Minutes – Executive Policy Committee – January 21, 2025

Report – Standing Policy Committee on Property and Development – January 13, 2025

Item No. 13 Subdivision and Rezoning – 663 Marion Street
(St. Boniface Ward)
File DASZ 24/2024 [c/r DAV 222073/2024D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

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 24/2024 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 "A" to this report and as shown on the map dated January 8, 2025 and attached as Schedule "C" 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 December 9, 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 December 9, 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 "M1" Manufacturing Light District and "PR1" Parks and Recreation 1 (Neighbourhood) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated January 8, 2025 and attached as Schedule "C" to this report, subject to the following conditions:

Report – Standing Policy Committee on Property and Development – January 13, 2025

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

i. For those portions of the Owner's Land zoned "M1" Manufacturing Light District, 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
h. sidewalks

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.

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

a. community/recreation centre
b. commercial school
c. place of worship
d. cultural centre
e. *deleted*
f. auditorium/concert hall/theatre/cinema
g. hall rental
h. sports or entertainment arena/stadium, indoor
i. amusement enterprise, outdoor,
j. sports or entertainment arena/stadium, outdoor
k. supermarket
l. wholesaling
m. freight or truck yard

Report – Standing Policy Committee on Property and Development – January 13, 2025

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

iii. That the following permitted uses shall be restricted to a total cumulative floor area of 5,000 square feet (464.52 square metres).

a. craft brewery, distillery or winery
b. drinking establishment
c. restaurant
d. personal services (unless otherwise listed)
e. retail sales (unless otherwise listed)
f. amusement enterprise, indoor

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 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.

5. 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.

6. 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.

Report – Standing Policy Committee on Property and Development – January 13, 2025

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

7. That Development Application No. DASZ 24/2024 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.

8. 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.

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

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

11. That Development Application No. DASZ 24/2024 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.

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

Report – Standing Policy Committee on Property and Development – January 13, 2025

DECISION MAKING HISTORY:

Moved by Councillor Lukes,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On January 13, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee, with the following amendment:

- In Recommendation 1.B., delete the following:

  ", with the following amendment:

  i. Delete Condition 3 under 'Section IV – Servicing Conditions' in its entirety."

and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 8, 2025, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 1.B., delete the period after "Schedule "B" of this report", and replace with the following:

  ", with the following amendment:

Report – Standing Policy Committee on Property and Development – January 13, 2025

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

i. Delete Condition 3 under 'Section IV – Servicing Conditions' in its entirety."

- Add the following new Recommendation 2.A.i.h:

  "h. sidewalks"

- Delete Recommendation 2.A.ii.e.

- Add the following new recommendation 2.A.iii.f:

  "f. amusement enterprise, indoor"

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

PUBLIC HEARING SUMMARY

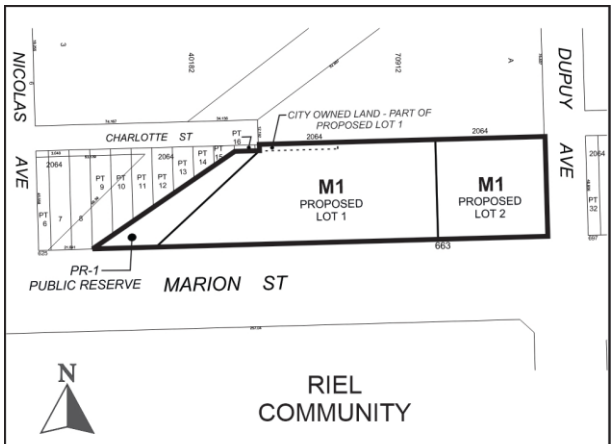
File: DASZ 24/2024

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

Public Hearing: January 8, 2025
Council Building, 510 Main Street

Applicant: Landmark Planning & Design Inc. (Brennan Johnson)

Subject:



APPLICANT: Landmark Planning & Design Inc. (Brennan Johnson)
FILE: DASZ 24/2024
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 an "M3" MANUFACTURING HEAVY DISTRICT to an "M1" MANUFACTURING LIGHT DISTRICT and a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to facilitate the establishment of two (2) industrial zoning lots and Public Reserve for the construction of two (2) commercial buildings, one on each lot. **For information, phone S. Nuttall, Planner at 204-986-7168**

DEMANDEUR: Landmark Planning & Design Inc. (Brennan Johnson)
N° DE DOSSIER: DALZ 24/2024
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 changer le zonage des sols délinéés ci-dessus pour qu'ils passent de la catégorie M3 (secteur manufacturier lourd) à la catégorie M1 (secteur manufacturier léger) et à la catégorie PR1 (secteur des parcs et des loisirs 1 [quartier]) afin de faciliter l'aménagement de deux terrains à lotir industriels et d'une réserve publique pour permettre la construction de deux bâtiments commerciaux (un sur chaque terrain). **Pour plus de renseignements, communiquez avec S. Nuttall, urbaniste, au 204-986-7168.**

Premises Affected: 663 Marion Street

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

Prepared by: K. McMillan, Manager of the Decision Making Process
Riel Community Committee

Report date: January 8, 2025

Community Committee Recommendation:

On January 8, 2025, 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 24/2024 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 "A" to this report and as shown on the map dated January 8, 2025 and attached as Schedule "C" 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 December 9, 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 December 9, 2024 and attached as Schedule "B" to this report~~.~~ ***, with the following amendment:***

        i. Delete Condition 3 under 'Section IV – Servicing Conditions' in its entirety.

    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 "M1" Manufacturing Light District and "PR1" Parks and Recreation 1 (Neighbourhood) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated January 8, 2025 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 pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

      i. For those portions of the Owner's Land zoned "M1" Manufacturing Light District, 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
         h. sidewalks

         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.

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

         a. community/recreation centre
         b. commercial school
         c. place of worship
         d. cultural centre
         ~~***e. amusement enterprise, indoor***~~
         f. auditorium/concert hall/theatre/cinema
         g. hall rental
         h. sports or entertainment arena/stadium, indoor
         i. amusement enterprise, outdoor,
         j. sports or entertainment arena/stadium, outdoor
         k. supermarket
         l. wholesaling
         m. freight or truck yard

iii. That the following permitted uses shall be restricted to a total cumulative floor area of 5,000 square feet (464.52 square metres).

a. craft brewery, distillery or winery
b. drinking establishment
c. restaurant
d. personal services (unless otherwise listed)
e. retail sales (unless otherwise listed)
f. amusement enterprise, indoor

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 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.

5. 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.

6. 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.

7. That Development Application No. DASZ 24/2024 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.

8. 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.

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

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

11. That Development Application No. DASZ 24/2024 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.

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

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. The presentations are almost completely aligned with the public service. The Committee made a couple of amendments that are amenable to the proponent.

2. The sidewalk – in terms of that particular decision, I think we are likely to see more immediate benefit with the resource being used in this way rather than the other way and given the water tower district that's coming online I can see people using that sidewalk in the very near future. In the longer term, I could've seen people using the sidewalk on the road, which is City policy so we're taking a break from that but we're getting another sidewalk that's likely to be used, probably more, in the near future.

2. The net new two Carriere Parks worth of parkland is another benefit of this. Naturalized parkland is excellent. It's great for biodiversity, carbon sink. It's got all sorts of environmental benefits and it's also pleasant to look at.

4. I think this is going to be a lift for the area. The renderings look nice and I think it's going to be a net positive for St. Boniface and for Winnipeg in terms of the lift on the tax base that's going to come from this.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 0

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

Exhibits Filed:

1. Application dated October 17, 2024
2. Notification of Public Hearing dated November 20, 2024
3. Manitoba Status of Titles 2062171/1, 3128140/1, 3128141/1, 3128142/1, 3128143/1
4. Letter of authorization dated January 10, 2023 from 6922989 Manitoba Ltd. (John Bockstael) to Landmark Planning & Design Inc.
5. Letter of authorization dated August 29, 2024 from The City of Winnipeg to Landmark Planning & Design Inc
6. Misc. Plan No. 15867/2
7. Plan of Subdivision
8. Plans (13 pages)
9. Report from the Urban Planning Division dated December 19, 2024
10. Inspection Report
11. Communication dated December 20, 2024, from Robert Scaletta, in support of the application
12. Presentation dated January 7, 2025, from Brennan Johnson, in support of the application
13. Documentation in support of the application submitted by the Applicant
14. Recording of Representations

REPRESENTATIONS:

In Support:

Jeff Pratte
Brennan Johnson
John Bockstael
Sarah Anderson
Susan Russell
Robert Scaletta

In Opposition:

Nil

For Information:

Nil

For the City:

D. Clark, Planner, Planning, Property and Development Department
S. Nuttal, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit “8” referred to in File DASZ 24/2024

ADMINISTRATIVE REPORT

Title: DASZ 24/2024 – 663 Marion Street

Issue: For consideration at the Public Hearing to consolidate, subdivide, and rezone property from an “M3” Manufacturing Heavy District to an “M1” Manufacturing Light District and “PR1” Parks and Recreation District for the construction of one mixed-use commercial building and one commercial building.

