Minutes – Executive Policy Committee – March 18, 2025

Report – Standing Policy Committee on Property and Development – March 6, 2025

Item No. 11 Subdivision and Rezoning – 301 Archibald Street and 496 Plinguet Street
(St. Boniface Ward)
File DASZ 41/2024

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 41/2024 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 February 11, 2025 and attached as Schedule "D" 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 III of the report of the Administrative Coordinating Group dated February 10, 2025 and attached as Revised 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 February 10, 2025 and attached as Revised Schedule "B" to this report, with the following amendment:

        i. In Section IV – Servicing Conditions, delete Condition 3 in its entirety.

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 February 11, 2025, and attached as Schedule "D" 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:

Report – Standing Policy Committee on Property and Development – March 6, 2025

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

i. For those portions of the Owner's Land zoned "M1" Manufacturing Light, the Owner must submit plans showing the location and design of any and all proposed:

   a. buildings
   b. accessory parking areas
   c. private approaches
   d. garbage enclosures
   e. fencing
   f. landscaping
   g. free-standing signage

   on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the Riel Community Committee prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

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

   a. Hotel or motel
   b. Retail sales, as a principal use
   c. Personal services
   d. Restaurant
   e. Drinking establishment
   f. Supermarket
   g. Billboard signs

iii. That an accessory retail sales use shall be limited to a maximum of 1,000 square feet of gross floor area.

iv. That private vehicular approaches shall not be permitted on Archibald Street.

v. That, excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed 40 feet or 12.19 metres.

Report – Standing Policy Committee on Property and Development – March 6, 2025

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

vi. For every lot that abuts the Public Reserve, the Owner will, at not expense to the City as determined by and to the satisfaction of the Director of Public Works:

a. Construct continuous fencing or bollards as approved by the Director of Public Works, along the entirety of the lot line abutting the Public Reserve and located within that lot; and

b. Maintain, repair or replace, as required, the fence as originally constructed, installed or erected.

3. That Caveat No. 5310417/1 be discharged as it affects Lot 1, Plan 68547.

4. 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").

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

6. That, 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.

7. 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 – March 6, 2025

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

8. That Development Application No. DASZ 41/2024 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.

9. 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.

10. 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.

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

12. That Development Application No. DASZ 41/2024 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.

13. 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 – March 6, 2025

DECISION MAKING HISTORY:

Moved by Councillor Duncan,

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

Carried

STANDING COMMITTEE RECOMMENDATION:

On March 6, 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 semicolon after the words "Revised Schedule "B" to this report", and replace with the following:

  ", with the following amendment:

  i. In Section IV – Servicing Conditions, delete Condition 3 in its entirety."

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

COMMUNITY COMMITTEE RECOMMENDATION:

On February 21, 2025, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- In Recommendations 1.A. and 1.B., delete the words "Schedule "B" to this report" and replace with "Revised Schedule "B" to this report"

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

PUBLIC HEARING SUMMARY

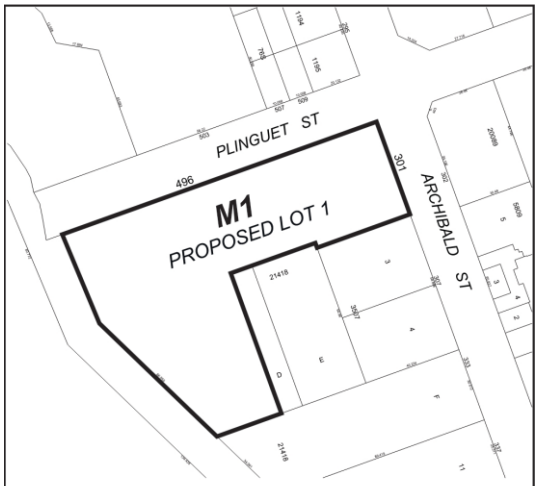
File: DASZ 41/2024

Before: Riel Community Committee
Councillor Chambers, Chairperson
Councillor Allard

Public Hearing: February 21, 2025
Council Building, 510 Main Street

Applicant: MMP Architects Inc. (George Vincent)

Subject:



APPLICANT: MMP Architects Inc. (George Vincent)
FILE: DASZ 41/2024
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 "M1" MANUFACTURING LIGHT DISTRICT, "M2" MANUFACTURING GENERAL DISTRICT, and "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to an "M1" MANUFACTURING LIGHT DISTRICT to facilitate the consolidation of lands for the construction of an accessory storage garage building. For information, phone D. Clark, Planner at 204-986-5684

DEMANDEUR: MMP Architects Inc. (George Vincent)
N° DE DOSSIER: DALZ 41/2024
PROJET: Demande d'approbation par le conseil municipal du plan de lotissement indiqué ci-dessus et proposition de modification du Zoning By-law No. 200/2006 (règlement municipal sur le zonage) visant à modifier le zonage des terres délinéées ci-dessus de sorte qu'elles passent de la catégorie M1 (secteur manufacturier léger), de la catégorie M2 (secteur manufacturier général) et de la catégorie RMF-M (secteur d'habitations multifamiliales moyennes) à la catégorie M1 (secteur manufacturier léger) en vue de faciliter le remembrement des terres et de permettre la construction d'un garage annexe. Pour plus de renseignements, appelez D. Clark, urbaniste, au 204-986-5684.

