Minutes – Executive Policy Committee – January 21, 2025

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

Item No. 15 Subdivision and Rezoning – 669, 645, 655, and 639 Sterling Lyon Parkway
(Charleswood-Tuxedo-Westwood Ward)
File DASZ 38/2024 [c/r DAV 221094/2024D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, as amended, and submitted the following to Council:

1. That the subdivision proposed under Development Application No. DASZ 38/2024 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 December 20, 2024 and attached as Schedule "D" to this report, and with such minor changes as may be required.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated December 18, 2024, to the satisfaction of the Director of Planning, Property and Development, and with the following amendment:

   A. Delete Section III – Servicing Conditions in its entirety

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land on proposed Lot 2 and Lot 4 to "CMU" Commercial Mixed-Use District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated December 20, 2024, and attached as Schedule "D" to this report.

4. That in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 38/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

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

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

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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 38/2024 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 Plan is registered in the Winnipeg Land Titles Office.

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

10. 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 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 38/2024 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;

13. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 38/2024.

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

DECISION MAKING HISTORY:

Moved by Councillor Duncan,

That the recommendation of the Standing Policy Committee on Property and Development be concurred, with the following amendment:

- In Recommendation 2, delete the period after the words "the Director of Planning, Property and Development" and replace with the following:

  ", and with the following amendment:

  A. Delete Section III – Servicing Conditions in its entirety"

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 Assiniboia Community Committee, with the following amendment:

- In Recommendation 2, delete the following:

  ", and with the following amendment:

  A. Delete Section III – Servicing Conditions in its entirety"

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

COMMUNITY COMMITTEE RECOMMENDATION:

On January 7, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- In Recommendation 2, delete the period after the words "the Director of Planning, Property and Development" and replace with the following:

  ", and with the following amendment:

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

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

A. Delete Section III – Servicing Conditions in its entirety"

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

PUBLIC HEARING SUMMARY

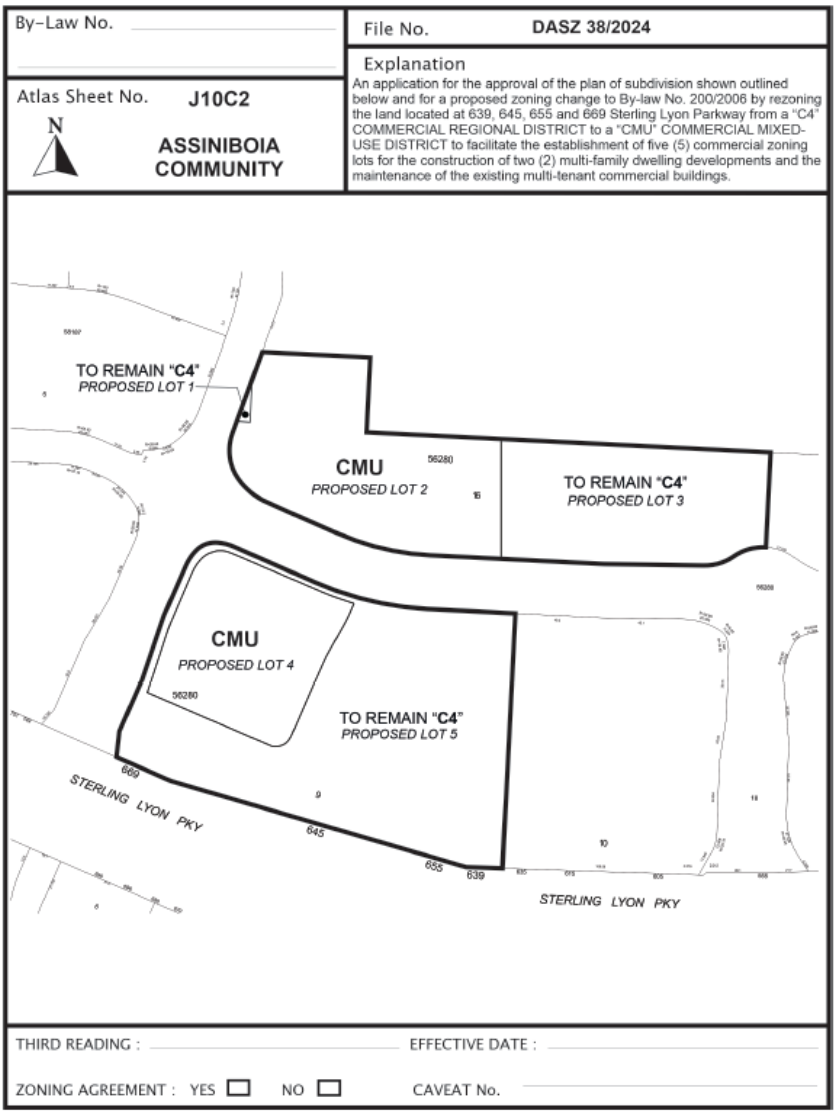
File: DASZ 38/2024

Before: Assiniboia Community Committee
Councillor Dobson, Chairperson
Councillor Duncan
Councillor Lukes

Public Hearing: January 7, 2025
Council Building, 510 Main Street

Applicant: Seasons Retail Corp (Nathan Wihelm), Development & Construction Forster Harvard Development

Subject:



Premises Affected:	669, 645, 655, and 639 Sterling Lyon Parkway and pad site Lot 16 Plan 56280
For submission to:	The Standing Policy Committee on Property and Development
Prepared by:	L. Cowan, Senior Committee Clerk Assiniboia Community Committee
Report date:	January 7, 2025

Community Committee Recommendation:

On January 7, 2025, the Assiniboia 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 38/2024 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 December 20, 2024 and attached as Schedule "D" to this report, and with such minor changes as may be required.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated December 18, 2024, to the satisfaction of the Director of Planning, Property and Development***, and with the following amendment:***

    A. Delete Section III – Servicing Conditions in its entirety

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land on proposed Lot 2 and Lot 4 to "CMU" Commercial Mixed-Use District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated December 20, 2024, and attached as Schedule "D" to this report.

4. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 38/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

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 3 (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 38/2024 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 Plan is registered in the Winnipeg Land Titles Office.

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

10. 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 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 38/2024 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;

13. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 38/2024.

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

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

1. Excellent application of a mixed-use property.

2. I think that it was touched on but, a big thing, especially as Chair of Water and Waste, the sustainability factors of these buildings' sustainability, exceeding the current codes.

3. I also took note of the applicants mentioning the aging in place piece, and that being important to residents of my community who do not want to move to other parts of Winnipeg, but would rather age in place; whether that be in Charleswood, Tuxedo, or Westwood.

4. This is going to be, when it's completely built out, a world-class development.

5. My supporting reasons around the amendment are that there is a multi-use pathway on the south side of Sterling Lyon. There's some responsibility there for myself as the area Councillor to make the connectivity of the north west corner at McCreary and Wilkes to complete a proper attachment to the mixed-use pathway on the north west corner into The Seasons, but then also to note there is a 3-metre-wide multi-use pathway that does run through the entirety of The Seasons development that does then connect to Kenaston Route 90.

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 November 4, 2024 2. Notification of Public Hearing dated December 9, 2024 3. Manitoba Status of Titles 2767781/1, 2929892/1 4. Letter of authorization dated August 13, 2024 from Seasons Retail Corp. to Barnes and Duncan Inc. (Jennifer Lim, RPP, Director of Planning) 5. Caveats 3850726, 3850724 6. Parking Management Plan from Seasons Retail Corp. dated December 17, 2018, updated April 7, 2021 7. Parking Management Plan from WSP Canada Inc. dated August 6, 2024 8. Plans (22 pages) 9. Report from the Urban Planning Division dated December 20, 2024 10. Inspection Report 11. Revised report from the Urban Planning Division dated January 6, 2025 12. Communication dated January 7, 2025 from Evan Hanson in support of the application 13. Recording of Representations

REPRESENTATIONS:

In Support:

Blair Forster
Nigel Furgus
Evan Hanson
Nathan Wihelm

In Opposition:

Nil

For Information:

Nil

For the City:

C. Baker, Senior Active Transportation Planner, Public Works Department
R. Galston, Urban Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit "11" referred to in File DASZ 38/2024

REVISED ADMINISTRATIVE REPORT

Title: DASZ 38/2024 – 669, 645, 655, & 639 Sterling Lyon Parkway

Issue: For consideration at the public hearing for an application to subdivide and rezone the subject property for the purpose of developing multi-family residential dwellings on two (2) new lots.

Critical Path: Assiniboia 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
R. Galston, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 38/2024 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 December 20, 2024 and attached as Schedule "D" to this report, and with such minor changes as may be required.
2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated December 18, 2024, to the satisfaction of the Director of Planning, Property and Development.
3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land on proposed Lot 2 and Lot 4 to "CMU" Commercial Mixed Use District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated December 20, 2024, and attached as Schedule "D" to this report.
4. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 38/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.
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 3 (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.

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11. That Development Application No. DASZ 38/2024 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;

13. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 38/2024.

REASON FOR THE REPORT

- Subdivision and Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee’s consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Winnipeg Public Service are concurred in, the subject property may be subdivided and proposed Lot 1 rezoned to the “CMU” zoning district, subject to conditions.

HISTORY

N/A

CONSULTATION

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

SUBMITTED BY

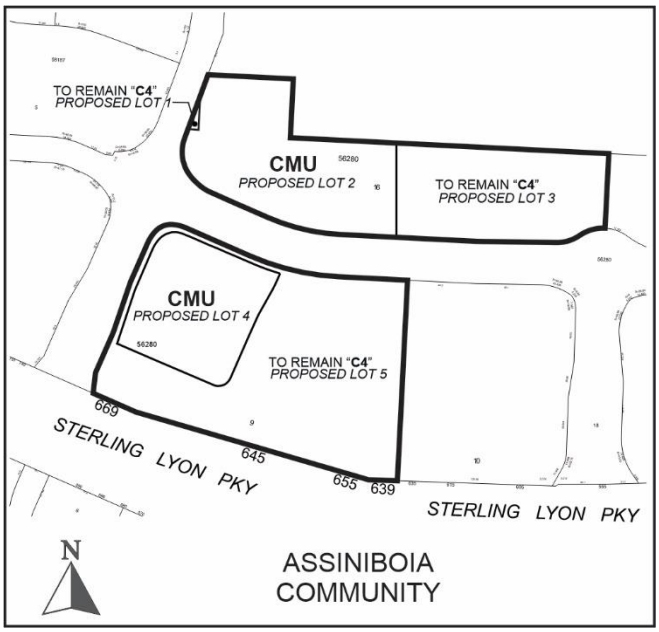
Department	Planning, Property and Development
Division	Urban Planning and Design Division
Prepared by	Robert Galston, MCP
Date:	January 6, 2025
File No.	DASZ 38/2024

List of Schedules and Appendices

Schedule A	Planning Discussion
Schedule B	Report of the Administrative Coordinating Group for Proposed Rezoning of Land Located at 639, 645, 655 and 669 Sterling Lyon Parkway, dated December 18, 2024
Schedule C	Drawing PR24-06-A-1.00, showing recommended property requirement for 669 Sterling Lyon Parkway, dated December 17, 2024
Schedule D	Recommended File No. DASZ 38/2024 Assiniboia Community Committee, dated December 20, 2024
Appendix A	Proposed By-law

SCHEDULE 'A'

FILE:	**DASZ 38/2024**
RELATED FILES:	DAV 24-221094/D
COMMUNITY:	Assiniboia Committee
NEIGHBOURHOOD #:	2.668 (Tuxedo Industrial)
SUBJECT:	To subdivide the properties into a total of five (5) separate lots, and rezone two (2) of these lots from the "C4" Commercial Regional District to the "CMU" Commercial Mixed Use District to facilitate two separate residential multi-family developments
LOCATION:	669, 645, 655, & 639 Sterling Lyon Parkway
LEGAL DESCRIPTION:	LOT 9 & 16 PLAN 56280 WLTO IN OTM LOTS 1 TO 11 PARISH OF ST CHARLES AND TWO MILE ROAD (NOW CLOSED)



APPLICANT:	Nathan Wilhelm (Seasons Retail Corp.) (c/o Forster Harvard Development Corp.) 2100 Dewdney Avenue, Unit 200 Regina, SK S4R 1H2
OWNERS:	Seasons Retail Corp. 201 Portage Avenue, Unit 590 Winnipeg, MB R3B 3K6
RECOMMENDATION:	Approval with conditions

SITE DESCRIPTION

- The subject properties are located on the north side of Sterling Lyon Parkway. It is in the Tuxedo Industrial Neighbourhood of the Charleswood – Tuxedo – Westwood Ward.
- The subject properties have a total area of 11.9 acres. They contain four (4) separate commercial buildings and accessory parking areas, as well as vacant land.
- The subject properties are located at a Regional Mixed-Use Centre under the *Complete Communities Direction Strategy 2.0* Urban Structure Map.
- The properties are currently zoned “C4” Commercial Regional.