Critical Path: Riel Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Nuttall, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 24/2024 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 “A” to this report and as shown on the map dated January 8, 2025 and attached as Schedule “C” 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 December 9, 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 December 9, 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 "M1" Manufacturing Light District and "PR1" Parks and Recreation 1 (Neighbourhood) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated January 8, 2025 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 pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

i. For those portions of the Owner's Land zoned "M1" Manufacturing Light District, 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") prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

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

a. community/recreation centre

b. commercial school

c. place of worship

d. cultural centre

e. amusement enterprise, indoor

f. auditorium/concert hall/theatre/cinema

g. hall rental

h. sports or entertainment arena/stadium, indoor

i. amusement enterprise, outdoor,

j. sports or entertainment arena/stadium, outdoor

k. supermarket

l. wholesaling

m. freight or truck yard

iii. That the following permitted uses shall be restricted to a total cumulative floor area of 5,000 square feet (464.52 square metres).

a. craft brewery, distillery or winery

b. drinking establishment

c. restaurant

d. personal services (unless otherwise listed)

e. retail sales (unless otherwise listed)

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 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.

5. 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.

6. 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.

7. That Development Application No. DASZ 24/2024 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.

8. 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.

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

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

11. That Development Application No. DASZ 24/2024 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.

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

REASON FOR THE REPORT

- The applicant is proposing to consolidate and rezone three (3) properties for the purpose of creating three (3) new lots: two (2) lots zoned “M1” Manufacturing Light District and one (1) lot zoned “PR1” Parks and Recreation 1 District.
- 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 and Design Division are concurred in, the subject property will be rezoned from “M3” Manufacturing Heavy District and subdivided into two (2) lots zoned “M1” Manufacturing Light District and one (1) lot zoned “PR1” Parks and Recreation 1 District.

OURWINNIPEG 2045 POLICY ALIGNMENT

City Building Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan’s sustainable development goals. Facilitate growth and change strategically within Winnipeg’s unique Transformative Areas and Established Neighbourhoods.

01-1a OurWinnipeg Approach to City Building: Promote compact urban form and manage the extension of municipal services for new growth. Support new developments that are contiguous with existing developments to minimize the spatial use of land and the extension of services.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	S. Nuttall, MCP
Date:	December 19, 2024
File No.	DASZ 24/2024

List of Schedules and Attachments

Schedule A	**Planning Discussion**
Schedule B	Report of the Administrative Working Group – December 9, 2024
Schedule C	**Recommended File No. 24**/2024 Riel **Community Committee, dated** January 8, 2025**.**
Appendix A	Proposed By-law

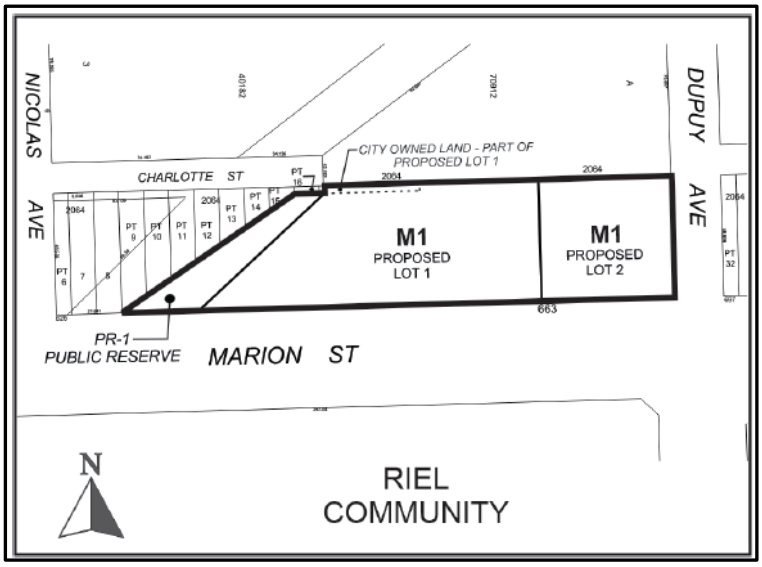
SCHEDULE 'A'

DATE:	January 8, 2025
FILE:	**DASZ 24/2024**
RELATED FILES:	**DAV 24-222073\D**
COMMUNITY:	Riel Community
NEIGHBOURHOOD #:	5.549 Mission Industrial

SUBJECT: To consolidate, subdivide, and rezone from an "M3" Manufacturing Heavy District to an "M1" Manufacturing Light District and "PR1" Parks and Recreation District for the construction of one mixed-use commercial building and one commercial building.

LOCATION: 663 Marion Street

LEGAL DESCRIPTION: E 5F EXC PL 11416 LOT 20; EXC PL 11416 LOT 21/29 PLAN 2064; LOT 2 PLAN 11416 RCMP



APPLICANT: Brennan Johnson (Landmark Planning & Design)
298 Waterfront Drive
Winnipeg, Manitoba, R3B 0G5

OWNERS: 6922989 MANITOBA LTD & City of Winnipeg
200-100 Paquin Road & 510 Main Street
Winnipeg, MB R2J 3V4 & R3B 1B9

RECOMMENDATION: Approval with conditions.

HISTORY

- **In 2023, the applicant underwent the Pre-Application process (PA 23-107083) to explore the feasibility of rezoning and redeveloping the subject site.**
- **This application incorporates the outcome of their pre-application feedback letter into the formal submission.**

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the north side of Marion Street and west side of Dupuy Avenue, in the Mission Industrial neighbourhood of the St. Boniface ward.
- The subject lands consist of two (2) existing lots with a total lot area of approximately 94,552 square feet (8,784.17 square metres). An additional 1,216 square feet (113.02 square metres) of City-owned land is included in this proposal, for a grand total of 95,768 square feet (8,897.14 square metres).
- The properties are in the Employment Lands policy area under the *Complete Communities Direction Strategy 2.0*, and zoned “M3” Manufacturing Heavy District.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Industrial uses zoned “M3” Manufacturing Heavy District.

South: Marion Street, then vacant land zoned “C2” Commercial Community District.

East: Dupuy Avenue, then commercial uses (autobody repair) zoned “M3” Manufacturing Heavy District.

West: Vacant land zoned “M3” Manufacturing Heavy District.

