
THIRD FLOOR PARKING PLAN WEST BUILDING
drawn by: BC
approved by: JK
scale: 1 : 125
date issued: 2023.12.15
proj. #: 2022.22
rev. #: R-0
134 PLAZA DRIVE
134 Plaza Drive, Winnipeg, MB.
A2 09



1 A2-10 TYPICAL RESIDENTIAL 4TH FLOOR PLAN - WEST BUILDING
Scale: 1:125

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134 PLAZA DRIVE

134 Plaza Drive, Winnipeg, MB.
Winnipeg, MB
Canada

client

VENTURA
Ventura Developments
475 Dovercourt Dr #2,
Winnipeg, MB R3Y 1G4

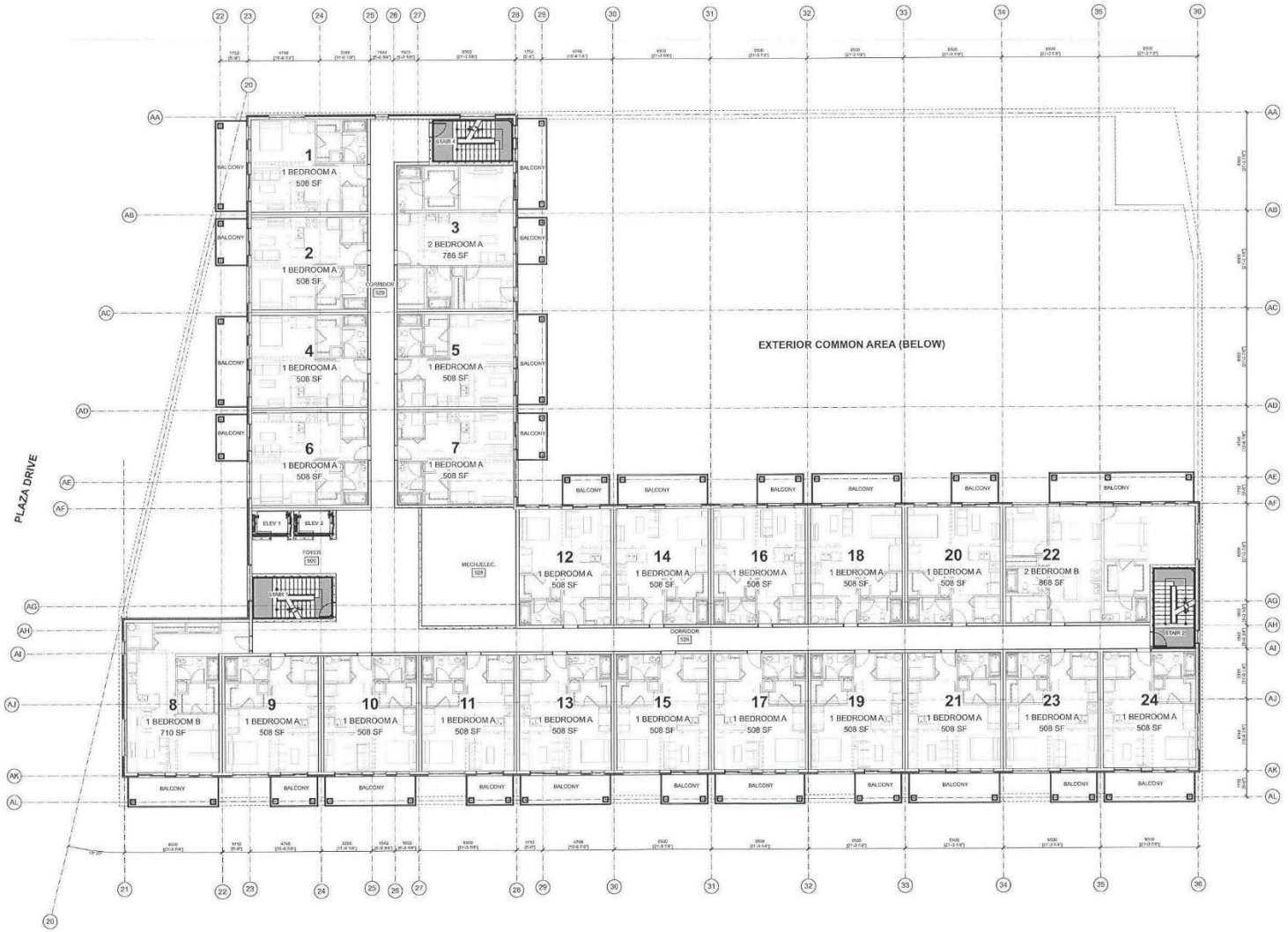
134 PLAZA DRIVE
134 Plaza Drive, Winnipeg, MB