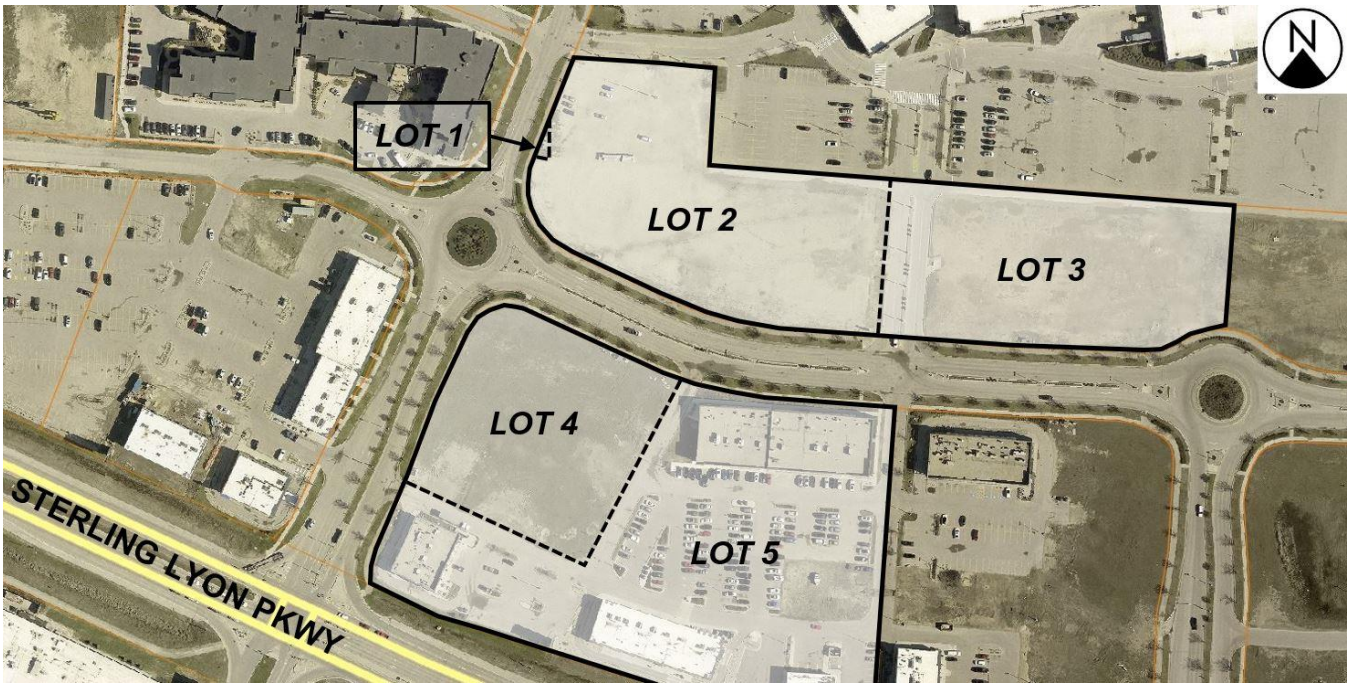


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A mix of commercial uses zoned “C4” Commercial Regional.

South: Sterling Lyon Parkway, then commercial uses zoned “C4” Commercial Regional.

East: A mix of commercial uses zoned commercial uses zoned “C4” Commercial Regional.

West: Private road, then vacant land zoned “CMU” Commercial Mixed Use.

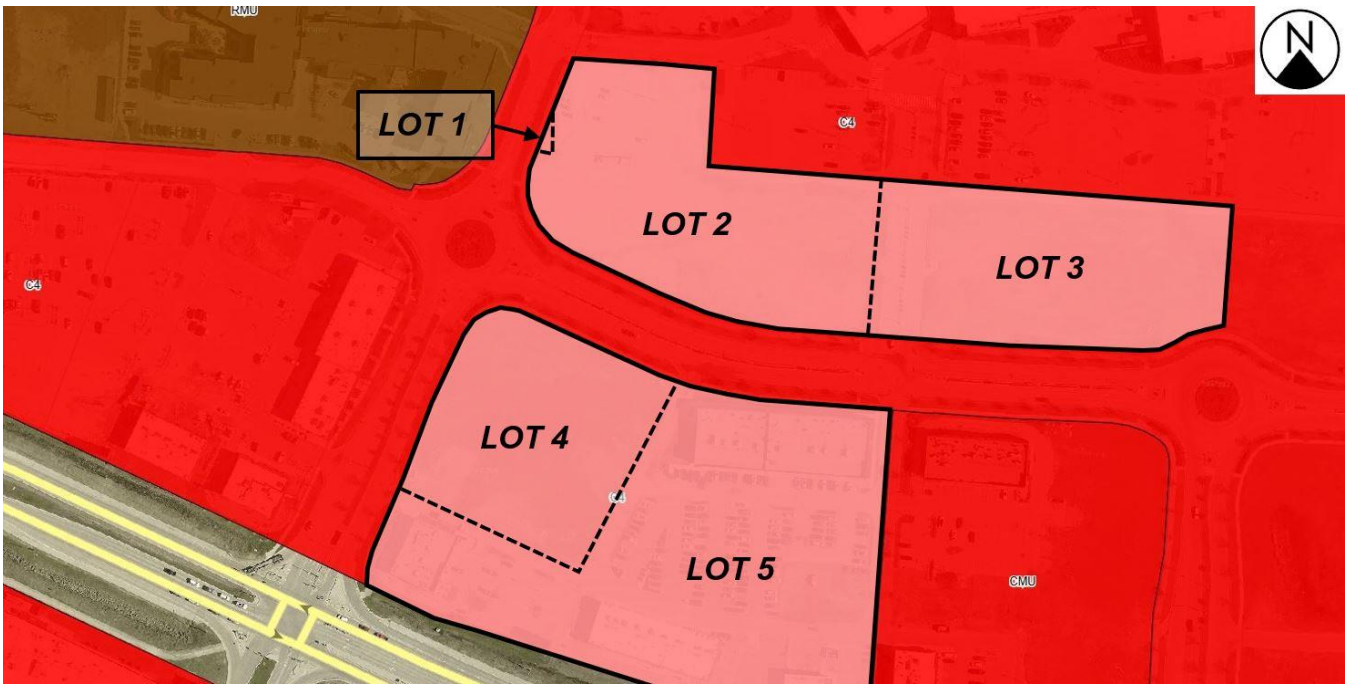


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to subdivide the subject properties into a total of five (5) separate lots, Lots 1, 2, 3, 4, and 5.
    - Lot 1 – Approximately 0.021 acres (915 square feet) in size. This lot is intended to contain existing utility boxes and no new development is proposed for this lot. It will retain its existing "C4" Commercial Regional zoning.
    - Lot 2 – Approximately 2.7 acres in size. This lot is intended to accommodate multi-family development, and will be rezoned to the "CMU" Commercial Mixed Use district.
    - Lot 3 – Approximately 2.4 acres in size. No new development is proposed at this time. This lot will retain its existing "C4" Commercial Regional zoning.
    - Lot 4 – Approximately 1.7 acres in size. This lot is intended to accommodate multi-family development, and will be rezoned to the "CMU" Commercial Mixed Use district.
    - Lot 5 – Approximately 4.9 acres in size. This lot is intended to accommodate existing commercial uses, and will retain its existing "C4" Commercial Regional zoning.

  Please refer to Figure 3, below.
- With respect to the multi-family residential development on proposed Lots 2 and 4, a total of 439 dwelling units are provided. The following briefly describes the multi-family proposals:

  Lot 2

    - Located at the northeast corner of two private streets. Plans submitted show this proposed multi-family development is a seven-storey building with a maximum

height of approximately 71 feet to the top of the parapet. The building will contain 255 dwelling units, which will include a mix of 1, 2, and 3-bedroom units.

- A total of 298 parking stalls are provided on-site.

Lot 4

- Located at the southeast corner of two private streets. Plans submitted show this proposed multi-family development is a seven-storey building with a maximum height of approximately 71 feet to the top of the parapet. The building will contain 184 dwelling units, including a mix of 1, 2, and 3-bedroom units.
- A total of 185 parking stalls are provided on-site.

- Additionally, 203 existing parking stalls will remain on Lot 5, immediately to the south and east of proposed Lot 4.
- Access to the proposed developments on Lots 2 and 4 will be taken from existing approaches from the private streets adjacent to the site. Additionally, shared access between proposed Lots 2 and 4 will be enabled through a cross-access agreement.
- No new private approaches or access points directly from Sterling Lyon Parkway are proposed as part of this application.