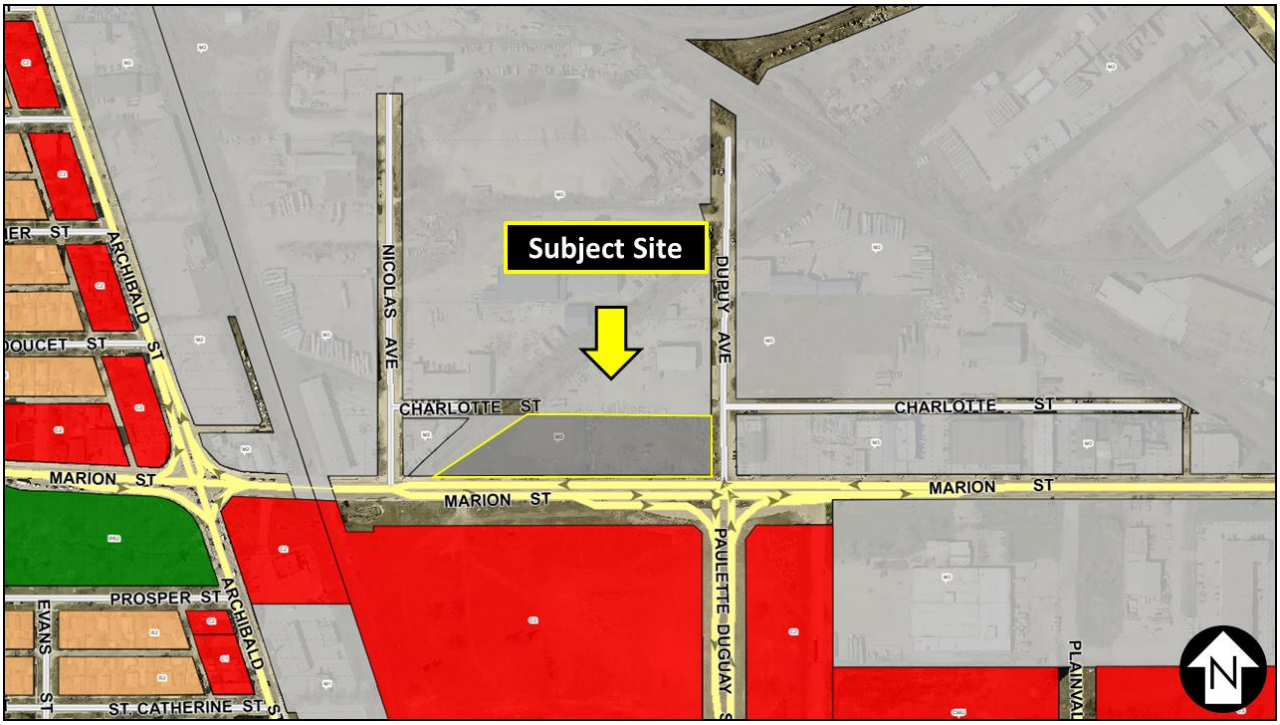


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate and rezone the subject site to create three (3) new lots:
    - The westernmost lot will be designated as “PR1” Parks and Recreation 1 District as a land dedication and will function as Public Reserve land.
    - The lot immediately east of the “PR1” land (Proposed Lot 1) will be designated “M1” Manufacturing Light District and include consolidation with approximately 1,216 square feet (113.02 square metres) of City-owned land abutting it to the north.
    - The easternmost lot (Proposed Lot 2) will be designated “M1” Manufacturing Light District. The applicant is proposing a commercial building on this lot.
- The lot zoned “PR1” Parks and Recreation 1 District will be approximately 10,413 square feet (967.49 square metres) in area. A portion of this land is being exchanged for approximately 1,215 square feet (112.91 square metres) of City-owned land to the north of Proposed Lot 1, which is to be consolidated with Proposed Lot 1.
- Proposed Lot 1:
    - The lot will be approximately 57,647.2 square feet (5,355.6 square metres) in area with 450.92 feet (137.44 metres) of frontage on Marion.

    - The applicant is proposing a two-storey mixed-used commercial building on this lot:
        - One (1) office use at 14,190 square feet (1,318.29 square metres)
        - Three (3) commercial retail units at 1,200 square feet (111.48 square metres) each.
    - According to the applicant:
        - There will be 20 trees planted, including 15 on the street edge; and
        - There will be 107 shrubs planted.
    - An existing billboard sign on site will be demolished.
    - A garbage enclosure will be located at the rear of the site.
    - There will be 76 surface parking stalls, including three (3) accessible spaces and (1) van accessible space as well as (6) bicycle parking stalls.
    - The development will feature an outdoor amenity area and pedestrian connections to Marion Street.
    - The site will be accessed through a right-in, right-out front approach on Marion.
    - There will be a second point of access to Dupuy Avenue from Proposed Lot 2 through a cross-access agreement.
- On Proposed Lot 2:
    - This lot is intended for the future development of a one-storey commercial building.
    - According to the submitted site plan, the proposed building is approximately 100 feet (30.48 metres) in width, 39.4 feet (12 metres) in length, and 4,000 square feet (371.61 square metres) in area.
    - The proposed building features a drive-through aisle and 23 parking stalls, including one (1) accessible stall.
    - The site is accessed by an approach onto Dupuy Avenue and via Marion Street through a cross-access agreement with Proposed Lot 1.

COLLABORATIVE PLANNING and CONSULTATION

With the Urban Planning and Design Division

The applicant engaged in the pre-application process prior to submitting this application. Using the feedback from that process, the applicant engaged with the Urban Planning and Design Division to revise their plans ahead of this submission.

With the Public

In their letter of intent, the applicant indicated they would provide a notification letter to adjacent and nearby businesses and landowners ahead of the public hearing.

ANALYSIS AND ISSUES

OURWINNIPEG 2045 AND THE 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 designated Employment Lands – General Industrial in the *Complete Communities Direction Strategy 2.0.* Relevant policies for General Industrial areas include:

  1.1 Ensure that General Industrial areas:

  a) Provide for light and medium industrial development;

  b) Provide for limited employment-supportive commercial uses to serve the needs of employees within the employment area. These areas should be subordinate to the larger intent of General Industrial areas;

  c) Provide for quasi-industrial uses that are more commercial in nature but may not fit well within other commercial designations due to their needs for large sites. These uses include, but may not be limited to: purpose-built commercial recreation enterprises, places of assembly, car dealerships, and self-storage facilities; and

  d) Provide for limited Small Office uses.

- In addition, *CCDS 2.0* identifies policies for subordinate commercial uses, which are intended to be ancillary to the intent of the area designation and not be of a size or nature that will primarily draw clientele from beyond the local employment area. Applicable policies for subordinate commercial uses are as follows:

  4.12 Permit retail and service uses in General Industrial, Core Industrial, and Business Park areas, but require that these uses be clearly ancillary to the intent of the area designation and not be of a size or nature that will primarily draw clientele from beyond the local employment area.

  4.12.1 Encourage the clustering of these supportive retail and service uses within commercial amenity areas preferably located at the intersection of collector or arterial roads or at a major entrance to the employment area.

  4.12.2 Assess requests for additional commercial entitlements based on whether the proposal is ancillary to the primary intent of the employment area.

  4.12.3 Consider both the size of individual developments as well as the cumulative impacts of multiple developments in assessing their subordinance to the employment area.

  4.13 Direct commercial, retail and service uses beyond a scale ancillary to the intent of the Employment Land area designation to appropriately designated areas.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reason for the Rezoning

- The applicant is proposing to rezone from “M3” Manufacturing Heavy District to “M1” Manufacturing Light District for the purposes of constructing a mixed-use commercial building. Office and retail sales uses are not permitted in the “M3” zoning district. A portion of the land will be rezoned to “PR1” Parks and Recreation 1 (Neighbourhood) District as a land dedication.

Current Zone

- The lands are currently zoned “M3” Manufacturing Heavy District. The Manufacturing Heavy (M3) district is intended to provide for light or heavy industrial development, including heavy manufacturing, storage, major freight terminals, waste and salvage, resource extraction, processing, transportation, major utilities, and other related uses, particularly those that require very large buildings, frequent heavy truck traffic for supplies or shipments, or that may require substantial mitigation to avoid sound, noise, and odour impacts to neighbouring properties. New M3 zone districts should not be established within 300 feet of an existing residential zone district.

Proposed Zone

- The “M1” Manufacturing Light District is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations with all operations contained within an enclosed building with some limited outside storage.
- The “PR1” Parks and Recreation 1 district is intended for sites that are generally passive neighbourhood and community parks and facilities with predominantly pedestrian and cyclist access. These sites may provide unstructured drop-in play and recreation opportunities, including play structures, passive parks, plazas and natural areas. Generally, there are no parking facilities associated with these uses. These parks and open spaces typically occur in a residential neighbourhood or riverbank context and are generally accessed by residential streets.
- The proposed development requires Variances for street edge landscaping and setback requirements of the *Winnipeg Zoning By-law* (see associated Variance application and planner’s report for DAV 24-222073\D).

SUBDIVISION AND REZONING ANALYSIS

- The applicant is proposing the subject subdivision and rezoning with the intent of establishing office and retail uses.
- The Urban Planning and Design Division is supportive of the proposed subdivision and rezoning.
- The subject proposal is generally consistent with the *Complete Communities Direction Strategy 2.0* because:
    - The property is located within the “General Industrial” area of the Employment Lands, which is intended for a broad range of employment uses.
    - The rezoning from “M3” Manufacturing Heavy to “M1” Manufacturing Light enables the office use which is allowed in the “General Industrial” area.
    - Rezoning the lands to “M1” Manufacturing Light does not preclude light industrial uses in the future nor does it deplete the supply of Employment Lands.
    - A “small office” is defined in *Complete Communities* as “freestanding office buildings less than 2,000 square metres in floor area” (21,527.82 square feet). The proposed development meets this definition.
- The property is located directly north of a large “C2” Commercial Community zoned lot, which permits a mixture of uses including office and retail uses. This property forms part of a major redevelopment site called the “Water Tower District.” It is anticipated that the proposed development on the subject site north side of Marion Street will be compatible with the anticipated redevelopments on the south side of Marion Street.