drawing information

TYPICAL RESIDENTIAL
4TH FLOOR PLAN
WEST BUILDING

drawn by:	BC
approved by:	JK
scale:	1 : 125
date issued:	2023.12.15
proj. #:	2022.22
rev. #:	R-0

A2
10



1 A2-11 TYPICAL RESIDENTIAL 5TH-13TH FLOOR PLAN - WEST BUILDING
Scale: 1:125

ABINOJII MIKANAH FRONTAGE

1m 5m 10m

TRUE NORTH

PROJECT NORTH

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project information

134 PLAZA DRIVE

134 Plaza Drive, Winnipeg, MB, Winnipeg, MB Canada

client

VENTURA
Ventura Developments
475 Dovercourt Dr #2,
Winnipeg, MB R3Y 1G4

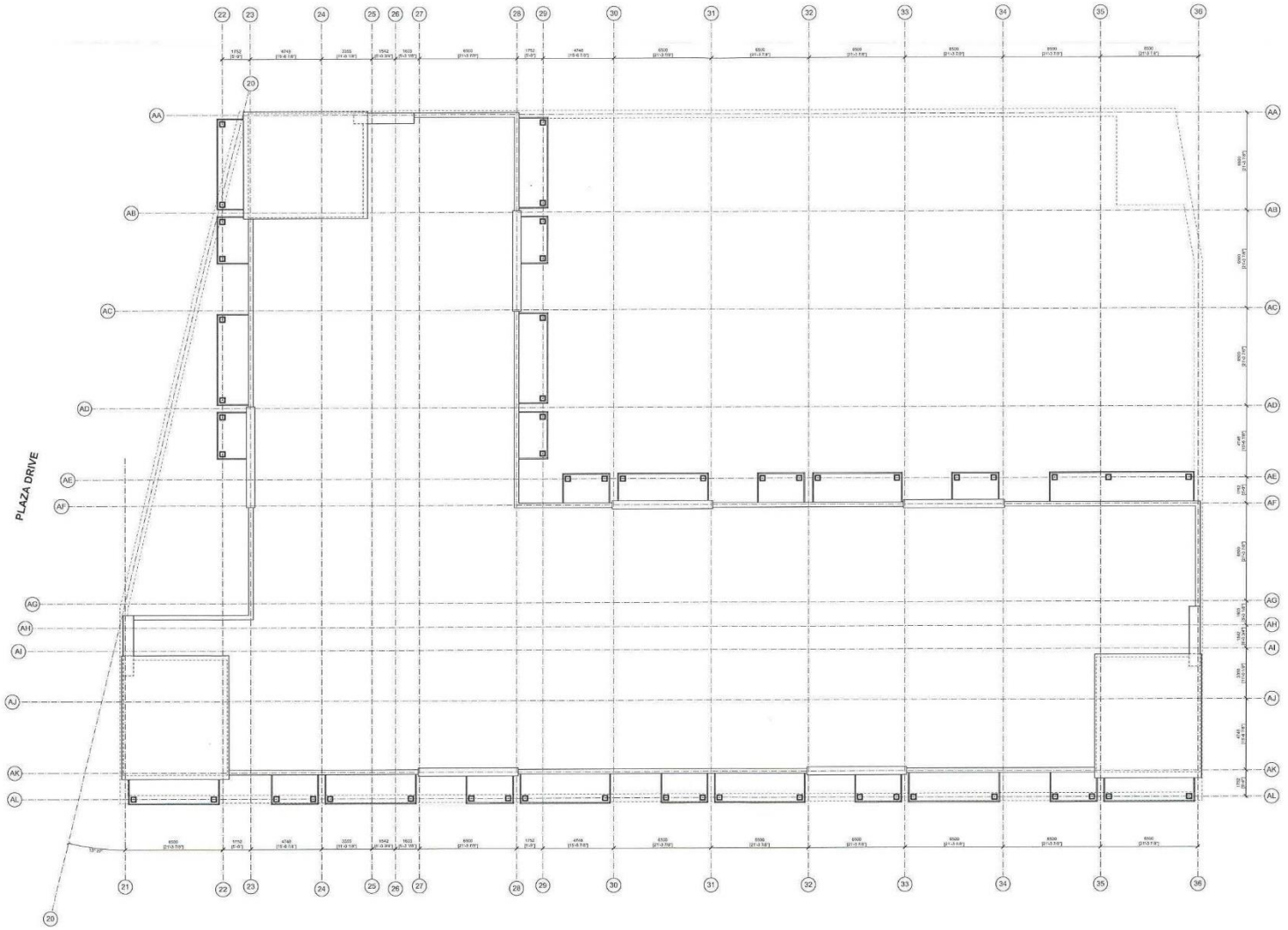
134 PLAZA DRIVE
134 Plaza Drive, Winnipeg, MB.