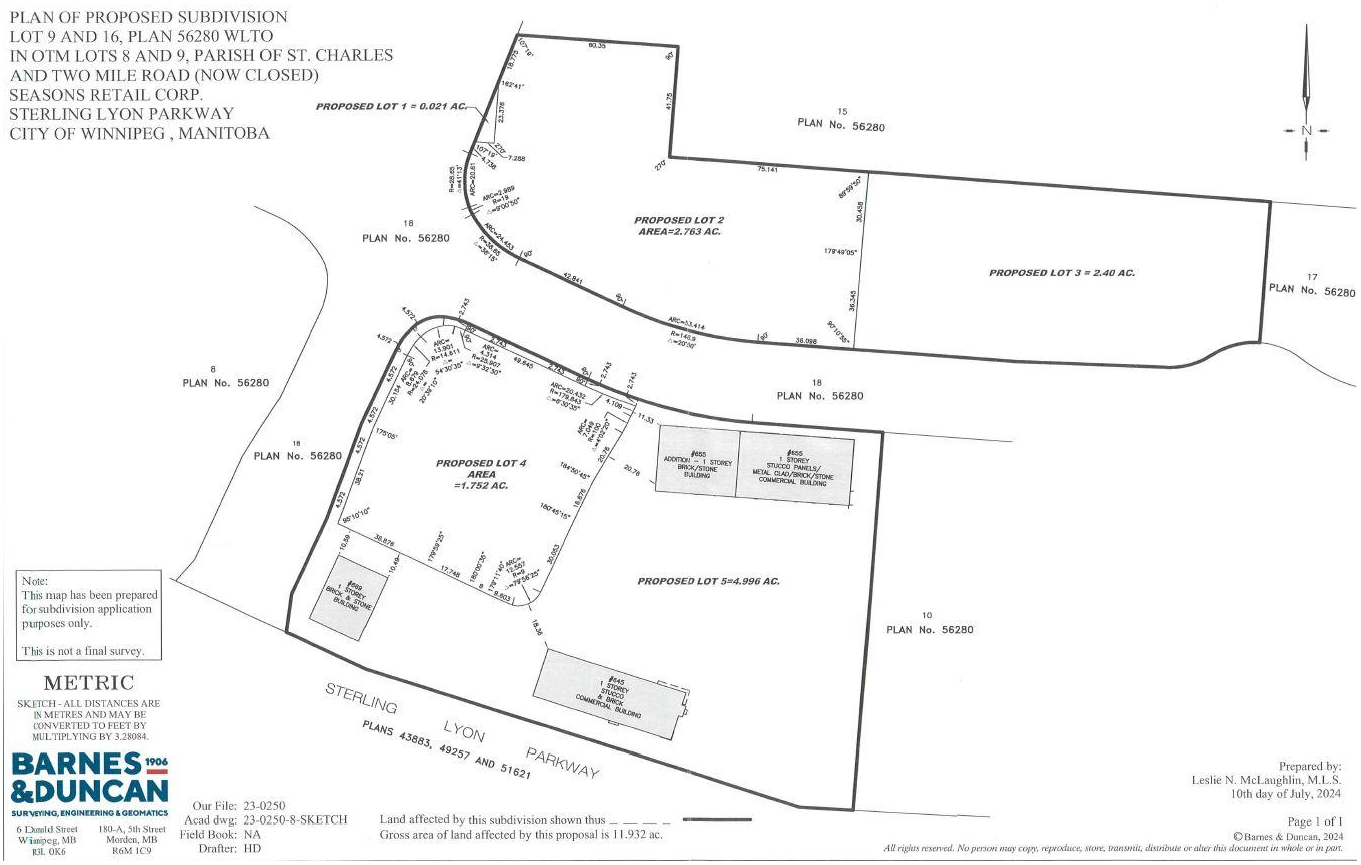


Figure 3: Plan of Subdivision showing proposed Lots 2 and 4 (provided by the applicant)

Associated Variance Application (DAV)

- The proposed development is also the subject of an associated Variance application (DAV) concerning the proposed building and accessory parking area. Please refer to the Administrative Report under file no. DAV 24-221094/D for more information.

ANALYSIS AND ISSUES

OURWINNIPEG 2045

- *OurWinnipeg 2045* is the City's long-range development plan. Per *OurWinnipeg 2045*, the subject site is identified as an Transformative Area – Regional Mixed Use Centre. The policy for mixed used centres states:

  6.25 Mixed Use Centres

  - *Designate Mixed Use Centres within the Urban Structure, representing the largest commercial areas in the city with the ability to accommodate major retail uses, and become pedestrian-oriented environments connected by integrated and sustainable transportation options, and offering a variety of house, employment, amenities and services.*

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* supports *OurWinnipeg 2045*, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- As noted above, the subject property is classified as an Transformative Area – Regional Mixed Use Centre under *Complete Communities 2.0*. Key policies for Regional Mixed Use Centres include:

  Commercial Areas and Mixed Use Centres

  1.1 Encourage the redevelopment, infill and expansion of existing commercial areas as the preferred method of accommodating new commercial development, while still providing local commercial opportunities in new neighbourhoods.

  2.1 Prioritize the commercial intensification of existing commercial areas in Established Neighbourhoods, Mixed Use Centres, Corridors, and Downtown over the creation of new Mixed Use Centres while being mindful of differences in commercial scale permitted in each of these designations.

  Goal 5

  5.0 Allow for the long-term, residential mixed-use intensification of Mixed Use Centres.

  5.1 Where compatible with surrounding land uses, direct the highest multi-family residential densities to areas within Mixed Use Centres that provide the best transit service.

  5.1.1 Direct the highest multi-family residential densities to the areas in closest proximity to rapid transit, Corridors, and the Primary Transit Network in accordance with Policy 3.1 of the General Growth section, at a height and scale compatible with surrounding land uses. Densities should then decrease with distance from transit stops.

  5.3 Require that proposals to add residential uses in Mixed Use Centres be accompanied by a demonstrable commitment to establish a pedestrian-oriented residential neighbourhood, by:

  a. Establishing a fine-grained network of local streets with sidewalks and street trees;

  b. Designing ground-floor building frontages to reinforce a pedestrian scale; and

c. *Encouraging the extension of adjacent local roads and paths into the site to enhance permeability and to enable future connection opportunities, where possible.*

5.4 Require that proposals to add residential uses in Mixed Use Centres limit negative shadow impacts experienced by rear- and side-adjacent residential properties, by ensuring adequate sunlight penetration through appropriate building massing, setbacks, and building design

5.5 Require that, where appropriate, the introduction of residential uses be designed in a way that will not create land use conflicts with existing commercial uses.

- The proposed development aligns with these policies in that it accommodates a mix of uses within the "Kenaston & Sterling Lyon" Regional Mixed Use Centre, at a scale that is generally compatible with the surrounding area.
- The proposed residential multi-family buildings are located within a large commercial site with a network of private streets.

SUBDIVISION

- As noted above, the subject site is currently made up of two (2) lots. Subdivision is required in order to create a total of five (5) lots and accommodate residential multi-family development on two (2) of these proposed lots. The remainder of the subject site will contain existing and future commercial development or public utilities.
- Please refer to the Description of Propose Development section of this report, above, for additional information on the five (5) proposed lots.

REZONING

- As noted above, the entire subject sites are currently zoned "C4" Commercial Regional District. The applicant is proposing to rezone proposed Lots 2 and 4 to the "CMU" Commercial Mixed Use district.
- The "CMU" District is intended to provide for community-serving mixed use development at a higher scale than is appropriate for established neighbourhood locations. Specifically, the "CMU" district is intended for use in Community and Regional Mixed Use Centres or Community and Regional Mixed Use Corridors. This district is intended to include attractive commercial institutional, recreational, and service facilities needed to support surrounding neighbourhoods and the community at large. Although the area, site, or building should have a predominantly commercial character, multi-family housing may be incorporated within the district, and development should facilitate pedestrian connections between residential and non-residential uses.
- Generally, the "CMU" district allows mid-rise buildings and medium residential densities. For example, the maximum building height in the "CMU" district for multi-family residential uses is 70 feet, and the maximum density is 800 square feet of lot area per dwelling.
- The applicant proposes lot areas per dwelling unit of 471 square feet on proposed Lot 2, and 414 square feet for proposed Lot 4. While these densities do not align with the "CMU" standards for density (800 square feet), the Urban Planning and Design Division supports them as the proposal aligns with policies for Regional Mixed Use Centres under the *Complete Communities Direction Strategy 2.0.*

- Please refer to associated Variance report under file no. 24-221094/D for further discussion.
- The proposed Lots 3 and 5 will remain zoned “C4” Commercial Regional district in order to accommodate existing and future commercial development.
- Additionally, the proposed Lot 1, which will contain existing public utilities, will retain its existing “C4” zoning.

COMPATIBILITY WITH THE SURROUNDING AREA

- The surrounding area is generally characterized by commercial uses under the “C4” District, as well as nearby existing multi-family development under the “RMU” Residential Mixed Use District.
- Given this surrounding context, the creation of a lot under the “CMU” zoning district is considered compatible with the surrounding area, and will not have an adverse effect on existing and future development in the surrounding area.

TRANSIT SERVICE

- The proposed residential multi-family sites on Lots 2 and 4 are located within 220 metres (721 feet) from a westbound transit stop on Sterling Lyon Parkway. This stop is located to the north of the subject site and is accessed by a private sidewalk. This stop features regular daily feeder transit routes with connections to significant destinations including the University of Manitoba Fort Garry Campus and the Polo Park shopping centre.
    - Under the *Transit Master Plan*, the subject site will in future be located within 200 metres (656 feet) of a direct transit line, which is planned to have regular daily service every 10-20 minutes, and connect the Seasons of Tuxedo area to the Southwest Rapid Transit Corridor via Sterling Lyon Parkway. Additionally, limited-span connector transit service running on weekdays only is planned to be routed along the private street on the west side of both Lots 2 and 4.

PEDESTRIAN AND CYCLING CONNECTIONS

- The site plan provided by the applicant shows pedestrian connections for the subject development site in relation to existing sidewalks and shared pathways (cycling and pedestrians).
- This plan shows both proposed multi-family buildings will have sidewalk connections that lead from the main building entrance to existing sidewalks on private streets adjacent to proposed Lots 2 and 4. These existing sidewalks service the developed portions of the Seasons site, including existing commercial sites and other existing multi-family sites in the area.
- Additionally, the existing sidewalk on the private street is expected to connect to a future shared pathway on the north side of Sterling Lyon Parkway. This existing sidewalk also leads to a signalized crossing to an existing shared pathway on the south side of Sterling Lyon Parkway.
- In this manner, the subject site will provide pedestrian connection to existing commercial amenities in the surrounding Seasons area, and has existing and future connections to the wider area.

PLAN APPROVAL

- Plan Approval by the Director of Planning, Property and Development and the Assiniboia Community Committee is required by the existing Zoning Agreement on the land, per file no. DASZ 37/2008. Detailed final plans showing proposed building elevations, landscaping, active transportation connections, and other design details will be subject to Plan Approval.

CONDITIONS OF APPROVAL

Administrative Coordinating Group (ACG) Report

- Servicing comments related to water and wastewater service are included in the Report of the Administrative Coordinating Group (ACG), which is attached to this report at Schedule B.
- Additionally, the ACG report includes a condition related to paying a share of the cost of the future active transportation path along the north side of Sterling Lyon Parkway.
- Please refer to the Schedule B, below, for further information.

Land Dedication

- As a condition of rezoning or subdivision of a parcel of land, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes. The amount of land is not less than 10 percent.
- In the case of the subject proposed subdivision and rezoning, the Planning, Property and Development Department is recommending that the developer provide 'cash in lieu' of a dedication of land for the appraised value of the subject site.

RECOMMENDATION

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

- The subdivision and rezoning is consistent with policies guiding development in Regional Mixed Use Centres under the *Complete Communities Direction Strategy 2.0,* which support multi-family residential development that is compatible with the surrounding area.
- The surrounding area is characterized by a mix of uses, including existing multi-family residential uses.
- The subject site is located in close proximity to regular existing and future transit service, and plans submitted show the site will connect to existing active transportation networks.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Robert Galston, MCP
PPD File #: DASZ 38/2024

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 639, 645, 655 and 669 STERLING LYON PARKWAY

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 38/2024. The applicant should take into consideration the following servicing and design requirements and considerations in the development of the site:

Section I – General Comments

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

2. WWD also advises there is currently adequate wastewater servicing for the proposed development based on a review of capacity and the existing servicing considerations. However, it's important to note the following:

   For a project that proceeds over an extended period, there is a risk that the development may encounter a lack of servicing from the existing wastewater infrastructure as others may utilize the remaining capacity in the interim.