- The proposed development is compatible with the surrounding neighbourhood which features a mixture of zoning districts including “M1” Manufacturing Light, “M2” Manufacturing General, “M3” Manufacturing Heavy, “C2” Commercial Community, and “CMU” Commercial Mixed Use.
- Parks has indicated the land dedication is intended to increase the City’s buffer and natural area adjacent to the Happyland Creek.

RECOMMENDED ZONING AGREEMENT

Plan Approval

The Urban Planning and Design Division is recommending that final plans be submitted to the Director of Planning, Property and Development for review prior to the issuance of a development permit on the lot. The inclusion of this clause will allow the Urban Planning and Design Division to review final plans and design details before any future development takes place on the site. The expectation for the Plan Approval will be that the final plans are substantially consistent with those submitted as part of the DASZ application.

Prohibited Uses

Several uses permitted in the “M1” Manufacturing Light district are recommended for exclusion under the proposed Zoning Agreement. These are uses that are expected to draw an excessive amount of traffic to the site. Additional uses permitted in the “M1” district have had their total floor area restricted to 5,000 square feet (464.52 square metres) on the same basis.

SERVICING

The Water and Waste Department advises there is adequate water servicing for the proposed development as submitted. As the site is located in a combined sewer district, multiple considerations related to land drainage have been included.

The Public Works Department is recommending expansion of the right-of-way along Dupuy Avenue and corner cuts at the intersection of Marion Street and Dupuy Avenue using land from the subject site. A cross access agreement will be required between Proposed Lot 1 and Proposed Lot 2.

Multiple upgrades relating to boulevards, sidewalks, the intersection, and utilities have been recommended. Conditions recommended to mitigate the impacts of construction traffic and refuse have also been included.

The full Report of the Administrative Coordinating Group is attached as “Schedule B” of this report.

REASONS FOR THE RECOMMENDATIONS

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

- The proposal is consistent with the policies guiding development within the Employment Lands – General Industrial policy area, where small office uses are permitted.
- With the proposed Zoning Agreement that limits commercial and quasi commercial uses on the site, the rezoning will not measurably reduce the supply of Employment Lands.

- The proposal increases employment opportunities within the Employment Lands policy area.
- The proposal has been well designed, includes pedestrian connections, and has access to regular transit service on Marion Street.
- The proposal is compatible with the major redevelopment site (the “Water Tower District”) located south of Marion Street.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning and Design Division

Report Prepared by: S. Nuttall, MCP
PPD File #: DASZ 24/2024

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 663 MARION STREET

It is recommended that approval of DASZ 24/2024, 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 their department should the plans of development change during the design process.

2) The Water and Waste Department advises the subject land is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed future development cannot exceed the allowable discharge rate:

- The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.
- The peak land drainage discharged from the site to the combined sewer system must not exceed 29 L/s for a 5 year rainfall event.
- The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website unless otherwise approved.

Section II – Plan Considerations

1) The Developer shall, at no expense to the City, legally open property required for a 1 m widening to the Dupuy Avenue right-of-way along the full length of the Planned Area abutting Dupuy Avenue, to the satisfaction of the Director of Public Works.

2) The Developer shall, at no expense to the City, legally open property for a right-of-way corner cut measuring 2.0m by 2.0m from the proposed property line in the northwest corner of the intersection of Marion Street and Dupuy Avenue, to the satisfaction of the Director of Public Works.

Section IV - Servicing Conditions

1) Cross Access Easement Agreement

The Developer and all successors in title to the lots in the subdivision shall enter into, and register at the Winnipeg Land Titles Office (WLTO) under Section 76 of the Real Property Act, and maintain in perpetuity by way of instrument (right-of-way agreement, easement agreement or declaration) against the titles to the lots, a private cross-access agreement with the owners of the other lots so as to ensure vehicular access to every lot at all times, via streets or internal roads.

The instrument must contain the substance of the following terms:

"User" means and includes any Owner and the tenants of any Owner and, with the permission or consent (expressed or implied) of any Owner, each and all of their respective agents, employees, customers, licensees, invitees, suppliers, contractors, servants or workmen, and any other occupier for the time being on the land of any Owner; and the term "Users" shall have the same meaning as the context permits or requires, mutatis mutandis.

Declarant, for itself and its successors and assigns, hereby irrevocably agrees and declares that from and after the date of registration of this Declaration in the Winnipeg Land Titles Office an easement and right of way is hereby created over the Lands for the purposes of ingress and egress that shall permit common usage of driveways, vehicular passageways, entrances and exits leading to one or more private approaches on and from Marion Street and Dupuy Avenue as they may exist from time to time to ensure access (but for no other purpose whatsoever) to every such lot on the Lands at all times by Users and vehicles.

The rights, liberties and easements herein granted shall be construed as running with the Lands and shall attach to and run with each and every part to which the Lands or any part thereof as may hereafter be subdivided, but no part of the Lands shall pass to or be vested in any other Owner simply by virtue of these presents.

As it is the intent that the burden of all rights, liberties and easements declared herein shall run with the Lands, it is declared that the rights, liberties and easements hereby declared shall ensure to the benefit of every Owner and, without limiting the generality of the foregoing, shall ensure to the benefit of the successors and/or assigns of any part or parts of the Lands and shall bind the successors in title of Declarant, and each of their respective successors in title, and the owners or occupiers for the time being of the Lands or any part or parts thereof.

2) <u>Dupuy Avenue</u>

The Developer shall, at no expense to the City, construct a curb and boulevard and all related works, on the west side of Dupuy Avenue abutting the Planned Area, all as determined by and to the satisfaction of the Director of Public Works.

3) <u>Sidewalk</u>

The Developer shall, at no expense to the City, construct a 1.5m wide Portland cement concrete sidewalk and all related works, on the standard alignment, 0.3m from the proposed property line, on the west side of Dupuy Avenue between Marion Street and the proposed private approach, as determined by and to the satisfaction of the Director of Public Works.

4) Intersection Improvements

The Developer shall, pay to the City, in cash, on demand, 5% of the total costs of the modifications previously installed or to be installed at the intersection of Marion Street and Dupuy Avenue/Paulette Duguay Street, by others, and all related works including but not limited to installation of a median, left turn lanes, right turn lanes if required, and traffic control signals, all as determined by and to the satisfaction of the Director of Public Works.

4) Boulevard

a) The Developer shall, at no expense to the City, sod and plant trees on both the fronting and the flanking boulevard of the Planned area, 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, to the satisfaction of 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 trees for a period of two years, in accordance with specifications approved by the Director of Public Works.

5) 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.

6) 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.

7) 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.

8) 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 24/2024
December 9th, 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 DASZ 24/2024
Riel Community Committee, dated January 8, 2025