drawing information

TYPICAL RESIDENTIAL 5TH-13TH FLOOR PLAN WEST BUILDING

drawn by:	BC
approved by:	JK
scale:	1 : 125
date issued:	2023.12.15
proj. #:	2022.22
rev. #:	R-0

A2 11



4 A2-12 ROOF PLAN - WEST BUILDING
Scale: 1:125

1m 5m 10m
TRUE NORTH
PROJECT NORTH

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drawing information

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WEST BUILDING

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date issued: 2023.12.15
proj. #: 2022.22
rev. #: R-0

134 PLAZA DRIVE
134 Plaza Drive, Winnipeg, MB.

A2
12



SOUTH ELEVATION (ABINOJII MIKANAH)

A3 01 **ELEVATIONS** | **134 PLAZA DRIVE EAST TOWER** | VENTURA | VENTURA LAND COMPANY | VENTURA DEVELOPMENTS

scale: 1:100 | proj. #: 2022.22
date issued: 2023.12.15 | rev. #: R-0

OPTION 1

prairie architects inc.



EAST ELEVATION (RED RIVER)

A3 02 **ELEVATIONS** | **134 PLAZA DRIVE EAST TOWER** | VENTURA | VENTURA | VENTURA

scale: 1:100 proj. #: 2022.22
date issued: 2023.12.15 rev. #: R-0

OPTION 1

prairie architects inc.



EAST ELEVATION (AT UNIT BALCONIES)