Premises Affected: 301 Archibald Street & 496 Plinguet Street

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

Prepared by: L. Cowan, Senior Committee Clerk
Riel Community Committee

Report date: February 21, 2025

Community Committee Recommendation:

On February 21, 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 41/2024 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 February 11, 2025 and attached as Schedule "D" 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 III of the report of the Administrative Coordinating Group dated February 10, 2025 and attached as ***Revised 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 February 10, 2025 and attached as ***Revised Schedule "B" to this report***;

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 February 11, 2025, and attached as Schedule "D" 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, the Owner must submit plans showing the location and design of any and all proposed:

            a. buildings

b. accessory parking areas
c. private approaches
d. garbage enclosures
e. fencing
f. landscaping
g. free-standing signage

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the Riel Community Committee prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

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

a. Hotel or motel
b. Retail sales, as a principal use
c. Personal services
d. Restaurant
e. Drinking establishment
f. Supermarket
g. Billboard signs

iii. That an accessory retail sales use shall be limited to a maximum of 1,000 square feet of gross floor area.

iv. That private vehicular approaches shall not be permitted on Archibald Street.

v. That, excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed 40 feet or 12.19 metres.

vi. For every lot that abuts the Public Reserve, the Owner will, at not expense to the City as determined by and to the satisfaction of the Director of Public Works:

a. Construct continuous fencing or bollards as approved by the Director of Public Works, along the entirety of the lot line abutting the Public Reserve and located within that lot; and

b. Maintain, repair or replace, as required, the fence as originally constructed, installed or erected.

3. That Caveat No. 5310417/1 be discharged as it affects Lot 1, Plan 68547.

4. 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").

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

6. That, 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.

7. 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.

8. That Development Application No. DASZ 41/2024 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.

9. 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.

10. 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.

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

12. That Development Application No. DASZ 41/2024 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.

13. 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. Centre Flavie-Laurent does excellent work in the community.

2. They've asked for this rezoning to, I think, well, address an unfortunate issue related to theft and vandalism, and this, they've indicated that this building will allow that to be, I think mitigated almost entirely, in not almost entirely.

3. They provide excellent service to the community, providing things to those who cannot afford basic things that you need for life.

4. And finally, this 10% land dedication creates a new park along the riverbank which is consistent with City policy and will hopefully, one day, lead to having river parkland across the City as these decisions are made.

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 December 10, 2024
2. Notification of Public Hearing dated January 14, 2025
3. Manitoba Status of Titles 3126804/1, 3126806/1, and 3130578/1
4. Letter of authorization dated May 6, 2024 from Gilbert Vielfaure, Centre Flavie-Laurent to George Vincent, MMP Architects
5. Caveat 5310417/1
6. Zoning Agreement dated November 26, 2020 between The City of Winnipeg of the first part, and Centre Flavie Laurent Inc. of the second part
7. Sketch of Proposed Rezoning and Consolidation of 301 Rue Archibald and 496 Rue Plinguet dated August 19, 2024
8. Plans (2 pages)
9. Report from the Urban Planning Division dated February 10, 2025
10. Inspection Report
11. Recording of Representations
12. Revised Schedule B, provided by the Public Service at the public hearing

REPRESENTATIONS:

In Support:

George Vincent
Gilbert Vielfaure

In Opposition:

Nil

For Information:

Nil

For the City:

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

Exhibit “9” referred to in File DASZ 41/2024

ADMINISTRATIVE REPORT

Title: DASZ 41/2024 – 301 Archibald St. – 498 Plinguet St.

Issue: An application for consideration at the Public Hearing to consolidate three existing lots and rezone from ‘M2’ (Manufacturing General) and ‘RMF-M’ (Residential Multi-Family Medium) to ‘M1’ (Manufacturing Light) to facilitate the consolidation of lots and the construction of an accessory garage building.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
D. Clark – RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 41/2024 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 February 11, 2025 and attached as Schedule “D” 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 III of the report of the Administrative Coordinating Group dated February 10, 2025 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 February 10, 2025 and attached as Schedule “B” to this report;
2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “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 February 11, 2025, and attached as Schedule “D” 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, the Owner must submit plans showing the location and design of any and all proposed:

a) buildings;

b) accessory parking areas;

c) private approaches;

d) garbage enclosures;

e) fencing;

f) landscaping; and

g) free-standing signage

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the Riel Community Committee prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

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

a. Hotel or motel;

b. Retail sales, as a principal use;

c. Personal services;

d. Restaurant;

e. Drinking establishment;

f. Supermarket; and

g. Billboard signs.

iii. That an accessory retail sales use shall be limited to a maximum of 1,000 square feet of gross floor area.

iv. That private vehicular approaches shall not be permitted on Archibald Street.

v. That, excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed 40 feet or 12.19 metres.

vi. For every lot that abuts the Public Reserve, the Owner will, at not expense to the City as determined by and to the satisfaction of the Director of Public Works:

(a) Construct continuous fencing or bollards as approved by the Director of Public Works, along the entirety of the lot line abutting the Public Reserve and located within that lot; and

(b) Maintain, repair or replace, as required, the fence as originally constructed, installed or erected.