By-Law No. _____

File No. **DASZ 24/2024**

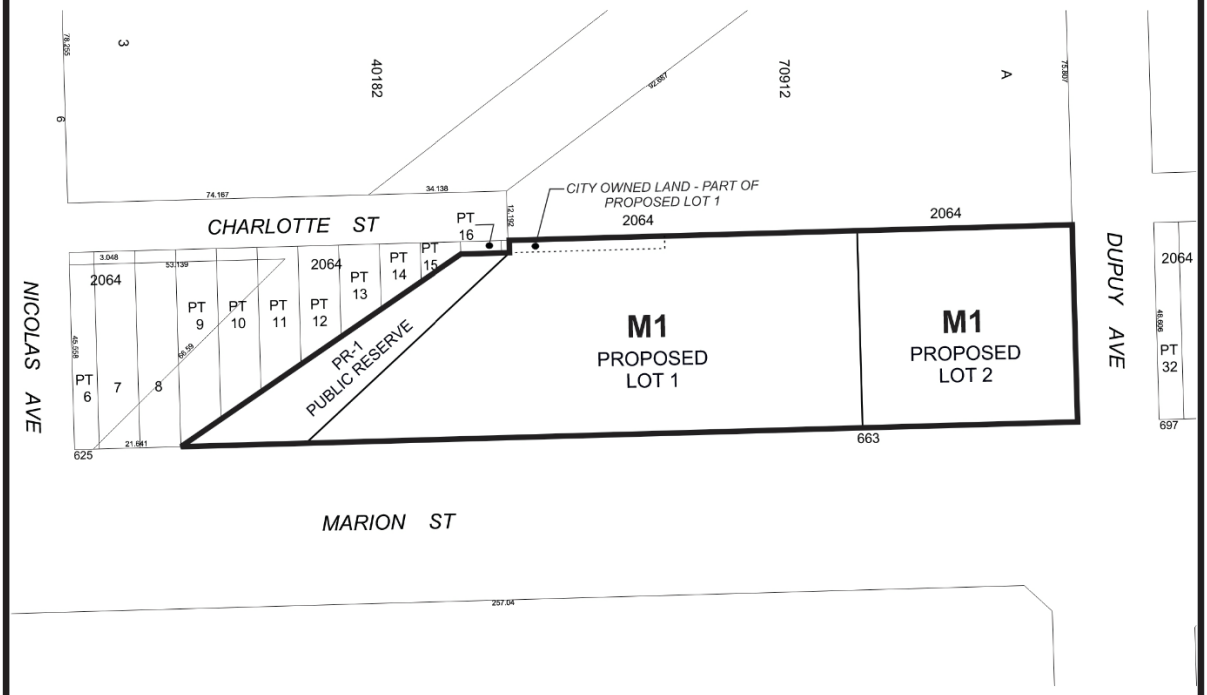
Atlas Sheet No. **AA28**

N

RIEL COMMUNITY

Explanation

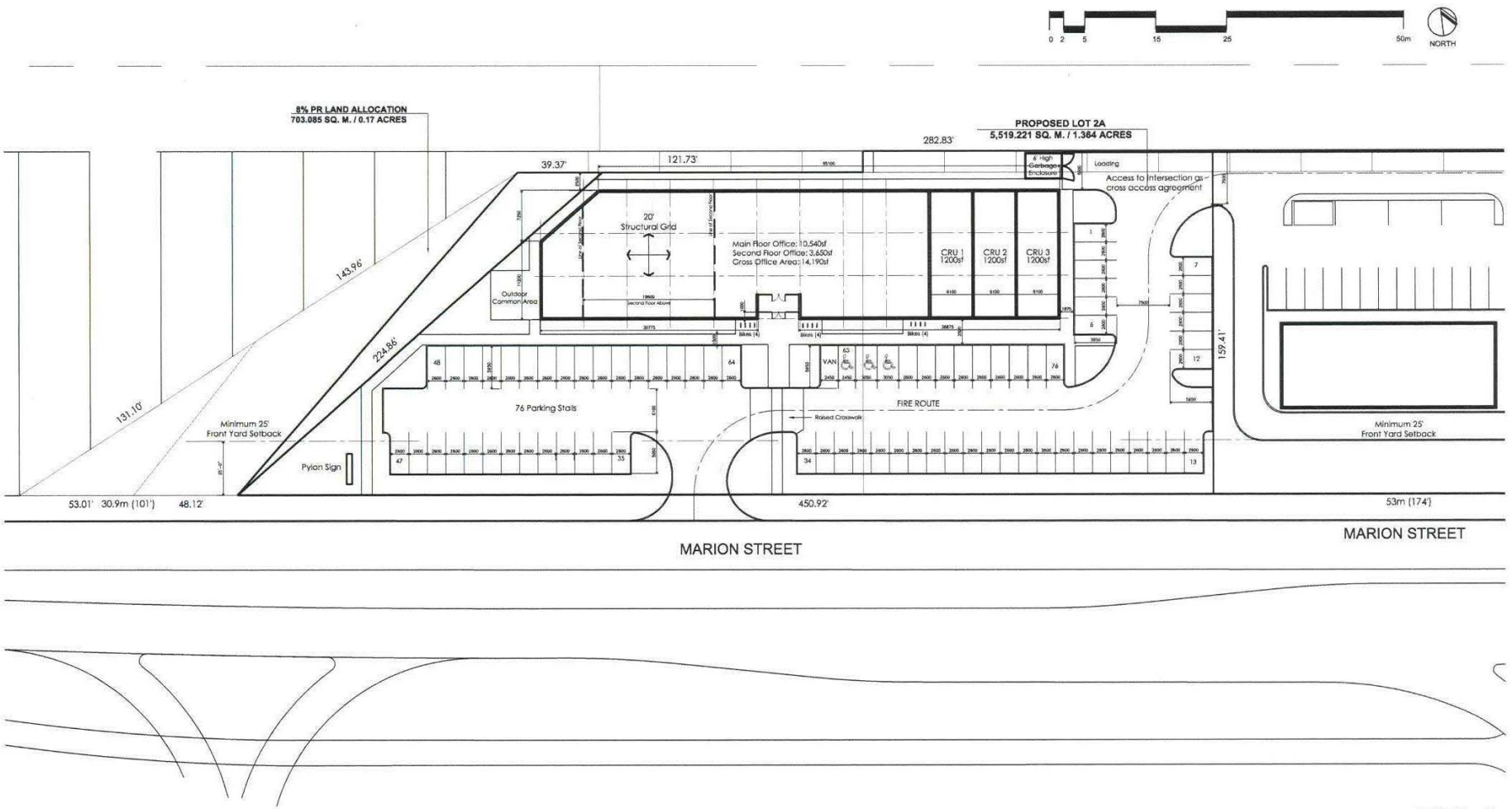
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 663 Marion Street from an "M3" MANUFACTURING HEAVY DISTRICT to an "M1" MANUFACTURING LIGHT DISTRICT and a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to facilitate the establishment of two (2) industrial zoning lots and Public Reserve for the construction of two (2) commercial buildings, one on each lot.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “7” referred to in File DASZ 24/2024



THIS DRAWING MUST NOT BE SCALED.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED TO NUMBER TEN ARCHITECTURAL GROUP BEFORE PROCEEDING.

VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION OF NUMBER TEN ARCHITECTURAL GROUP.

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF NUMBER TEN ARCHITECTURAL GROUP AND THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. IT MAY BE REPRODUCED ONLY WITH THE PERMISSION OF NUMBER TEN ARCHITECTURAL GROUP, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME.

project: Boon Developments - Marion Site

sheet title: Site Plan

scale: 1:500

drawn by:

checked by:

date: May 2/24

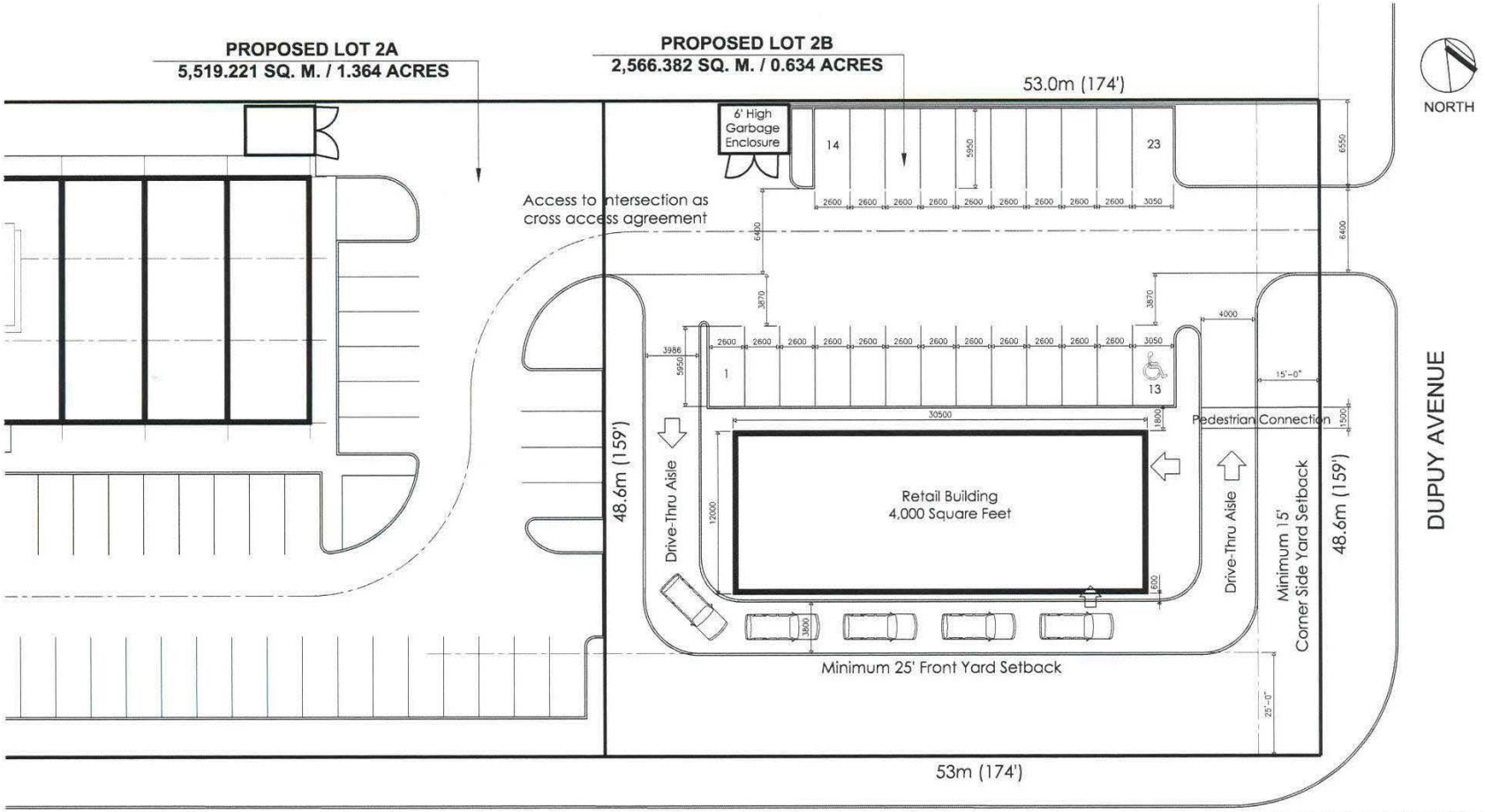
project no.