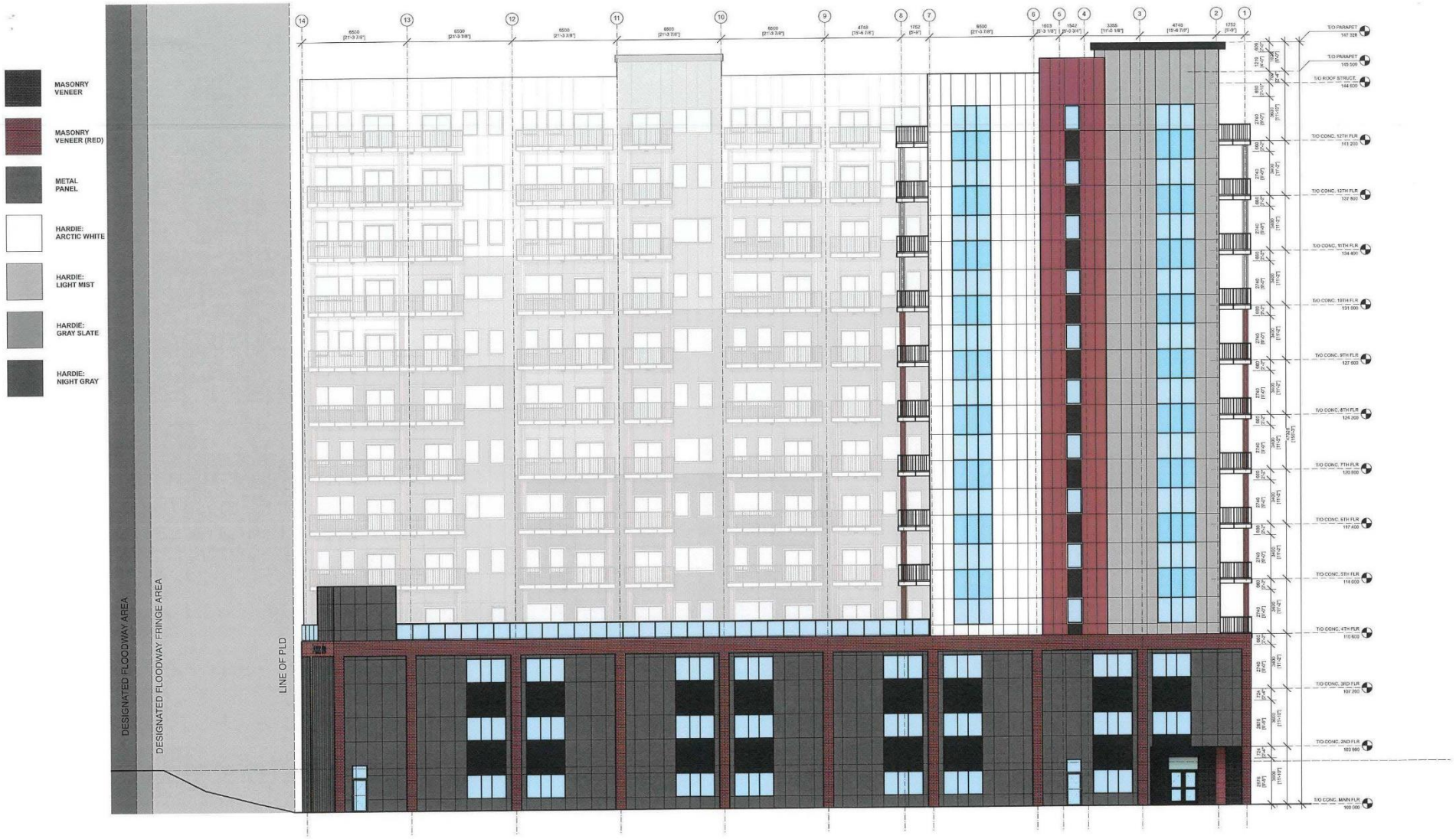
A3 03 | **ELEVATIONS** | **134 PLAZA DRIVE EAST TOWER**

VENTURA | VENTURA | VENTURA

scale: 1:100 | proj. #: 2022.22