3. That Caveat No. 5310417/1 be discharged as it affects Lot 1, Plan 68547.
4. 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").
5. That authority be delegated to the Director of Planning, Property and Development (the “Director”) to negotiate and approve the terms and conditions of the Servicing Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.
6. That, 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.
7. 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.
8. That Development Application No. DASZ 41/2024 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.
9. 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.
10. 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.
11. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 9 and 10, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.
12. That Development Application No. DASZ 41/2024 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.
13. 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 three lots (six underlying lots) and rezone from “M2” and “RMF-M” to “M1” for the purposes of facilitating the construction of a vehicle storage warehouse for the Social Service Facility use (Centre Flavie-Laurent).
- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee’s consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subject properties will be consolidated and rezoned to ‘M1’.

HISTORY

On October 27, 2020, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended the following to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the plan of subdivision under Development Application No. DASZ 11/2020 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the map dated October 16th, 2020 and attached as Schedule “A” to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following:

~~A. That the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated October 16, 2020 and attached as Schedule “B” to this report.~~

A. That the Developer shall meet all terms and conditions to the satisfaction of the Director of Planning, Property and Development, as outlined in the report of the Administrative Coordinating Group dated October 16, 2020 and attached as Schedule “B” to this report, with the following amendments:

“i. Delete the paragraph immediately above Section I – General Comments and replace with: “It is recommended that approval of DASZ 11/2020, if granted, take into consideration the following design criteria and considerations in the design of the site, where applicable:”

ii. Delete Conditions 2-8 under Section II – Servicing Conditions in their entirety.

iii. Delete Section III – Costs and Fees in its entirety.” 2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a “M1” Manufacturing Light District as shown on the map dated October 16, 2020 and attached as Schedule “A” 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. The owner must construct the Works in conformance with the plans submitted as “Appendix B”, otherwise plans must be submitted showing the location and design of any and all proposed: a. buildings b. accessory parking area c. private approaches d. garbage enclosures e. pedestrian pathways f. fencing and g. landscaping. on the Owner’s Land (“Works”) to the City’s Director of Planning, Property and Development (“Director”) for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. The following uses shall not be permitted on the land: a. Hotel or motel b. Retail sales, as a principal use c. Personal services d. Restaurant e. Drinking establishment f. Supermarket and g. Billboard signs.

iii. That an accessory retail sales use shall be limited to a maximum of 1,000 square feet of gross floor area.

iv. That private vehicular approaches shall not be permitted on Archibald Street.

v. That, excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed 40 feet or 12.19 metres.

4. That Caveat No. 1140072 be discharged as it affects Parcels B and C, Plan 21418.

6. That, in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application No. DASZ 11/2020, as determined by the City’s Director of Planning, Property and Development.

REASON FOR THE REPORT

- The applicant is proposing to consolidate and rezone three (3) properties for the purpose of creating one (1) lot zoned “M1” Manufacturing Light 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 the “M2” Manufacturing Medium District and the “RMF-M”

Residential Multi Family – Medium District and consolidated into one (1) lot 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

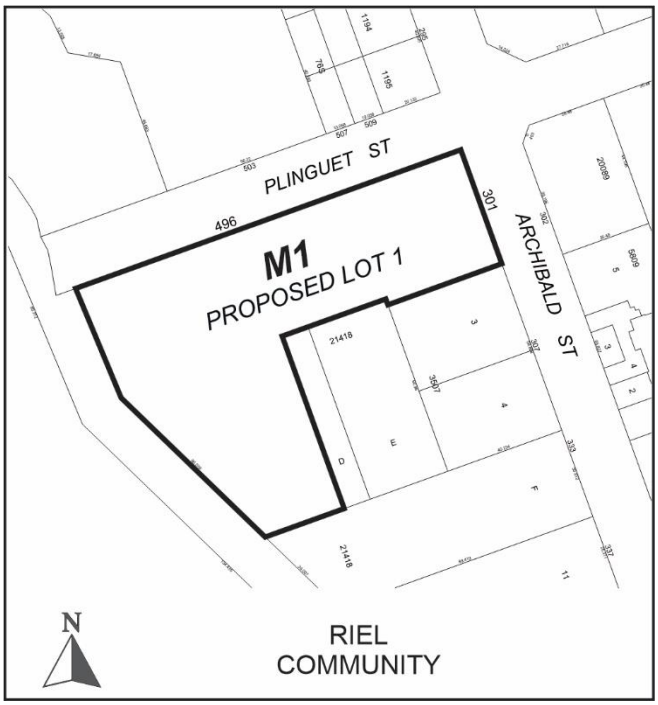
Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Devin Clark, RPP, MCIP
Date:	February 10, 2025
File No.	DASZ 41/2024

Schedule A	Planning Discussion
Schedule B	Report of the Administrative Working Group – February 10, 2025
Schedule C	File No. 41/2024 Riel Community Committee, dated February 11, 2025 (Zoning district the applicant has applied for)
Schedule D	Recommended File No. 41/2024 Riel Community Committee, dated February 11, 2025 (Zoning districts the Public Service is recommending)

Appendix A	Proposed By-law

SCHEDULE 'A'

DATE:	**February 11, 2025**
FILE:	**DASZ 41/2024**
RELATED FILES:	
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.549 – Mission Industrial Neighbourhood
SUBJECT:	To consolidate three existing lots and rezone from M2 and RMF-M to M1 for the purposes of facilitating the construction a warehouse storage building for the existing Social Service Facility use (Centre Flavie-Laurent).
LOCATION:	301 Archibald Street
LEGAL DESCRIPTION:	