   The use of a portion of the City's infrastructure capacity by the project is assigned to a particular proposal only when a permit application has been reviewed and accepted by WWD.

   WWD will not support any development that exceeds the capacity of the wastewater system. Any proposals to discharge additional flow into the City's wastewater system would require upgrades to the system, and these upgrades would need to be made at no cost to the City.

Section II – Plan Considerations

The Developer shall, at no expense to the City, legally open property for a widening to the north side of Sterling Lyon Parkway, as shown in Schedule C, Drawing PR24-06-A-1.00, to the satisfaction of the Director of Public Works.

Section III – Servicing Conditions

The Developer shall, pay to the City, in cash, prior to the release of the Mylars for registration in the Winnipeg Land Titles Office, their share of a 3.5m wide asphaltic concrete multi-use pathway in the north boulevard of Sterling Lyon Parkway along the full length of the Planned Area abutting the north side of Sterling Lyon Parkway, all as determined by and to the satisfaction of the Director of Public Works.

THIS REPORT SUBMITTED BY:

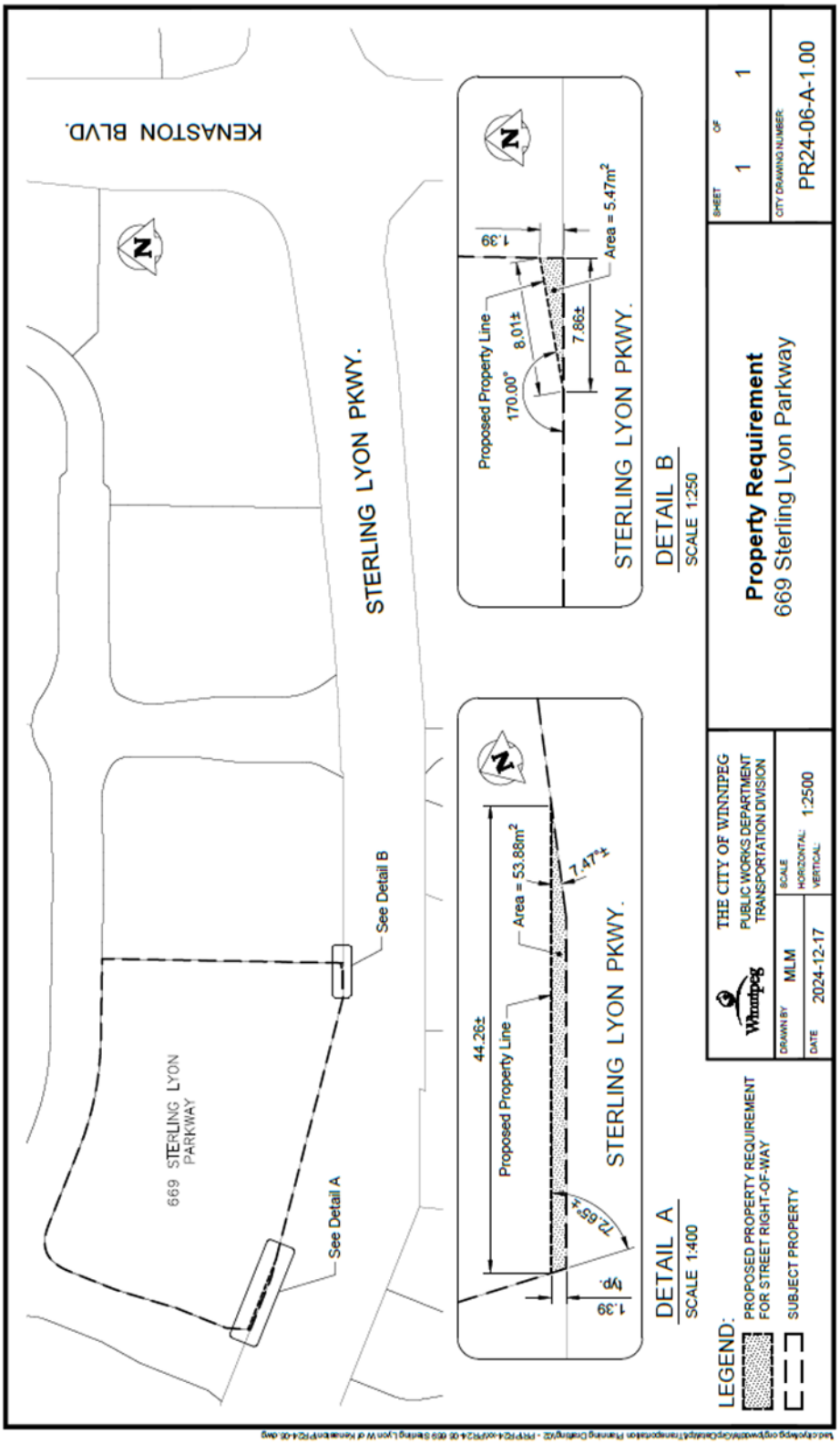
Administrative Co-ordinating Group
File No. DASZ 38/2024
December 18th, 2024

"*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


KENASTON BLVD.
STERLING LYON PKWY.
669 STERLING LYON PARKWAY
See Detail A
See Detail B
DETAIL A
SCALE 1:400
Proposed Property Line
44.26±
Area = 53.88m²
7.47°±
72.65°±
1.39
STERLING LYON PKWY.
DETAIL B
SCALE 1:250
Proposed Property Line
170.00°
8.01±
7.86±
1.39
Area = 5.47m²
STERLING LYON PKWY.
LEGEND:
PROPOSED PROPERTY REQUIREMENT FOR STREET RIGHT-OF-WAY
SUBJECT PROPERTY
THE CITY OF WINNIPEG
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DIVISION
DRAWN BY MLM
DATE 2024-12-17
SCALE
HORIZONTAL: 1:2500
VERTICAL:
Property Requirement
669 Sterling Lyon Parkway
SHEET 1 OF 1
CITY DRAWING NUMBER:
PR24-06-A-1.00

Schedule "D" for File DASZ 38/2024, Assiniboia Community Committee, dated December 20, 2024