sheet no. DA1

numberTEN architectural group

winnipeg MB 204 942.0981 regina SK 306 721.1501 victoria BC 250 360.2106

architecture • interior design • graphic design



CONCEPTUAL PLAN

THIS DRAWING MUST NOT BE SCALED.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED TO NUMBER TEN ARCHITECTURAL GROUP BEFORE PROCEEDING.

VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION OF NUMBER TEN ARCHITECTURAL GROUP.

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF NUMBER TEN ARCHITECTURAL GROUP AND THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. IT MAY BE REPRODUCED ONLY WITH THE PERMISSION OF NUMBER TEN ARCHITECTURAL GROUP, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME.

project: Boon Developments - Marion Site

sheet title: SITE PLAN - Parcel 2b

scale: NTS

drawn by:

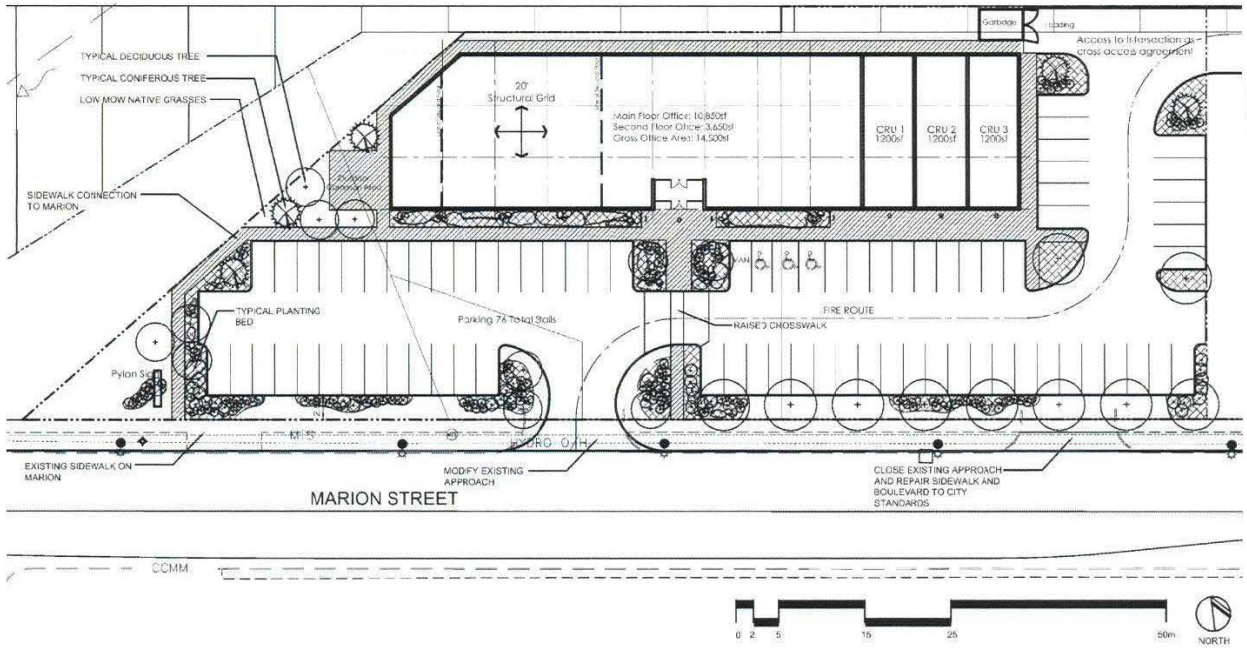
checked by:

date: Jun 18/24

project no.

sheet no. DA1

numberTEN architectural group
winnipeg MB 204 942.0981 regina SK 306 721.1501 victoria BC 250 360.2106
architecture • interior design • graphic design



QTY	COMMON NAME/SCIENTIFIC NAME	SIZE	REMARKS
DECIDUOUS TREES			
7	WHITE BIRCH / BETULUA PAPYRIFERA	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.
26	TREMBLING ASPEN / POPULAS TREMULOIDES	75 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.
16	JAPANESE TREE LILAC / SYRINGA RETICULATA	75 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.
19	AMERICAN BASSWOOD/ TILIA AMERICANA	75 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			
7	BLACK HILLS SPRUCE / PICEA GLAUCA "DENSATA"	1.8m ht.	SPECIMEN, W.B. MACHINE DUG WITH SINGLE UPRIGHT LEADER, STRAIGHT TRUNK, WELL BRANCHED, FULL FORM.
DECIDUOUS SHRUBS			
10	SIBERIAN CORAL DOGWOOD / CORNUS ALBA "SIBIRICA"	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
10	BEAKED HAZELNUT / CORYLUS CORNUTA	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
20	SHRUBBY CINQUEFOIL / DASIPHORA FRUTICOSA	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
17	WOLF WILLOW (SILVER BERRY) / ELAEGNUS COMMUTATA	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
32	PRICKLY ROSE / ROSA ACIGULARIS	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
PERENNIALS/ORNAMENTAL GRASSES			
55	YARROW / ACHILLEA MILLEFOLLIUM	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, FREE OF DISEASE AND INSECTS, WELL ROOTED AND FULL FORM
18	WHITE SAGEBRUSH / ARTEMISIA LUDOVICIANNA	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, FREE OF DISEASE AND INSECTS, WELL ROOTED AND FULL FORM
68	WILD BERGAMOT / MANARDA FISTULOSA	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, FREE OF DISEASE AND INSECTS, WELL ROOTED AND FULL FORM
61	BROWN-EYED SUSAN / RUDBECKIA TRILOBA	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, FREE OF DISEASE AND INSECTS, WELL ROOTED AND FULL FORM
70	SWEETGRASS / HEIROCHLOE ADORATA	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, FREE OF DISEASE AND INSECTS, WELL ROOTED AND FULL FORM

LEGEND

- PROPERTY LINE
- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED DECIDUOUS SHRUB
- NATIVE GRASSES
- PLANTING BED
- CONCRETE SIDE WALK

PARKING STATISTICS

	REQUIRED	PROPOSED
COMMERCIAL (3 units under 2000sf)	3	3
OFFICE (14,500sf 1stal/750sf)	19	74
TOTAL PARKING	22	77
ACCESSIBLE STALLS	1	1
BICYCLE PARKING (INDOOR & OUTDOOR)	2	6
LOADING (10'X25')	1	1

LANDSCAPE STATISTICS

	REQUIRED	PROPOSED
STREET EDGE (137.5m/451 ft.)		
1 TREE/30 ft.	15	15
3 SHRUBS/20 ft.	68	68
BUILDING FOUNDATION (73.35m/241 ft.)		
1 SHRUB/10 ft.	24	24
PARKING LOT INTERIOR		
(5% of 2757sm/29,677 sq ft.)	1483sq.ft.	
1 TREE/300 sq ft.	5	5
1 SHRUB/100 sq ft.	15	15
TOTAL TREES	20	20
TOTAL SHRUBS	107	107