APPLICANT:	George Vincent (MMP Architects) 200-123 Bannatyne Ave Winnipeg , Manitoba R3B 0R3
OWNER:	Centre Flavie-Laurent Inc. 301 Archibald St Winnipeg , Manitoba R2J 0W6

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on the southwest corner of Archibald Street and Plinguet Street in the Mission Industrial neighbourhood of the St Boniface ward.
- The site is comprised of three (3) properties and six (6) underlying separate lots, that are zoned “M2” General Manufacturing, “M1” Light Manufacturing and “RMF-M” Residential Multi Family – Medium.
- The subject site is approximately 84,478 square feet in area and is currently occupied by the Centre Flavie-Laurent
- The subject property is located within the Employment Lands - General Industrial policy area under the *Complete Communities Direction Strategy 2.0*.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Plinguet Street; then single family dwellings and a vehicle service/sales use on land zoned Manufacturing General (‘M2’), and a cemetery on land zoned Residential Two-Family (‘R2’).

South: Industrial buildings zoned Manufacturing General (‘M2’).

East: Archibald Street; then vacant industrial land zoned Manufacturing Heavy (‘M3’).

West: The Seine River; then industrial buildings zoned Manufacturing General (‘M2’)

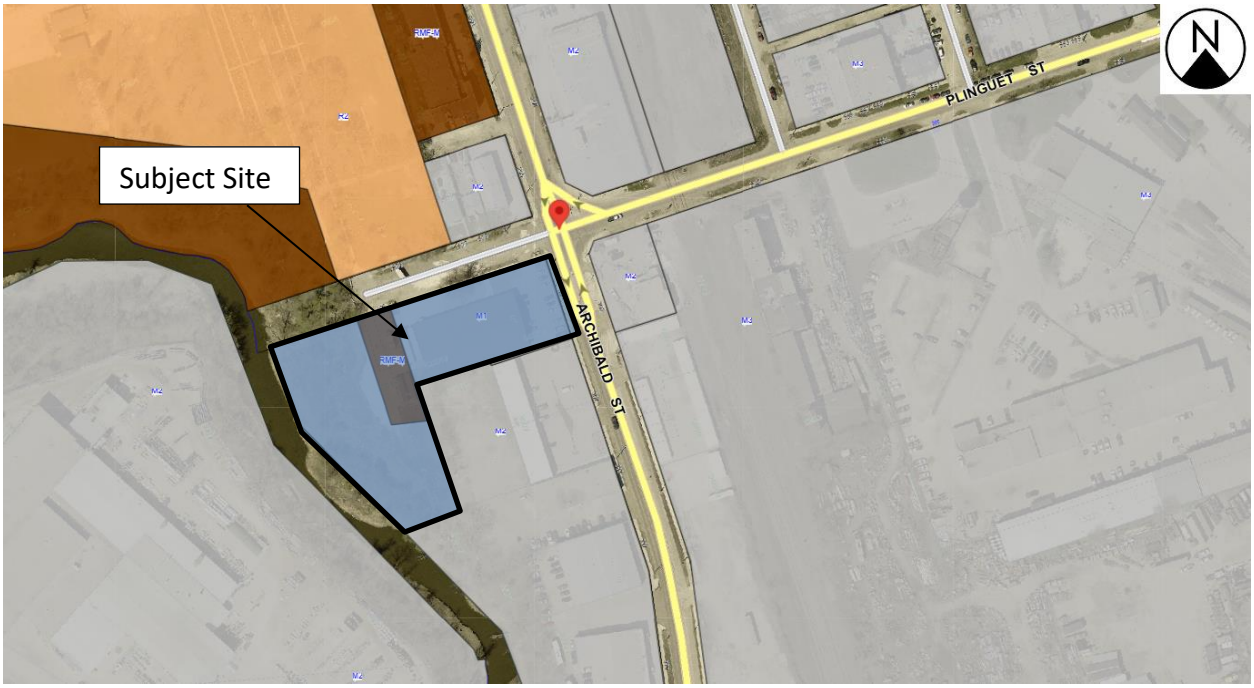


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate 6 underlying lots and rezone from “M2” and “RMF-M” to “M1” for the purposes of facilitating the construction of a storage garage associated with the Social Service Facility use (Centre Flavie-Laurent).
- The proponent, Centre Flavie-Laurent, is a not-for-profit organization which distributes at no cost, furniture, household items and clothing to people in need, is proposing to expand the operations on the subject site. Primarily, they indicate that the building proposed on site is a storage garage that is intended to secure delivery trucks, which have been repeatedly subjected to theft and vandalism when parked outdoors.
- The proposed storage garage is planned to be located at the rear of the existing building.
- The new storage garage is proposed to be 4,675 square feet with a width of 46 feet and the length is 102 feet and a height of approximately 21 feet.
- Access to the proposed garage is from Plinguet St.

COLLABORATIVE PLANNING and CONSULTATION

- *With the Urban Planning and Design Division*

  None prior to application

- *With the Public*

  In their letter of intent, no mention is given that consultation was undertaken.