By-Law No. _____

File No. **DASZ 38/2024**

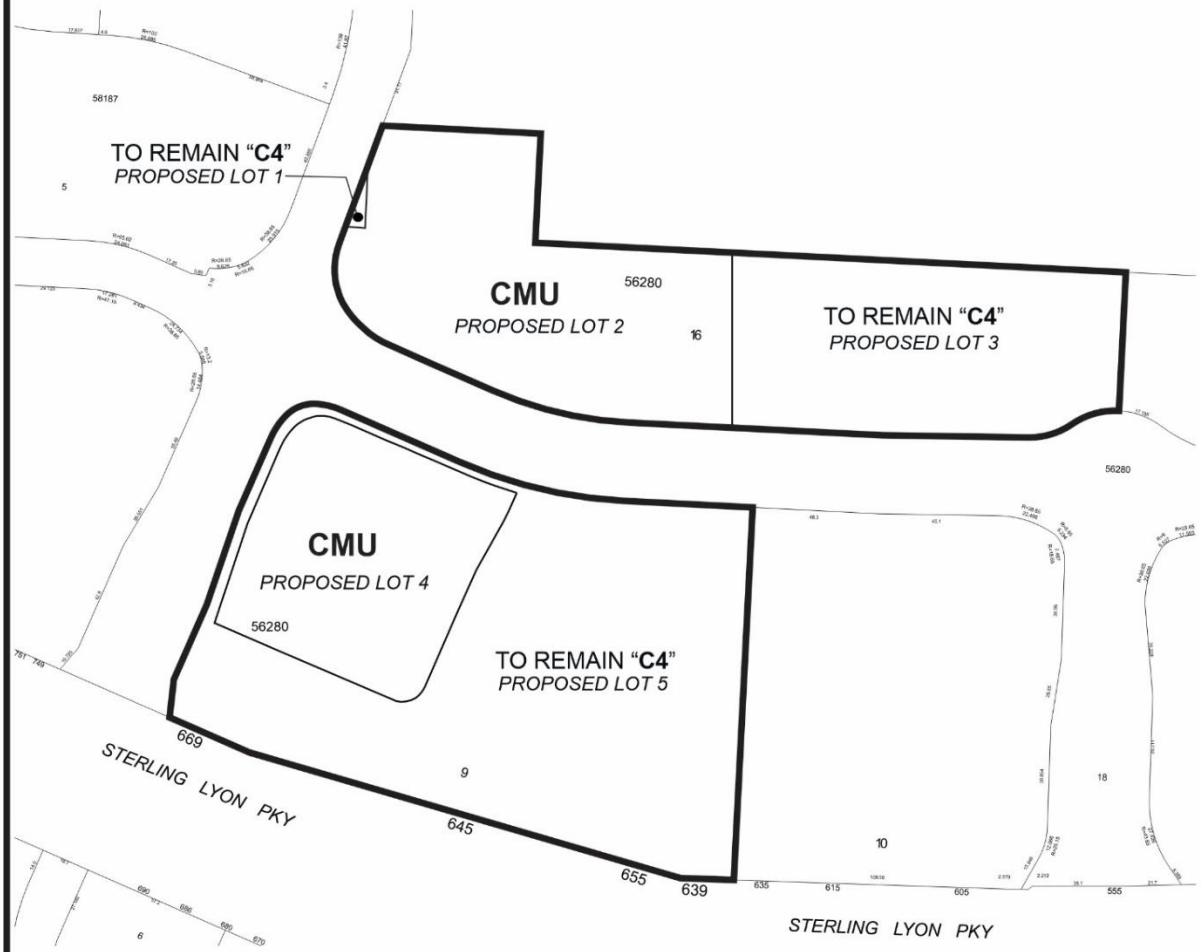
Atlas Sheet No. **J10C2**

N

ASSINIBOIA COMMUNITY

Explanation

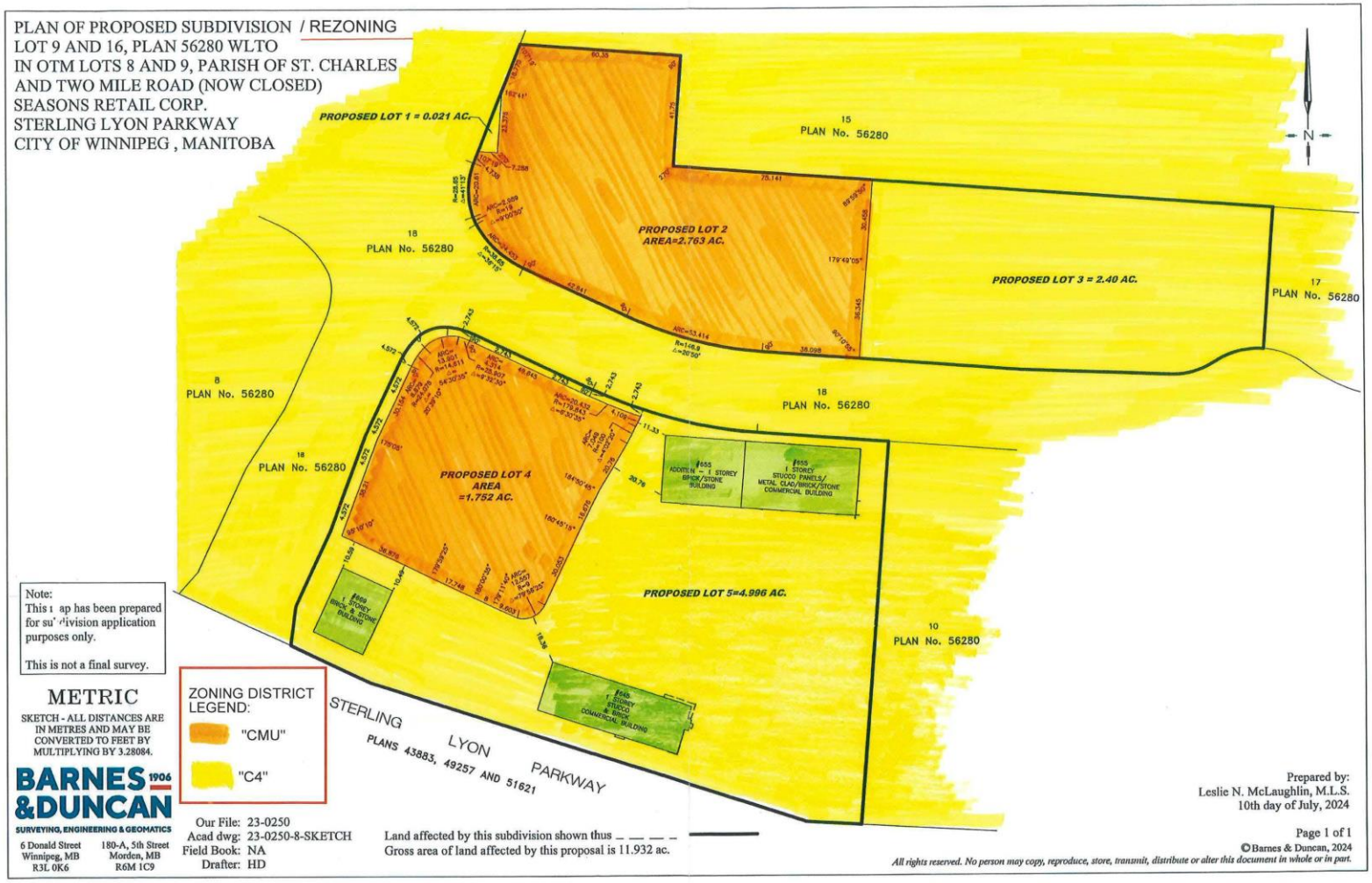
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 639, 645, 655 and 669 Sterling Lyon Parkway from a "C4" COMMERCIAL REGIONAL DISTRICT to a "CMU" COMMERCIAL MIXED-USE DISTRICT to facilitate the establishment of five (5) commercial zoning lots for the construction of two (2) multi-family dwelling developments and the maintenance of the existing multi-tenant commercial buildings.

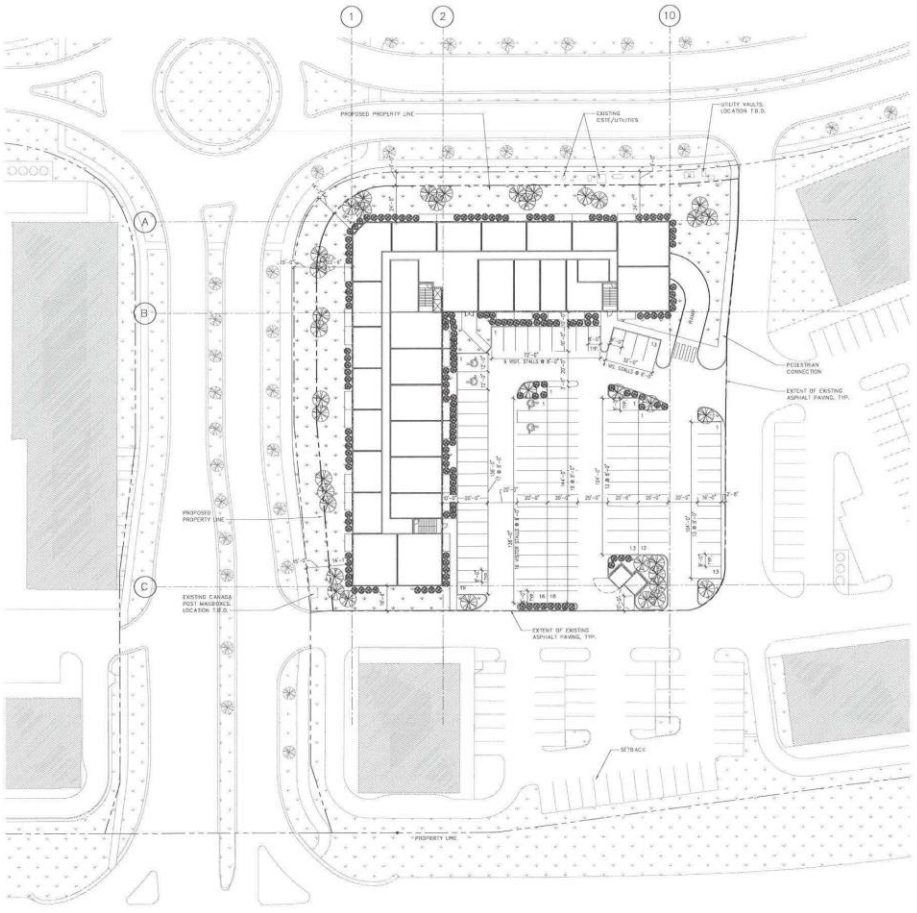


THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “8” referred to in File DASZ 38/2024





1 A1.2 SITE PLAN
1" = 30'-0"

GENERAL NOTES - SITE PLAN:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PATCH AND REPAIR EXISTING PAVING TO TIE-IN WITH NEW WORKS (SEE CIVIL).

SITE STATISTICS:

CURRENT ZONING DISTRICT – C4
PROPOSED ZONING DISTRICT – RMU

BUILDING DESCRIPTION
7-STOREY BUILDING WITH 8-STOREY PORTIONS

BASEMENT: U/G PARKING
ABOVE: APARTMENTS

184 UNITS TOTAL

CURRENT ZONING DISTRICT:		C4
PROPOSED ZONING DISTRICT:		CMU
URBAN INFILL AREA:		NO
	REQ'D	PROV'D
LOT AREA	9,000	76,330s.f. / 1.75ac
DWELLING COUNT	107	184
LOT AREA/DU	800	415
SETBACKS		
FRONT:	25'	>25'
REAR:	25'	>25'
CORNER SIDE:	20'	>20'
BUILDING HEIGHT:	60'	70' (APPROX.)
PARKING COUNT:	276	104@SITE + 81@LBD1=185
STALLS/DU:	1.5:1	1.01:1
VISITOR PARKING:	28	28
ACCESSIBLE:	07	07
VAN ACCESSIBLE:	02	02
BICYCLE:	28	28

184 UNITS APARTMENT					
UNIT TYPE	LOCATION	BEDRMS	AREA	QTY/FLOOR	TOTAL
A	ALL FLOORS	1	550	5	35 (619.0)
B	ALL FLOORS	1	600	6/5	41 (622.3)
C	ALL FLOORS	1	600	1	07 (603.8)
D	ALL FLOORS	1	600	5/4	27 (614.7)
E	ALL FLOORS	2	840	6	42 (622.8)
F	ALL FLOORS	2	877	1	07 (603.8)
G	ALL FLOORS	3	1,050	4/1	25 (613.6)

TOTAL 184 UNITS

S.F. BY FLOOR:
L-01 TO L-8: 23,553 S.F. (PER FLOOR)
L-07: 19,353 S.F.

TOTAL: 160,671 S.F.

LANDSCAPING ISLAND CALCULATION:
GROSS PARKING AREA: 31,525 S.F.
REQUIRED LANDSC. ISLANDS: 1,578 S.F.
PROVIDED LANDSC. ISLANDS: 2,503 S.F.

LANDSCAPING LEGEND

SPECIES	NUMBER
TREES, SPECIES TO BE DETERMINED	39
SHRUBS, SPECIES TO BE DETERMINED	178

No. Revision Date By:

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Sutherland Street • Winnipeg • Manitoba • R3A 2J1
Phone 204-982-6940 • Fax 204-623-4556 • info@affinityarch.com

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The contractor shall verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancies to the architect for adjustment prior to proceeding.

PARAGON DESIGN BUILD
BUILDING 10

SEASONS MIXED-USE SITE

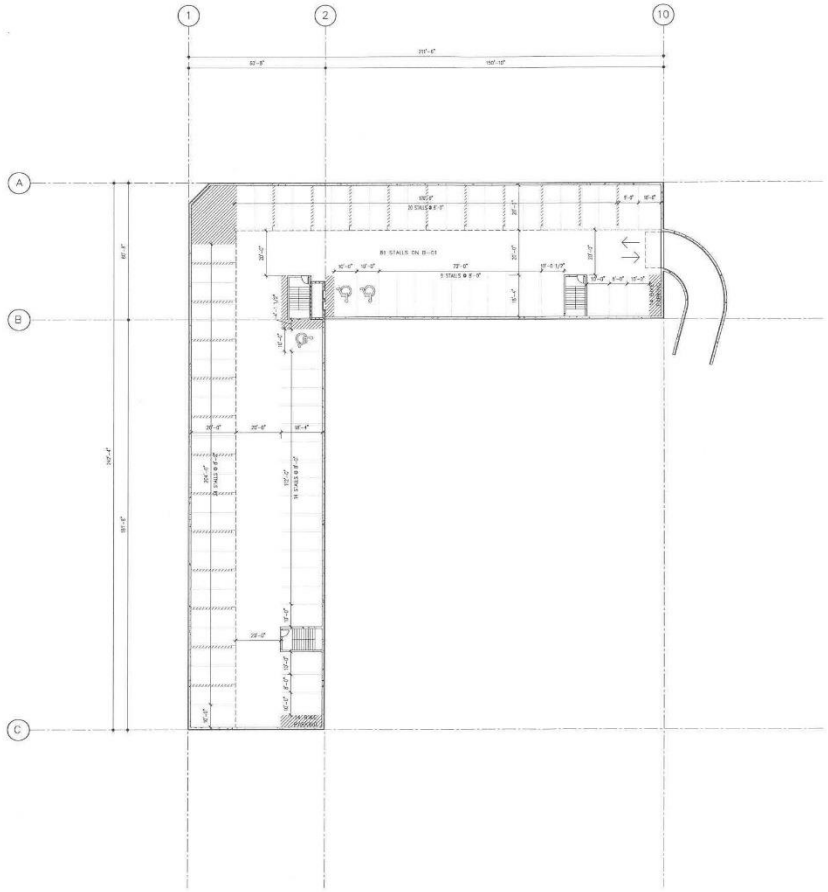
669 STERLING LYON PARKWAY
WINNIPEG, MB

SITE PLAN

Drawn by: ESH Checked by: EH

A1.2

Project No. 23022 Date: SEPT 2024



LEVEL-B01: BASEMENT FLOOR PLAN

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

AFFINITY ARCHITECTURE Inc.