ANY ADDITIONAL LANDSCAPE IS AT THE OWNERS DISCRETION AND MAY BE DELETED OR MODIFIED AS REQUIRED

THIS DRAWING MUST NOT BE SCALED.
THE GENERAL CONTRACTOR SHALL NOTIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED TO NUMBER TEN ARCHITECTURAL GROUP BEFORE PROCEEDING.
VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION OF NUMBER TEN ARCHITECTURAL GROUP.
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF NUMBER TEN ARCHITECTURAL GROUP AND THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. IT MAY BE REPRODUCED ONLY WITH THE PERMISSION OF NUMBER TEN ARCHITECTURAL GROUP, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME.

project: Boon Developments

sheet title: Landscape Plan

scale: 1:500

drawn by:

checked by:

date: Mar 1/24

project no.

sheet no. DA2

McGOWAN·RUSSELL

numberTEN architectural group
winnipeg MB regina SK victoria BC
204 942.0981 306 721.1501 250 360.2106
architecture • interior design • graphic design



THIS DRAWING MUST NOT BE SCALED

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED TO NUMBER TEN ARCHITECTURAL GROUP BEFORE PROCEEDING.

VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION OF NUMBER TEN ARCHITECTURAL GROUP.

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF NUMBER TEN ARCHITECTURAL GROUP AND THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. IT MAY BE REPRODUCED ONLY WITH THE PERMISSION OF NUMBER TEN ARCHITECTURAL GROUP, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME.

project: BOON DEVELOPMENTS - MARION SITE

sheet title: MAIN FLOOR CONCEPTUAL PLAN

scale: 1 : 200

drawn by: GA

checked by: GA

date: MAR 05, 2024

project no. 2023076

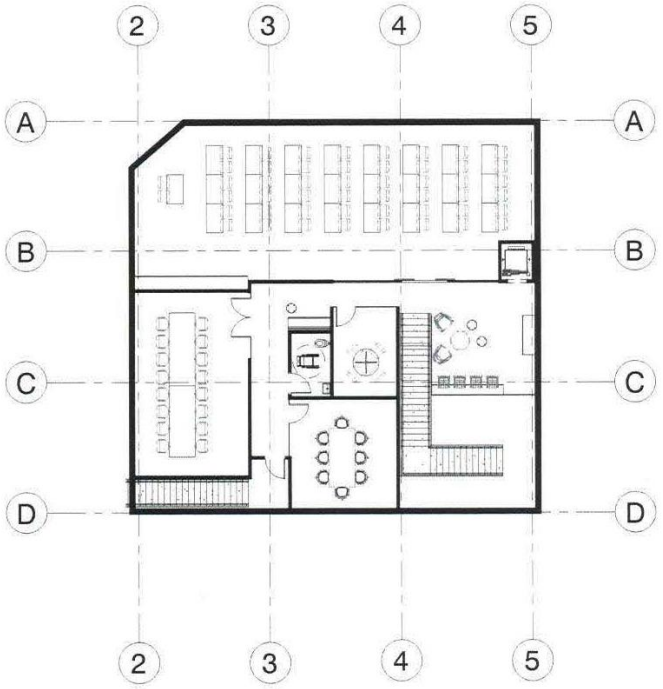
sheet no. DA3

number TEN architectural group

Winnipeg Office 204.942.0981

Victoria Office 250.360.2106

architecture • interior design • planning



THIS DRAWING MUST NOT BE SCALED.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED TO NUMBER TEN ARCHITECTURAL GROUP BEFORE PROCEEDING.

VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION OF NUMBER TEN ARCHITECTURAL GROUP.

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF NUMBER TEN ARCHITECTURAL GROUP AND THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. IT MAY BE REPRODUCED ONLY WITH THE PERMISSION OF NUMBER TEN ARCHITECTURAL GROUP, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME.

project: BOON DEVELOPMENTS - MARION SITE

sheet title: SECOND FLOOR CONCEPTUAL PLAN

scale: 1 : 200

drawn by: GA

checked by: GA

date: MAR 05, 2024

project no. 2023076

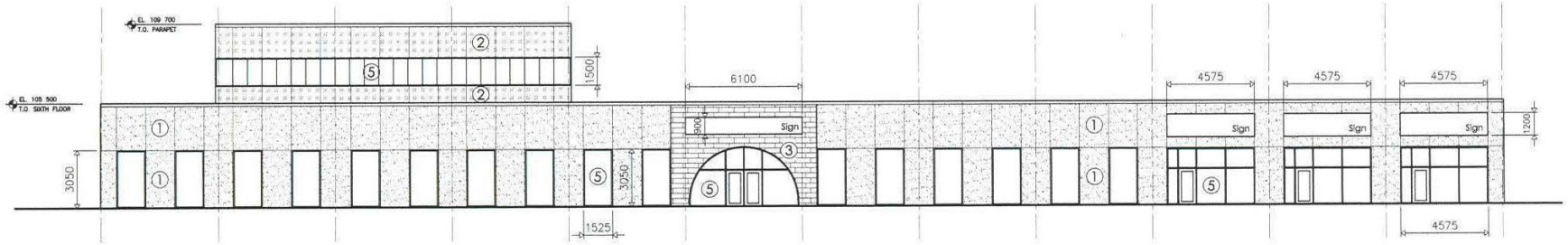
sheet no. DA4

number TEN architectural group

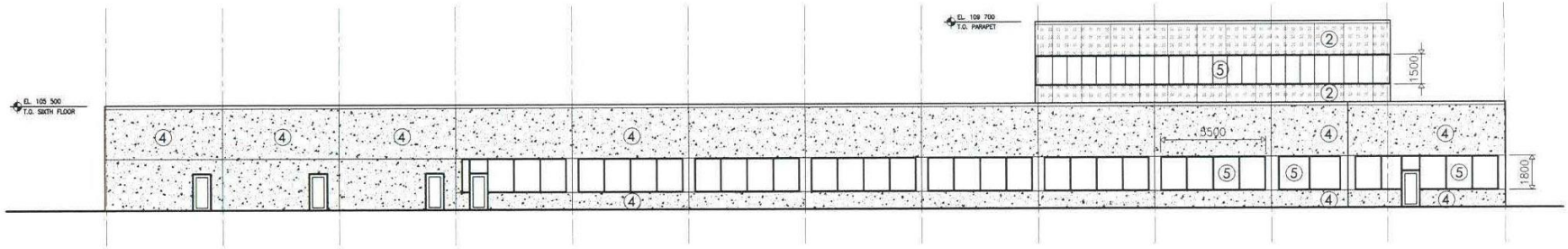
Winnipeg Office 204.942.0981

Victoria Office 250.360.2106

architecture ▪ interior design ▪ planning



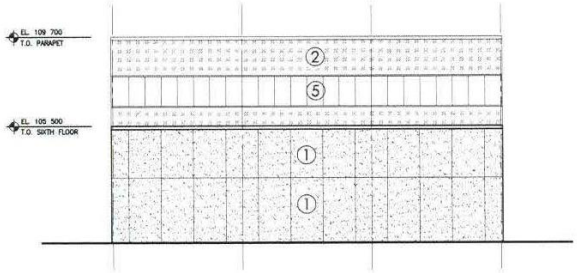
South Elevation



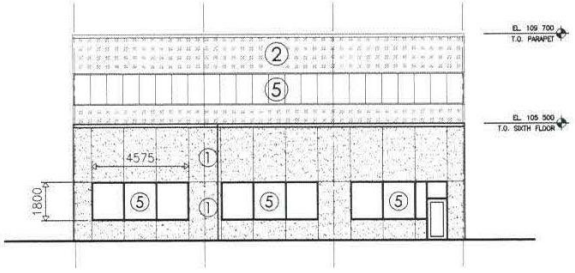
North Elevation

Materials Legend

1. Precast Concrete
2. Metal Panel
3. Masonry
4. EIFS
5. Glazing



East Elevation



West Elevation

THIS DRAWING MUST NOT BE SCALED.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED TO NUMBER TEN ARCHITECTURAL GROUP BEFORE PROCEEDING.

VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION OF NUMBER TEN ARCHITECTURAL GROUP.