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 Subdivision and Rezoning

The applicant is proposing to consolidate 6 underlying lots and rezone from the “M2” Manufacturing General district and the “RMF-M” Residential Multi Family – Medium district to the “M1” Manufacturing Light district for the purposes of facilitating the construction of a storage garage at the rear of the existing building. The applicant indicates that the consolidation of the

lots facilitates possible future expansion of the facility as well. The applicant notes that the main building which was completed in 2022 designed two large knockout panels on the west side, which would allow for building expansion if needed.

Current Zone

- Currently, the lands are zoned 'RMF-M' Residential Multi-Family Medium, 'M1' Manufacturing Light and 'M2' Manufacturing General. The 'RMF' zone is primarily intended to accommodate the development of multi-family units. While the 'M2' zone is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations. The Social Service Facility use is not permitted in either the 'RMF' or the 'M2' zoning districts.

Proposed Zone(s)

- The applicant is proposing to rezone the property to Manufacturing Light ('M1'). The 'M1' zone is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations with all operations contained within an enclosed building with some limited outside storage. The dimensional standards for structures in the M1 zone are:
    - a minimum front yard of 25 feet;
    - a minimum corner side yard of 15 feet and,
    - a maximum building height of 50 feet.

  There is no required interior side yard or rear yard unless the side or rear lot line of the property abuts the side or rear lot line of a property zoned R1, R2, or RMF in which case a 25 foot setback is required.

- **The administration is also recommending that land be taken as dedication and the proposed Zoning district of that land is to be** *"PR1" Parks and Recreation 1 (Neighbourhood) District.*

- The "PR1" 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, no parking facilities are 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.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD AND EXISTING LAND USES

- As noted above, the subject site is located in the Employment Lands - General Industrial Policy Area under the *Complete Communities Direction Strategy 2.0* where employment activities are expected to develop and operate in a fashion that is compatible with other land uses, especially residential. In the case of the subject site, it is located in an older industrial neighbourhood defined by a mix of residential uses and smaller industrial lots. It is also noted that while the subject site is located in the General Industrial policy area, the properties across the street on the north side of Plinguet Street are located in the Areas of Stability – Mature Communities policy area under *Complete Communities*. Accordingly, the proposal to down zone the subject property to "M1" for a Social Service Facility use is compatible with existing residential land uses and is an appropriate proposal for a site that

borders the Areas of Stability – Mature Communities Policy Area. The site is also a suitable location for a Social Service Facility use as it is within walking distance to transit.

RECOMMENDED SERVICING AGREEMENT

- Per the report of the Administrative Coordination Group (Schedule "B" of this report), conditions in the servicing agreement include a requirement that the applicant construct public sidewalks and boulevard on both sides of the street with trees and light standards where required.
- The servicing agreement also includes a requirement that the applicant upgrade Plinguet Street to an urban standard roadway with concrete pavements. This is recommended as the existing chip seal road is not designed to handle truck traffic.
- Land is to be sold to the City per the Seine River Waterway land acquisition charge and a minimum 8-metre wide area located adjacent to the Waterway land acquisition is to be dedicated and rezoned "PR-1" for parkland.

RECOMMENDED ZONING AGREEMENT

Plan Approval

- The Urban Planning Division is recommending that plans be submitted to the Director of Planning, Property and Development for review prior to the issuance of a development permit on the lot.

Use Restrictions

- The Urban Planning Division is recommending restricting a number of commercial uses (i.e., Hotel/Motel use; Restaurant use; Retail use; etc.) that are more appropriate for a Mixed Use Corridor such as Boulevard Provencher. It is also recommended to restrict "Billboard signs" as they could have a negative impact on the overall appearance of the site and adjacent context that includes single family dwellings.
- As part of the previous DASZ application (11/2020), the applicant had expressed an interest in possibly having a small accessory retail use component (i.e., approximately 600 square feet of gross floor area) added to their operations in future. The Urban Planning Division is fine with this proposal, however, is recommending this accessory use be limited to a maximum floor area of 1,000 square feet.

Height

- To limit the potential shadowing of the neighbouring residential property to the west and recognizing the maximum building height permitted in the 'M1' zone is 50 feet, the Public Service is recommending that the maximum height of any building on the site be restricted to 40 feet.

LAND DEDICATION

- When a developer rezones and/or subdivides a parcel of land, they are required to put in an application with the City of Winnipeg.
- As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed to the City for parks purposes.
- The amount of land is to be no less than 10%.
- The developer is required to either provide land or 'cash in lieu' as determined by the Planning, Property and Development Department.

- The City is requesting land dedication in this case.
- Parks and Open Space Division, Public Works, is seeking dedication of land for park space, in accordance with the Winnipeg Charter, in order to preserve and protect riverbank habitat associated with the Seine River. This recommendation aligns with the City's *Ecologically Significant Natural Lands Strategy & Policy* and with the *Winnipeg Parks Strategy* policies (4.1.1.8, 4.1.1.23, 4.1.1.30iii). As such, the public service is recommending dedication of a minimum of 10% of the net area for public park purposes, at no expense to the City. This request is consistent with administrative recommendations on applications adjacent to and abutting the Seine River.
- The dedication being sought will equate to an approximate .23 acres or 10,000 square feet.