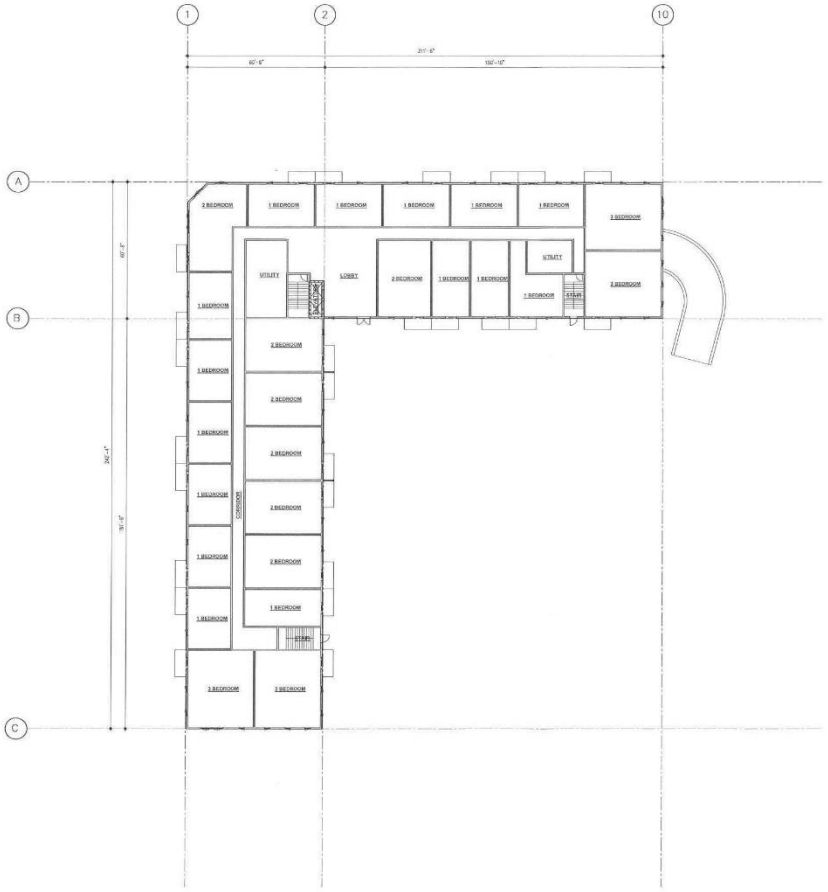
PARAGON DESIGN BUILD
BUILDING 10

SEASONS MIXED-USE SITE

669 STERLING LYON PARKWAY
WINNIPEG, MB

LEVEL-B01 (BASEMENT) FLOOR PLAN

A2.1



LEVEL-01: FLOOR PLAN
1" = 20'-0"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

AFFINITY ARCHITECTURE Inc.

PARAGON DESIGN BUILD
BUILDING 10

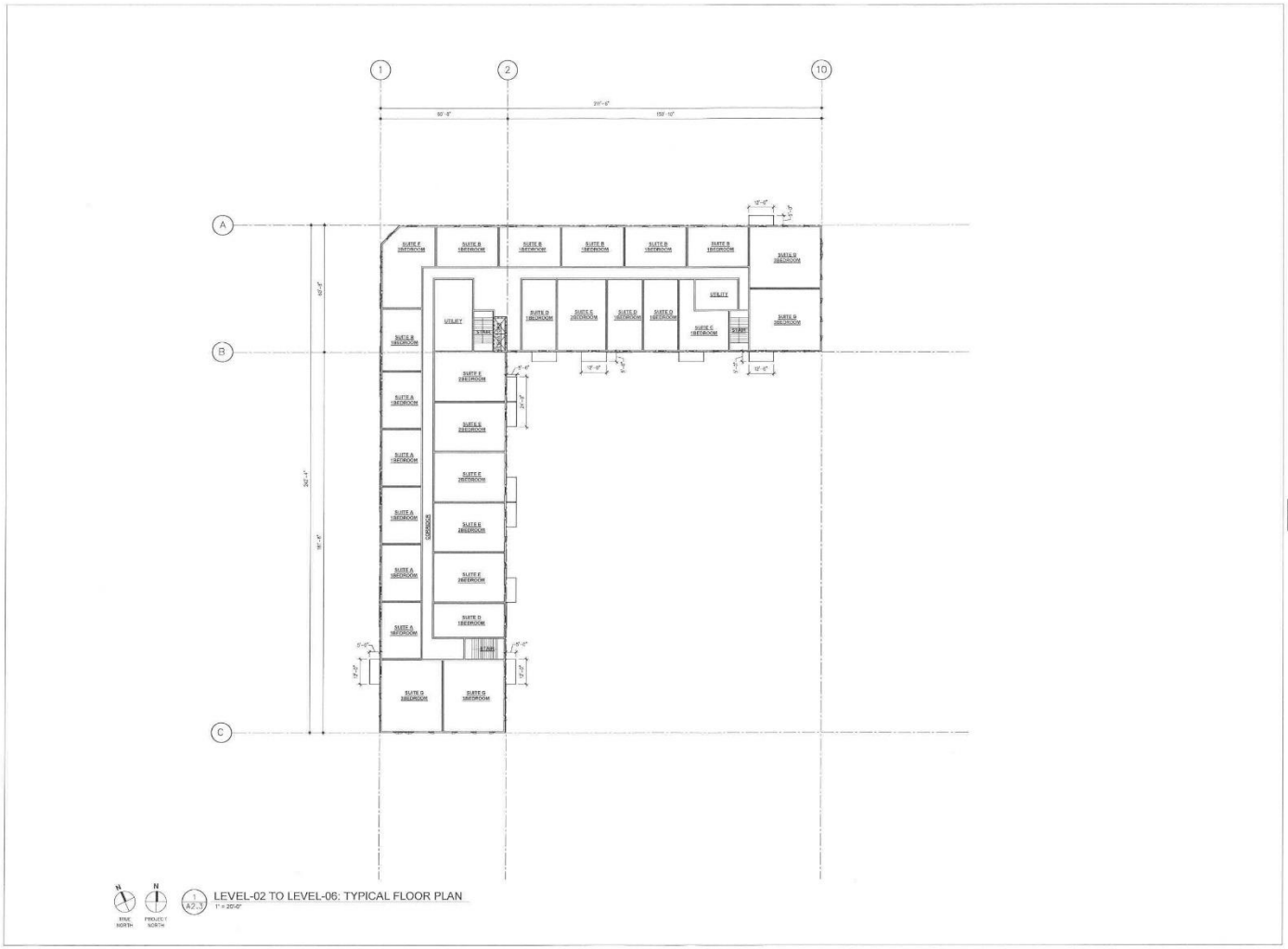
SEASONS MIXED-USE SITE

669 STERLING LYON PARKWAY
WINNIPEG, MB

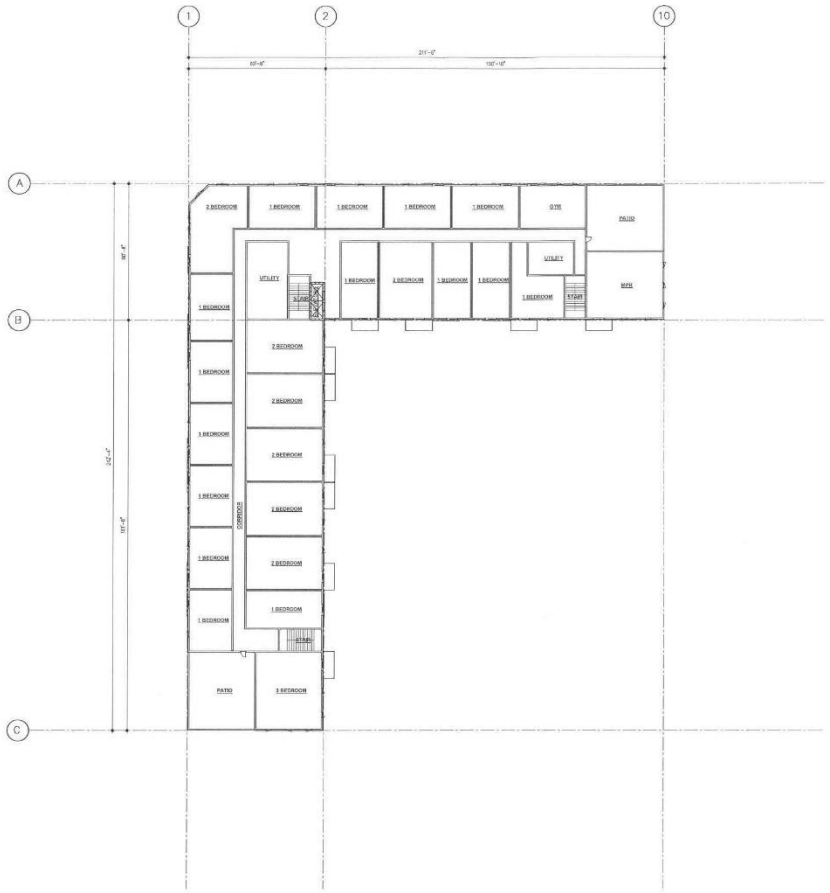
LEVEL-01 FLOOR PLAN

A2.2

NOVEMBER 2021



1
2
10
A
B
C
SUITE F 1BEDROOM
SUITE B 1BEDROOM
SUITE D 1BEDROOM
SUITE E 2BEDROOM
SUITE A 1BEDROOM
SUITE G 3BEDROOM
UTILITY
STAIR
CORRIDOR
TRUE NORTH
PROJECT NORTH
A2.3
LEVEL-02 TO LEVEL-06: TYPICAL FLOOR PLAN
1" = 20'-0"
No. Revisions Date By
PRELIMINARY ONLY
NOT FOR CONSTRUCTION
Consultants:
AFFINITY ARCHITECTURE INC.
PARAGON DESIGN BUILD
BUILDING 10
SEASONS MIXED-USE SITE
669 STERLING LYON PARKWAY
WINNIPEG, MB
LEVEL-02 TO LEVEL-06 TYPICAL
FLOOR PLAN
Drawn by:
Checked by: EH
A2.3
Project No. 23027
Date FEBRUARY 2024



LEVEL-07: FLOOR PLAN

1" = 20'-0"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

AFFINITY ARCHITECTURE Inc.

PARAGON DESIGN BUILD
BUILDING 10

SEASONS MIXED-USE SITE

669 STERLING LYON PARKWAY
WINNIPEG, MB

LEVEL-07 FLOOR PLAN

A2.4



1 A4.1 EXTERIOR BUILDING ELEVATION - SOUTH
1/16" = 1'-0"



3 A4.1 EXTERIOR BUILDING ELEVATION - WEST
1/16" = 1'-0"

EXTERIOR FINISH LEGEND:

EXTERIOR INSULATION AND FINISH SYSTEM

EFS-01
- ARCYLIC STUCCO WITH BRICK STENCIL
- CHARCOAL BRICK COLOUR WITH BLACK GROUT

EXTERIOR PAINT

XP-1
- BLACK
- ALL EXTERIOR HOLLOW METAL DOORS

XP-2
- BLACK
- STRUCTURAL STEEL AND GUARDS

PREFINISHED METAL FLASHINGS

NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.