date issued: 2023.12.15 | rev. #: R-0

OPTION 1

prairie architects inc.



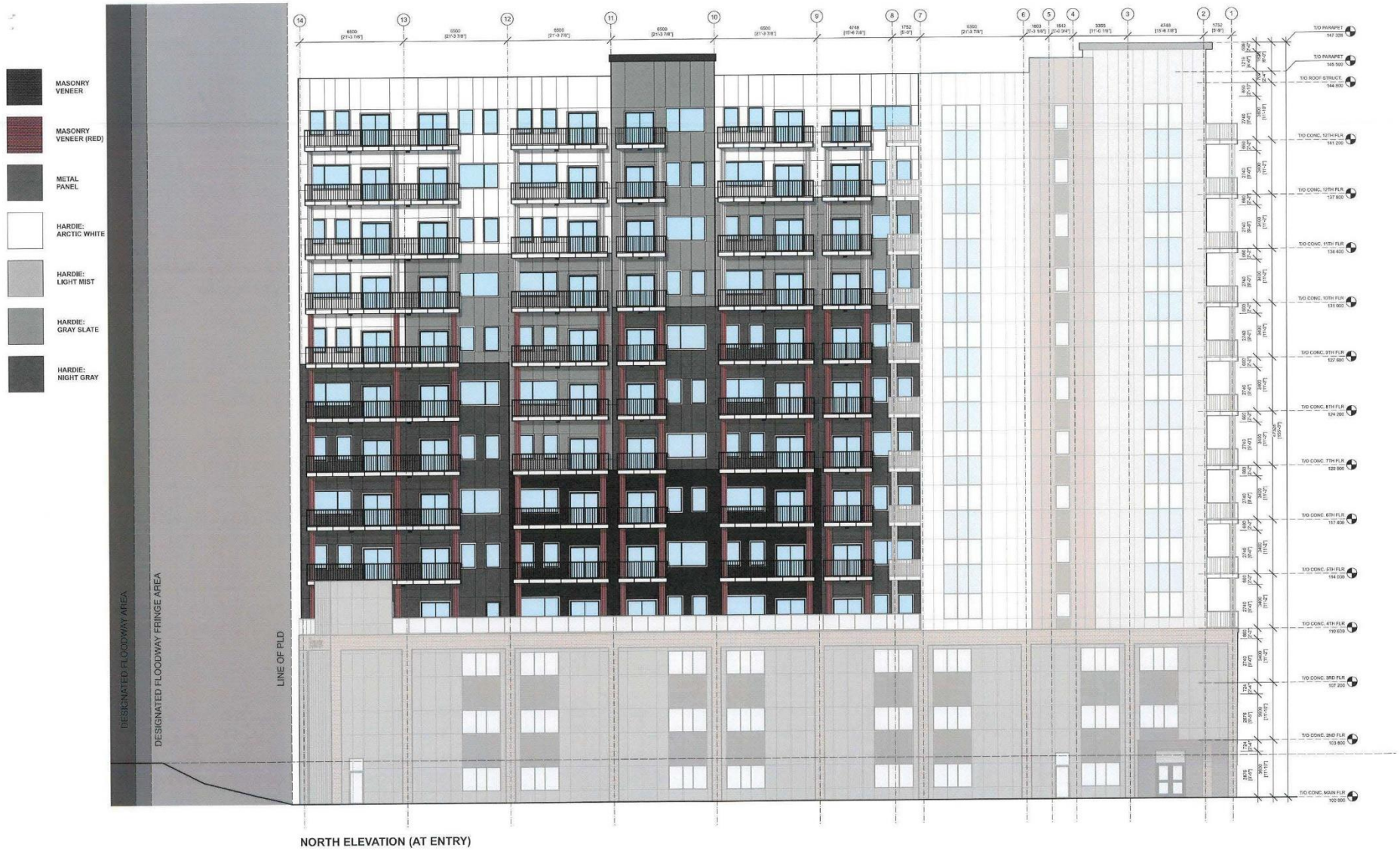
NORTH ELEVATION (AT ENTRY)