RECOMMENDATION

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

- The proposal is consistent with the policies guiding development in the *Employment Lands – General Industrial policy area* in the *Complete Communities Direction Strategy 2.0* which supports the development and retention of a broad range of employment lands and a variety of employment parcel sizes and encourages employment activities that are developed and operated in a fashion that is compatible with other land uses, especially residential.

This Report Submitted by: Devin Clark, RPP, MCIP
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DASZ 41/2024

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 301 ARCHIBALD STREET AND 496 PLINGUET STREET

It is recommended that approval of DASZ 41/2024, 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 that 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 subject land is 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:

   i. The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.

   ii. The peak land drainage discharged from the site must be based on a c-value of 0.1 with a 5 year rainfall event applied

   iii. The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.
3. The Developer will be required to adhere to flood proofing criteria in accordance with Designated Floodway Fringe Area Regulation, M.R. 266/91, and the City of Winnipeg Charter and no works, including fill, can extend into the Floodway Area.

Section II – Engineering Studies

1. The Developer shall, at no expense to the City, conduct geotechnical investigations and develop pavement designs in accordance with the City's "Guidelines for Site Investigation Requirements for Public Works Street Projects", all to the satisfaction of the Director of Public Works.

Section III - Servicing Conditions

1. Regional Land Drainage

   The applicant shall pay for their share of the regional land drainage system; any amount previously paid will be credited against this charge.
2. Seine River Waterway

   The applicant shall:

i) Pay the Seine River Waterway Land Acquisition charge ($145.00/acre) for all land above geodetic elevation 230.0 meters.

ii) Sell to the City all land lying below geodetic elevation 230.0 m at a price not to exceed $15,000/acre.

iii) Provide a legal survey of the site showing the location of the 230.0 m contour and the area of the subject property below this contour.

3. Plinguet Street

The Developer shall, at no expense to the City, construct the following services and all related works on Plinguet Street from Archibald Street to the west end:

i) A 10.0m wide by 200 mm thick Portland cement concrete lane of pavement and all related works,

ii) Street lighting as required,

iii) Landscaping (trees and sod) on both boulevard, and

iv) A 1.5m wide by 100mm thick Portland cement concrete sidewalks on both sides of Plinquet St,

all as determined by and to the satisfaction of the Director of Public Works.

4. Utilities

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

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

5. Construction Traffic

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

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

6. Litter and Refuse Control and Clean-Up

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

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

7. Public Reserve Dedication

a) The Developer shall dedicate a minimum of 10% of the net area of the Planned Area for public park purposes; or shall dedicate a minimum of 8% of the net area of the Planned Area for public park purposes with the remaining required dedication deemed to have been satisfied by the provision of landscaping and improvements to the public parks. The Developer shall undertake, at no expense to the City, landscaping and improvements and pay its share of the cost of services in streets abutting the dedicated land all in accordance with plans and specifications approved by the Director of Public Works.

b) Dedication shall not be granted for lands deemed non-eligible in the Winnipeg Parks Strategy.

c) Dedication area shall be prioritized to facilitate enhanced setback from the River's edge to accommodate a future pathway and to preserve natural vegetation.

d) The City accepts the dedication of the riverbank lands for Public Reserve subject to it meeting the following requirements:

i) A minimum 8-metre wide area located in the Public Reserve above and running parallel to the Seine River Waterway Acquisition line.

e) If the Developer is unable to dedicate a full amount of required dedication of land as public reserve, the Developer shall dedicate an amount of land satisfactory to the Director of Public Works and the Director of Planning, Property, and Development, and compensate the City for any shortfalls in the amount of land, servicing and improvements not provided, at the then current values, by payment of cash-in-lieu

f) If the City deems that the provision for landscaping, irrigation or water service to the public reserve is not required, the Developer shall provide compensation, in the form of cash-in-lieu of an equivalent value, as determined by and to the satisfaction of the Director of Public Works.

g) In accordance with the Standard Tree Protection requirements, the Developer shall provide protective fencing to ensure the trees and natural areas, within the dedication Public Reserve, are not encroached upon or damaged during construction.

h) The Developer shall ensure that any re-grading of land or changes in drainage patterns due to development shall not negatively impact the natural habitat and trees within the Public Reserve. The Developer shall ensure that the development does not increase the amount of land drainage already occurring on the site. Any land drainage leading to or through the Public Reserve is not permitted, without prior consent of the Directors of Planning, Property and Development, and Public Works.

i) The Developer shall provide signage at the north and south limits of the proposed parkway indicating that the Public Reserve site is the future Seine River Trail pathway, to the satisfaction of the Director of Public Works and the Director of Planning, Property, and Development.

j) Park Maintenance, Warranty & Security

i) The Developer shall assume responsibility for the public reserve lands until they are developed, and throughout the maintenance period until Final

Acceptance Certificate for Parks has been issued by the Director of Public Works.

ii) The Developer shall, at no expense to the City, maintain the public open space improvements for a period of two years, in accordance with specifications approved by the Director of Public Works. Commencement of the maintenance period will correspond with the issuance of Construction Completion for Parks and shall be deemed concluded by the issuance of a Final Acceptance Certificate for Parks. The City reserves the right to impose longer maintenance terms for amenities and features, such as naturalized areas, that the Director of Public Works deems to be beyond the standard scope of development.

iii) Securities for Public Reserve improvements shall not be released until Final Acceptance has been issued and as-built drawings have been received and accepted as complete by the Director of Public Works.