PF-01
- VICWEST, BLACK
- ROOF AND CANOPY FASCIA

PF-02
- LUX, BENT FLAT STOCK, HEMLOCK
- CANOPY COLUMNS AND BEAMS

CL-01
- CLEAR ANODIZED FLASHING TO MATCH CURTAIN WALL AND STOREFRONT ALUMINUM PRODUCTS

FIBRE CEMENT CLADDING

FC-1
- JAMES HARDIE LAP SIDING, ARCTIC WHITE
- COMPLETE WITH 3" CORNER TRIMS (ARCTIC WHITE) AND 3" WINDOW TRIMS (IRON GREY)

FC-2
- JAMES HARDIE LAP SIDING, AGED PEWTER
- COMPLETE WITH 3" CORNER TRIMS (AGED PEWTER) AND 3" WINDOW TRIMS (IRON GREY)

FC-3
- JAMES HARDIE LAP SIDING, IRON GREY
- COMPLETE WITH 3" CORNER TRIMS (IRON GREY) AND 3" WINDOW TRIMS (IRON GREY)

FC-4
- JAMES HARDIE FIBRE CEMENT PANEL, AGED PEWTER
- FACE-FASTENED WITH HARDIE BATTENS (IRON GREY) OVER BUTT JOINTS

No. Revision Date By

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2L1
Phone 204-982-6940 • Fax 204-453-4550 • info@affinityarch.com

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PARAGON DESIGN BUILD
BUILDING 10

SEASONS MIXED-USE SITE

669 STERLING LYON PARKWAY
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: Checked by: JH

A4.1

Project No. 23027 Date NOVEMBER 2021



1 A4.2 EXTERIOR BUILDING ELEVATION - NORTH
1/16" = 1'-0"



2 A4.2 EXTERIOR BUILDING ELEVATION - EAST
1/16" = 1'-0"

EXTERIOR FINISH LEGEND:

EXTERIOR INSULATION AND FINISH SYSTEM

EFS-01
- ACRYLIC STUCCO WITH BRICK STENCIL
- CHARCOAL BRICK COLOUR WITH BLACK GROUT

EXTERIOR PAINT

XT-1
- BLACK
- ALL EXTERIOR HOLLOW METAL DOORS

XT-2
- BLACK
- STRUCTURAL STEEL AND GUARDS

PREFINISHED METAL FLASHINGS

NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.

PF-01
- WEMEST, BLACK
- ROOF AND CANOPY FASCIA

PT-01
- CUR, BONT FLAT STOCK, HEMLOCK
- CANOPY COLUMNS AND BEAMS

CL-01
- CLEAR ANODIZED FLASHING TO MATCH CURTAIN WALL AND STOREFRONT ALUMINUM PRODUCTS

FIBRE CEMENT CLADDING

FC-1
- JAMES HARDIE LAP SIDING, ARCTIC WHITE
- COMPLETE WITH 5" CORNER TRIMS (ARCTIC WHITE) AND 3" WINDOW TRIMS (IRON GREY)

FC-2
- JAMES HARDIE LAP SIDING, AGED PEWTER
- COMPLETE WITH 5" CORNER TRIMS (AGED PEWTER) AND 3" WINDOW TRIMS (IRON GREY)

FC-3
- JAMES HARDIE LAP SIDING, IRON GREY
- COMPLETE WITH 5" CORNER TRIMS (IRON GREY) AND 3" WINDOW TRIMS (IRON GREY)

FC-4
- JAMES HARDIE FIBRE CEMENT PANEL, AGED PEWTER
- FACE-FASTENED WITH HARDIE BATTENS (IRON GREY) OVER BUTT JOINTS

No. Revision Date By

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants

AFFINITY ARCHITECTURE INC.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J3
Phone 204-982-0340 • Fax 204-453-4556 • info@affinityarch.com

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PARAGON DESIGN BUILD
BUILDING 10

SEASONS MIXED-USE SITE

669 STERLING LYON PARKWAY
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: Checked by: EH

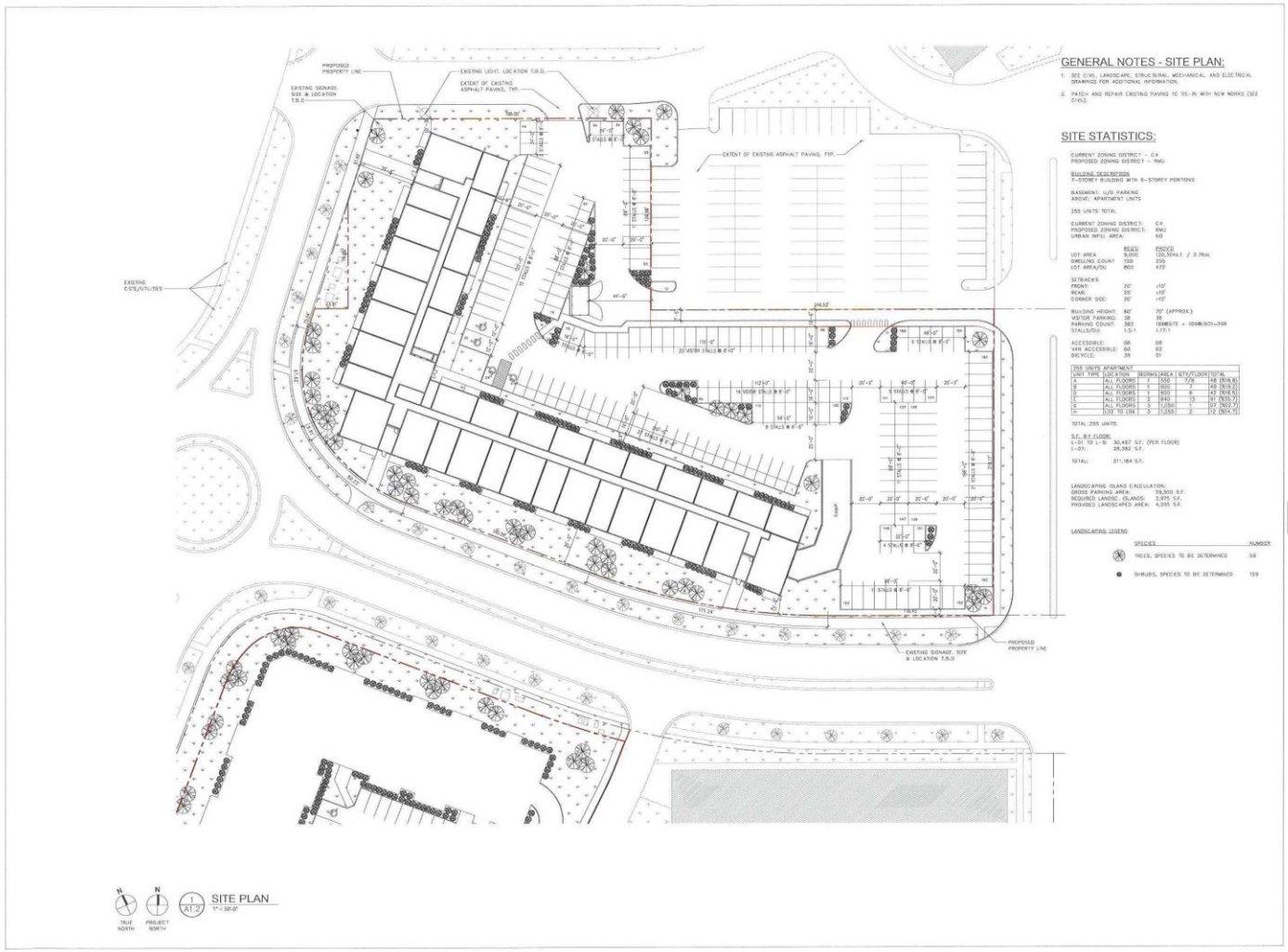
A4.2

Project No. 23027 Date: NOVEMBER 2021









GENERAL NOTES - SITE PLAN:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PATCH AND REPAIR EXISTING PAVING TO TIE-IN WITH NEW WORKS (SEE CIVIL).

SITE STATISTICS:

CURRENT ZONING DISTRICT - C4
PROPOSED ZONING DISTRICT - RMU

BUILDING DESCRIPTION
7-STOREY BUILDING WITH 6-STOREY PORTIONS

BASEMENT: U/G PARKING
ABOVE: APARTMENT UNITS

255 UNITS TOTAL

CURRENT ZONING DISTRICT: C4
PROPOSED ZONING DISTRICT: RMU
URBAN INFILL AREA: NO

	REQ'D	PROV'D
LOT AREA	8,000	120,384±.1 / 2.76ac
DWELLING COUNT	150	255
LOT AREA/DU	800	472
SETBACKS		
FRONT:	20'	±10'
REAR:	25'	±10'
CORNER SIDE:	20'	±10'
BUILDING HEIGHT:	60'	70' (APPROX.)
VISITOR PARKING:	38	38
PARKING COUNT:	383	189@SITE + 109@LBD1=298
STALLS/DU:	1.5:1	1.17:1
ACCESSIBLE:	08	08
VAN ACCESSIBLE:	03	02
BICYCLE:	38	51

255 UNITS APARTMENT

UNIT TYPE	LOCATION	BEDRMS	AREA	QTY/FLOOR	TOTAL
A	ALL FLOORS	1	550	7/6	46 (616.8)
B	ALL FLOORS	1	600	7	49 (619.2)
D	ALL FLOORS	1	600	6	42 (616.5)
E	ALL FLOORS	2	840	13	91 (935.7)
G	ALL FLOORS	3	1,050	1	07 (902.7)
H	1.02 TO 1.04	3	1,055	2	12 (924.7)

TOTAL 255 UNITS

S.F. BY FLOOR:
L-01 TO L-5: 30,467 S.F. (PER FLOOR)
L-07: 28,382 S.F.

TOTAL: 211,184 S.F.

LANDSCAPING ISLAND CALCULATION:
GROSS PARKING AREA: 58,500 S.F.
REQUIRED LANDSC. ISLANDS: 2,975 S.F.
PROVIDED LANDSCAPED AREA: 4,205 S.F.