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF NUMBER TEN ARCHITECTURAL GROUP AND THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. IT MAY BE REPRODUCED ONLY WITH THE PERMISSION OF NUMBER TEN ARCHITECTURAL GROUP, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME.

project: Boon Developments - Marion Site

sheet title: Building Elevations

scale: 1:200

drawn by:

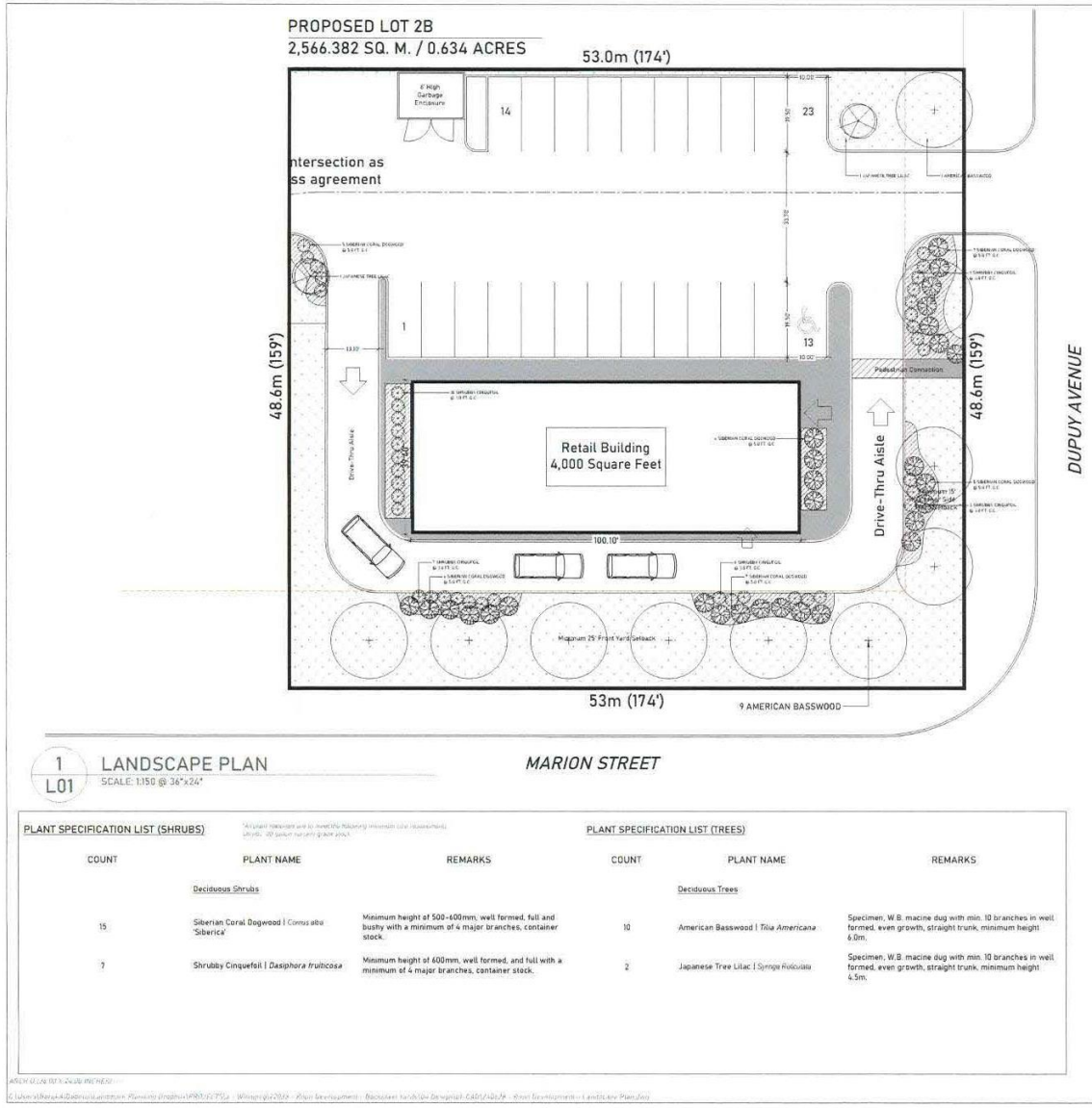
checked by:

date: Mar 1/24

project no.

sheet no. DA5

numberTEN architectural group
winnipeg MB 204 942.0981 regina SK 306 721.1501 victoria BC 250 360.2106
architecture + interior design + graphic design



1 L01 LANDSCAPE PLAN
SCALE: 1:150 @ 36"x24"

PLANT SPECIFICATION LIST (SHRUBS)

COUNT	PLANT NAME	REMARKS
	Deciduous Shrubs	
15	Siberian Coral Dogwood | Cornus alba 'Siberica'	Minimum height of 500-600mm, well formed, full and bushy with a minimum of 4 major branches, container stock.
7	Shrubby Cinquefoil | *Dasiphora fruticosa*	Minimum height of 600mm, well formed, and full with a minimum of 4 major branches, container stock.

PLANT SPECIFICATION LIST (TREES)

COUNT	PLANT NAME	REMARKS
	Deciduous Trees	
10	American Basswood | *Tilia Americana*	Specimen, W.B. macine dug with min. 10 branches in well formed, even growth, straight trunk, minimum height 6.0m.
2	Japanese Tree Lilac | *Syringa Reticulata*	Specimen, W.B. macine dug with min. 10 branches in well formed, even growth, straight trunk, minimum height 4.5m.

SITE DEVELOPMENT AND NOTES

LANDSCAPE REQUIREMENTS

IN ACCORDANCE TO THE THE WINNIPEG ZONING BY-LAW 200/2006-C.

TOTAL SITE AREA = 2,566.382 SQ. M. / 0.634 ACRES

1. STREET EDGE LANDSCAPING
SOUTH STREET (MARION) = 174 FT.
- REQUIRED: 1 TREE/ 20 LINEAL FT. = 6 TREES
- PROVIDED: 6 TREES
- REQUIRED: 3 SHRUB / 20 LINEAL FT. = 26 SHRUBS
- PROVIDED: 26 SHRUBS

EAST STREET (DUPUY) = 159 FT.
- REQUIRED: 1 TREE/ 20 LINEAL FT. = 5 TREES
- PROVIDED: 5 TREES
- REQUIRED: 3 SHRUB / 20 LINEAL FT. = 24 SHRUBS
- PROVIDED: 24 SHRUBS

2. BUILDING FOUNDATION:
SOUTH FACE (MARION) = 100.1 FT.
- REQUIRED: 1 SHRUB / 10 LINEAL FT. = 10 SHRUBS
- PROVIDED: 10 SHRUBS

EAST FACE (DUPUY) = 39.4 FT.
- REQUIRED: 1 SHRUB / 10 LINEAL FT. = 4 SHRUBS
- PROVIDED: 4 SHRUBS

TOTAL PARKING AREA = 696.90 SQ FT.
3. PARKING LOT INTERIOR LANDSCAPING
(5% of parking lot interior required to be landscaped)
- REQUIRED: 1 TREE / 300 SQ FT. = 2 TREES
- PROVIDED: 2 TREES
- REQUIRED: 1 SHRUB / 100 SQ FT. = 5 SHRUBS REQUIRED
- PROVIDED: 5 SHRUBS

TOTAL TREES REQUIRED: 13 TREES
TOTAL TREES PROVIDED: 13 TREES
TOTAL SHRUBS REQUIRED: 59 SHRUBS
TOTAL SHRUBS PROVIDED: 59 SHRUBS

PLANT SYMBOLS

- Existing trees to be retained *see Arborist Report for details
- American Basswood *Tilia americana*
- Japanese Tree Lilac *Syringa Reticulata*
- Siberian Coral Dogwood *Cornus alba (Sibirica)*
- Shrubby Cinquefoil *Dasiphora fruticosa*

SURFACE MATERIALS

- Sod
- Concrete Sidewalk
- Planting Bed

633 MARION
LANDSCAPE PLAN
#22033

numberTEN architectural group

DRAWN BY: BAD
CHECKED BY: N/A
SCALE: 1:150 @ 36"x24"

LANDMARK PLANNING & DESIGN
T: 204.453.8008
E: INFO@LANDMARKPLANNING.CA
www.LANDMARKPLANNING.CA
298 WATERFRONT DRIVE
WINNIPEG, MANITOBA, R3B 0G5

6.28.2024 L01



Office Entrance



South Elevation Looking East



South Elevation



CRU Elevations



Outdoor Common Area and West Facade



Main Entrance