8. Public Reserve Stabilization

a) If the developer needs to stabilize the riverbank, the City will support the works occurring within the proposed dedicated land, subject to Parks and the Riverbank Engineer approval of the work details and the successful negotiation of all necessary agreements between the City and the developer/owner, prior to permits being issued.

b) In relation to improvements constructed or installed by the Developer on the Public Reserve:

i) the Developer shall use due care and take all necessary precautions to ensure the protection of persons and property;

ii) the Developer shall provide and maintain, at all times, suitable barricades, fences and signs as are necessary to ensure the safety of the public;

c) In relation to the maintenance of any riverbank erosion protection, slope stabilization, and grading works already or to be completed as of the date of this agreement and in relation to improvements to be constructed or installed by Developer on the Public Reserve:

i) the owner of Lot 1 shall be responsible for all loss, damage or injury whatsoever which may occur on or to the Public Reserve due to any act, omission, neglect or default of the Developer, or of its employees, workmen or agents;

ii) the owner of Lot 1 shall indemnify and save harmless the City from and again stall losses and all claims, demands, payments, suits, actions, recoveries, and judgments of every nature and description brought or recovered against the City, by reason of any act or omission or alleged act or omission of the Developer, his agents, employees, or subcontractors in the execution of stabilization obligations.

9. Public Reserve Fencing

The Developer shall, at no expense to the City, provide continuous fencing or bollards within the Developer-Owned Land for properties abutting the Public Reserve land(s), as determined by and to the satisfaction of the Director of Public Works. The Developer shall permit the City to file a caveat against the title of each such lot, requiring the property owner(s) to maintain and/or repair/replace the fence as originally constructed, to the satisfaction of the Director of Public Works.

Section IV – 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 41/2024
February 10, 2025

"Original Signed by K.Kowalyk"
K. Kowalyk, P. Eng.
Land Development Branch
Planning, Property and Development Department

"Original Signed by M. Gajda"
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

"Original Signed by C. Desjardine"
C. Desjardine, M. Sc., P. Eng.

Transportation Division
Public Works Department

Schedule “C” for File No. DASZ 41/2024, Riel Community Committee, dated February 11, 2025.