A3 04 | **ELEVATIONS** | **134 PLAZA DRIVE EAST TOWER** | VENTURA | VENTURA | VENTURA

scale: 1:100 | proj. #: 2022.22
date issued: 2023.12.15 | rev. #: R-0

OPTION 1

prairie architects inc.



NORTH ELEVATION (AT ENTRY)

A3 05 **ELEVATIONS** | **134 PLAZA DRIVE EAST TOWER** | VENTURA | VENTURA | VENTURA | scale: 1:100 | proj. #: 2022.22 | date issued: 2023.12.15 | rev. #: R-0 | **OPTION 1** | prairie architects inc.



WEST ELEVATION (PLAZA DRIVE)

A3 06 | **ELEVATIONS** | **134 PLAZA DRIVE EAST TOWER**

scale: 1:100 | proj. #: 2022.22
date issued: 2023.12.15 | rev. #: R-0

OPTION 1

prairie architects inc.



SOUTH ELEVATION (ABINOJII MIKANAH)

A3 07 ELEVATIONS | 134 PLAZA DRIVE WEST TOWER

scale: 1:100 proj. #: 2022.22
date issued: 2023.12.15 rev. #: R-0

OPTION 1

prairie architects inc.



EAST ELEVATION (RED RIVER)

A3 08 **ELEVATIONS** | **134 PLAZA DRIVE WEST TOWER**

scale: 1:100 | proj. #: 2022.22
date issued: 2023.12.15 | rev. #: R-0

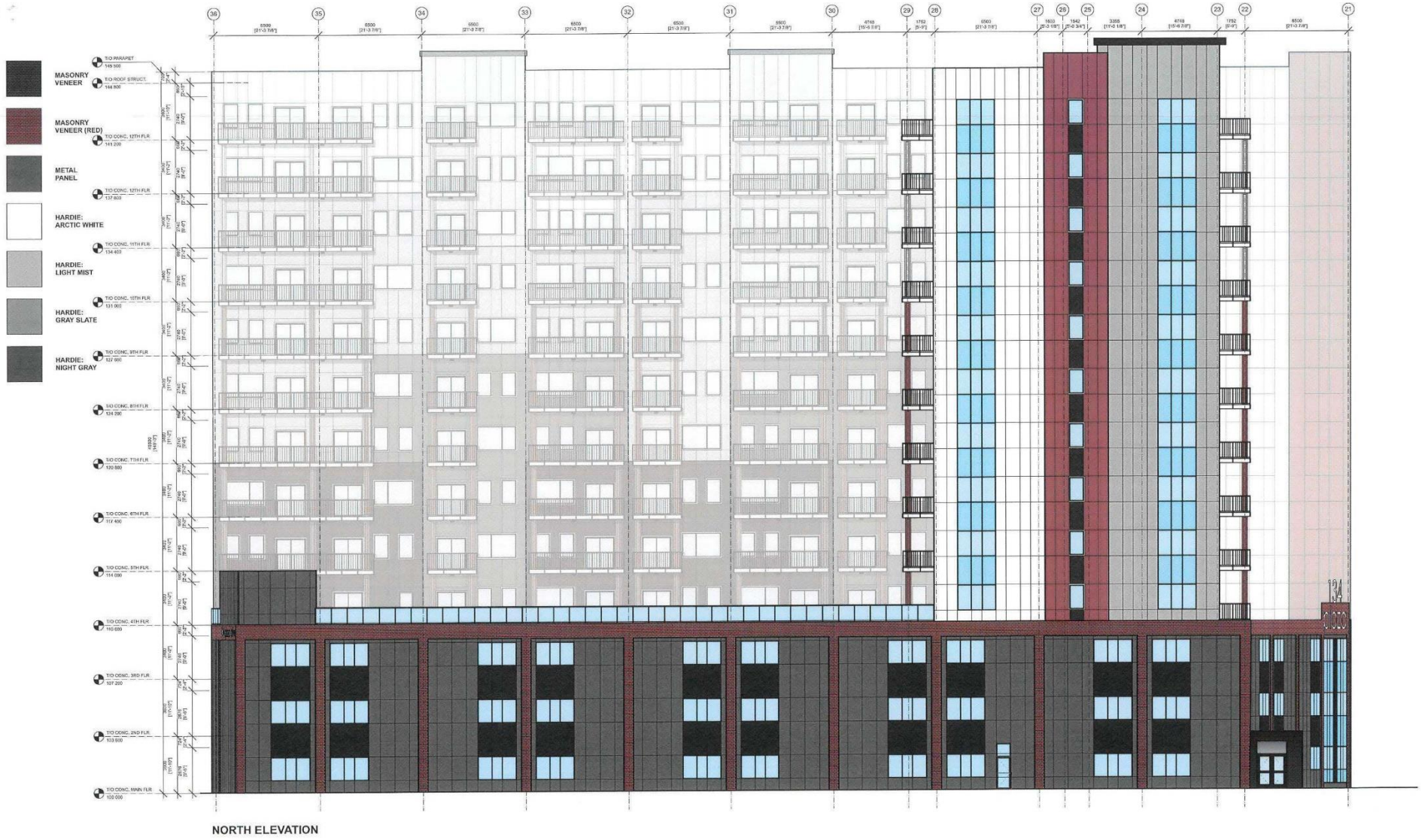
OPTION 1

prairie architects inc.



EAST ELEVATION (RED RIVER)

A3 09 **ELEVATIONS** | **134 PLAZA DRIVE WEST TOWER** | VENTURA | VENTURA | VENTURA | scale: 1:100 | proj. #: 2022.22 | date issued: 2023.12.15 | rev. #: R-0 | **OPTION 1** | prairie architects inc.



NORTH ELEVATION

A3 10 ELEVATIONS | 134 PLAZA DRIVE WEST TOWER

VENTURA | VENTURA | VENTURA

scale: 1:100 | proj. #: 2022.22
date issued: 2023.12.15 | rev. #: R-0

OPTION 1

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NORTH ELEVATION (AT UNIT BALCONIES)

A3 11 **ELEVATIONS** | **134 PLAZA DRIVE WEST TOWER** | VENTURA | VENTURA | VENTURA | scale: 1:100 | date issued: 2023.12.15 | proj. #: 2022.22 | rev. #: R-0 | **OPTION 1** | prairie architects inc.



WEST ELEVATION (PLAZA DRIVE)

A3 12 **ELEVATIONS** | **134 PLAZA DRIVE WEST TOWER** | VENTURA | VENTURA | VENTURA

scale: 1:100 | proj. #: 2022.22
date issued: 2023.12.15 | rev. #: R-0

OPTION 1

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