LANDSCAPING LEGEND

	SPECIES	NUMBER
	TREES, SPECIES TO BE DETERMINED	59
	SHRUBS, SPECIES TO BE DETERMINED	159

No. Revision: Date: By:

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 237 Stafford Street • Winnipeg • Manitoba • R3M 3J1
Phone 204-983-6940 • Fax 204-453-4550 • info@affinityarch.com

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PARAGON DESIGN BUILD
BUILDING 30, 31, 32

SEASONS MIXED-USE SITE

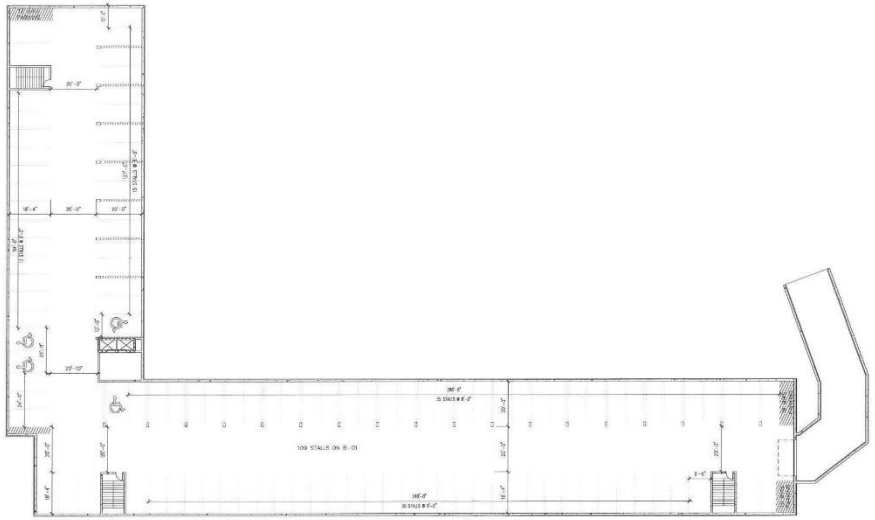
STERLING LYON PARKWAY
WINNIPEG, MB

SITE PLAN

Drawn by: ESH Checked by: EH

A1.2

Project No.: 23027 Date: SEPT 2024



TRUE NORTH

PROJECT NORTH

1 A2.1 LEVEL-B01: BASEMENT FLOOR PLAN
1" = 20'-0"

No. Revision Date By

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants

AFFINITY ARCHITECTURE Inc.
Unit 301 - 237 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-982-0340 • Fax 204-453-4556 • info@affinityarch.com

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PARAGON DESIGN BUILD
BUILDING 30, 31, 32

SEASONS MIXED-USE SITE

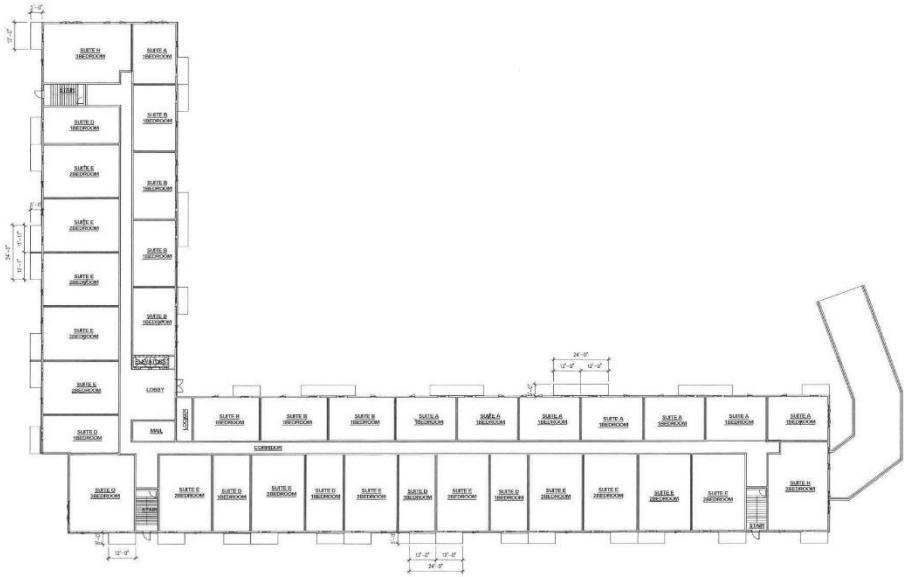
STERLING LYON PARKWAY
WINNIPEG, MB

LEVEL-B01 (BASEMENT) FLOOR PLAN

Drawn by: FSH Checked by: EH

A2.1

Project No: 23027 Date: FEBRUARY 2025



TRUE NORTH

PROJECT NORTH

1 A2.2 LEVEL-01: FLOOR PLAN
1" = 16'-0"

No. Revision Date By

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE INC.
Unit 201 - 237 Stafford Street • Winnipeg • Manitoba • R3M 2E1
Phone: 204 943-8940 • Fax: 204 453-4556 • info@affinitycharm

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PARACON DESIGN BUILD
BUILDING 30, 31, 32

SEASONS MIXED-USE SITE

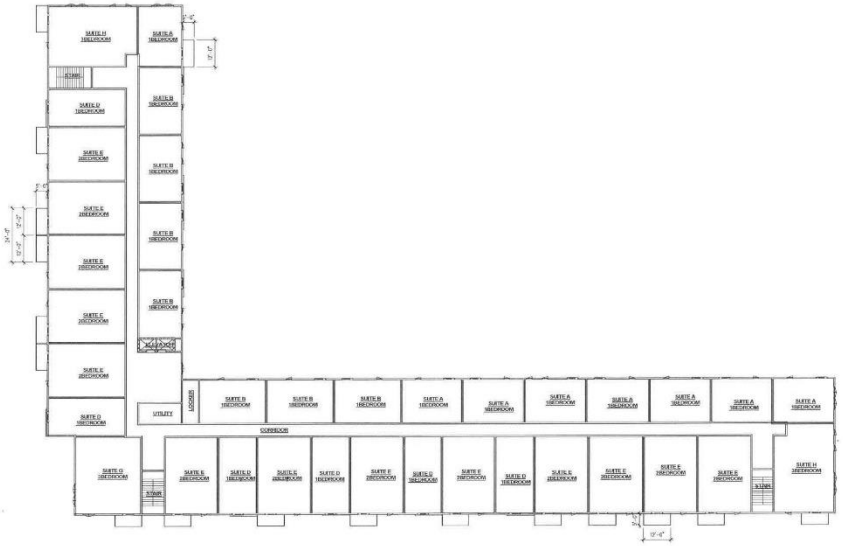
STERLING LYON PARKWAY
WINNIPEG, MB

LEVEL 01 FLOOR PLAN

Drawn by: ESH Checked by: EJI

A2.2

Project No. 23027 Date FEBRUARY 2024



TRUE NORTH

PROJECT NORTH

1 A2.3 LEVEL-02 TO LEVEL-06: TYPICAL FLOOR PLAN
1" = 20'-0"

No. Revision Date By

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants

AFFINITY ARCHITECTURE Inc.
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Phone 204 982 4040 • Fax 204 453 4156 • info@affinityarch.com

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The contractor shall verify dimensions and data noted herein with conditions on the site and shall responsible for reporting any discrepancies to the architect for adjustment prior to proceeding.

PARAGON DESIGN BUILD
BUILDING 30, 31, 32

SEASONS MIXED-USE SITE

STERLING LYON PARKWAY
WINNIPEG, MB

LEVEL-02 TO LEVEL-06 TYPICAL FLOOR PLAN

Drawn by: [illegible] Checked by: BH

A2.3

Project No. 23027 Date FEBRUARY 2024



TRUE NORTH

PROJECT NORTH

1 A2.4 LEVEL-07: FLOOR PLAN
1" = 20'-0"

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PARAGON DESIGN BUILD
BUILDING 30, 31, 32

SEASONS MIXED-USE SITE

STERLING LYON PARKWAY
WINNIPEG, MB

LEVEL-07 FLOOR PLAN

Drawn by: ESH Checked by: EH

A2.4

Project No: 23007 Date: FEBRUARY 2024



EXTERIOR BUILDING ELEVATION - NORTH



EXTERIOR BUILDING ELEVATION - SOUTH

EXTERIOR FINISH LEGEND:

EXTERIOR INSULATION AND FINISH SYSTEM
EFS-01
- ARCTIC STUCCO WITH BRICK STENCIL
- CHARCOAL BRICK COLOUR WITH BLACK GROUT

EXTERIOR PAINT
XP-1
- BLACK
- ALL EXTERIOR HOLLOW METAL DOORS

XP-2
- BLACK
- STRUCTURAL STEEL AND GUARDS

PREFINISHED METAL FLASHINGS
NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.
PT-01
- WOMEST, BLACK
- ROOF AND CANOPY FASCIA

PT-02
- LVR, BENT FLAT STOCK, HEMLOCK
- CANOPY COLUMNS AND BEAMS

CL-01
- CLEAR ANODIZED FLASHING TO MATCH CURTAIN WALL AND STOREFRONT ALUMINUM PRODUCTS

FIBRE CEMENT CLADDING
FC-1
- JAMES HARDIE LAP SIDING, ARCTIC WHITE
- COMPLETE WITH 3" CORNER TRIMS (ARCTIC WHITE) AND 3" WINDOW TRIMS (IRON GREY)

FC-2
- JAMES HARDIE LAP SIDING, AGED PEWTER
- COMPLETE WITH 3" CORNER TRIMS (AGED PEWTER) AND 3" WINDOW TRIMS (IRON GREY)

FC-3
- JAMES HARDIE LAP SIDING, IRON GREY
- COMPLETE WITH 3" CORNER TRIMS (IRON GREY) AND 3" WINDOW TRIMS (IRON GREY)

FC-4
- JAMES HARDIE FIBRE CEMENT PANEL, AGED PEWTER
- FACE-FASTENED WITH HARDIE BATTENS (IRON GREY) OVER BUTT JOINTS

No. Revision Date By

PRELIMINARY ONLY
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Consultants

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PARACON DESIGN BUILD
BUILDING 30, 31, 32

SEASONS MIXED-USE SITE

STERLING LYON PARKWAY
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by EH Checked by EH

A4.1

Project No. 23027 Date FEBRUARY 2024



EXTERIOR BUILDING ELEVATION - EAST



EXTERIOR BUILDING ELEVATION - WEST

EXTERIOR FINISH LEGEND:

EXTERIOR INSULATION AND FINISH SYSTEM

EFS-01
- ARCYLIC STUCCO WITH BRICK STENCIL
- CHARCOAL BRICK COLOUR WITH BLACK GROUT

EXTERIOR PAINT

XP-1
- BLACK
- ALL EXTERIOR HOLLOW METAL DOORS

XP-2
- BLACK
- STRUCTURAL STEEL AND GUARDS

PREFINISHED METAL FLASHINGS

NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.

PF-01
- RICWEST, BLACK
- ROOF AND CANOPY FASCIA

PF-02
- LUX, BENT FLAT STOCK, HEMLOCK
- CANOPY COLUMNS AND BEAMS

EL-01
- CLEAR ANODIZED FLASHING TO MATCH CURTAIN WALL AND STOREFRONT ALUMINUM PRODUCTS

FIBRE CEMENT CLADDING

FC-1
- JAMES HARDIE LAP SIDING, ARCTIC WHITE
- COMPLETE WITH 3" CORNER TRIMS (ARCTIC WHITE) AND 3" WINDOW TRIMS (IRON GREY)

FC-2
- JAMES HARDIE LAP SIDING, AGED PEWTER
- COMPLETE WITH 3" CORNER TRIMS (AGED PEWTER) AND 3" WINDOW TRIMS (IRON GREY)

FC-3
- JAMES HARDIE LAP SIDING, IRON GREY
- COMPLETE WITH 3" CORNER TRIMS (IRON GREY) AND 3" WINDOW TRIMS (IRON GREY)

FC-4
- JAMES HARDIE FIBRE CEMENT PANEL, AGED PEWTER
- FACE-FASTENED WITH HARDIE BATTENS (IRON GREY) OVER BUTT JOINTS

No. Revision Date By

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J3
Phone 204 943-4040 • Fax 204 453-4556 • info@affinityarch.com

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PARAGON DESIGN BUILD
BUILDING 30, 31, 32

SEASONS MIXED-USE SITE

STERLING LYON PARKWAY
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: ESH Checked by: EH

A4.2

Project No. 23027 Date FEBRUARY 2024