By-Law No. _____

File No. **DASZ 41/2024**

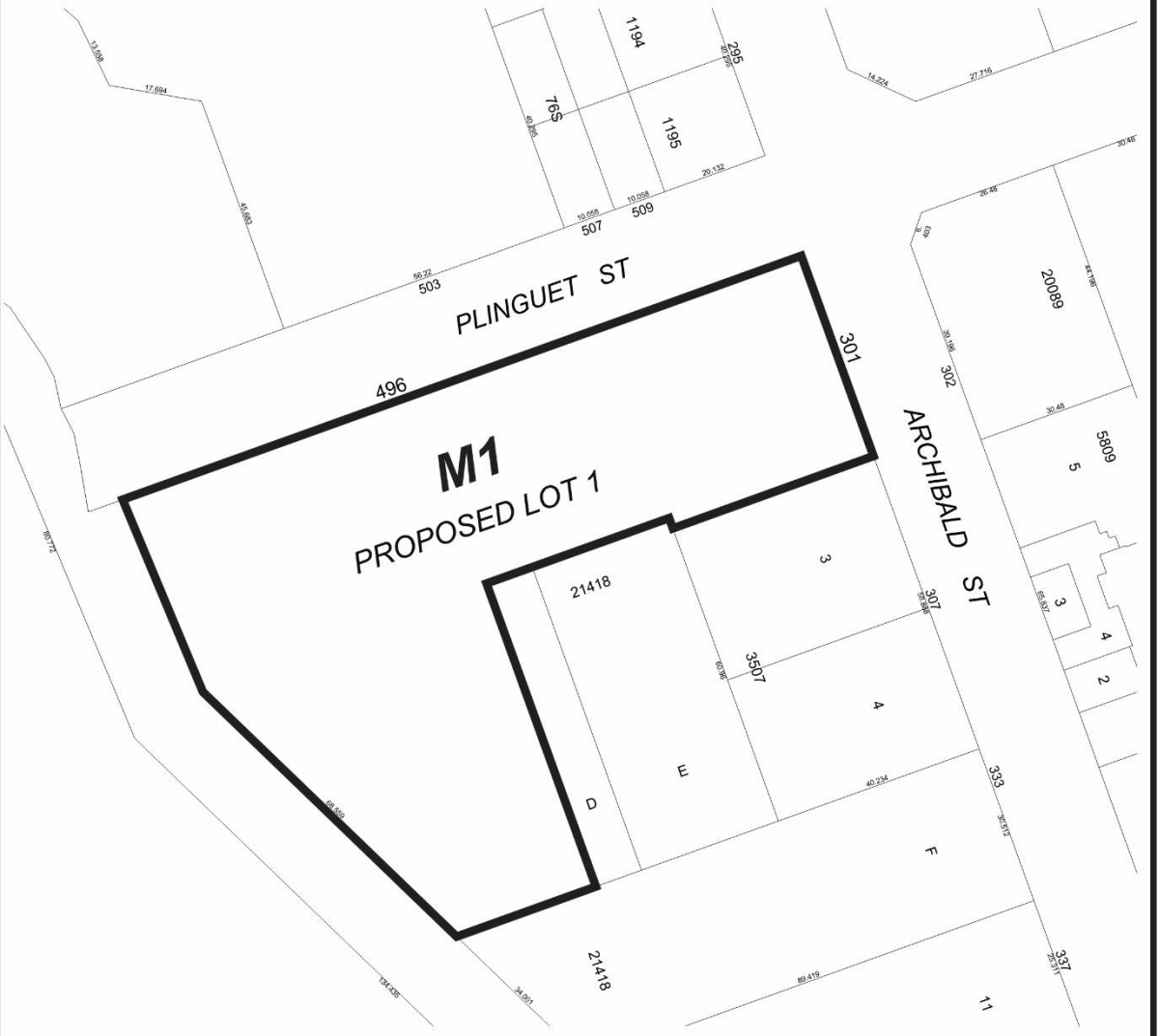
Atlas Sheet No. **AA27**

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 301 Archibald Street & 496 Plinguet Street from an "M1" MANUFACTURING LIGHT DISTRICT, "M2" MANUFACTURING GENERAL DISTRICT, and "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to an "M1" MANUFACTURING LIGHT DISTRICT to facilitate the consolidation of lands for the construction of an accessory storage garage building.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Schedule "D" for File No. DASZ 41/2024, Riel Community Committee, dated February 11, 2025

By-Law No. _____

File No. **DASZ 41/2024**

Atlas Sheet No. **AA27**

N

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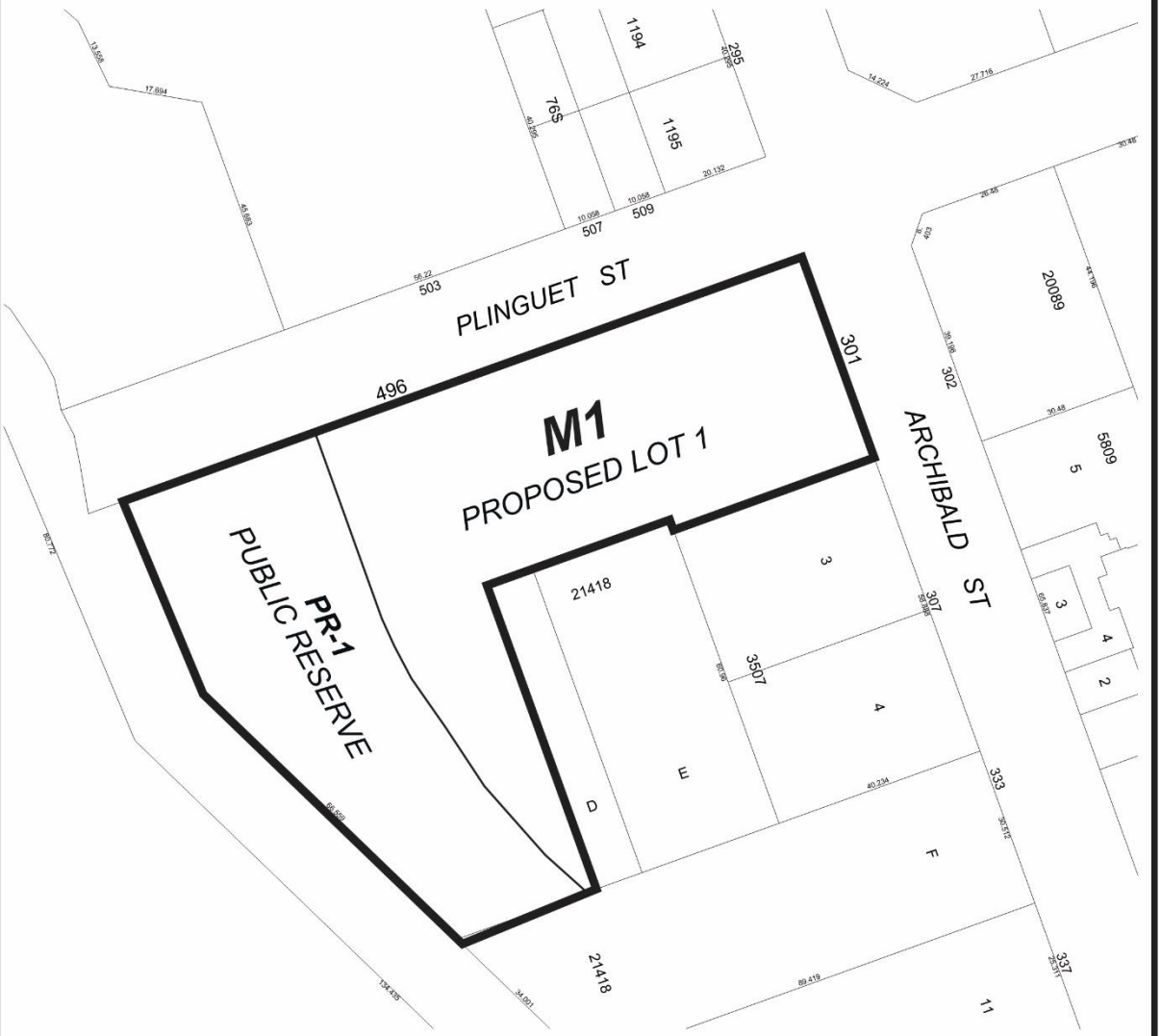
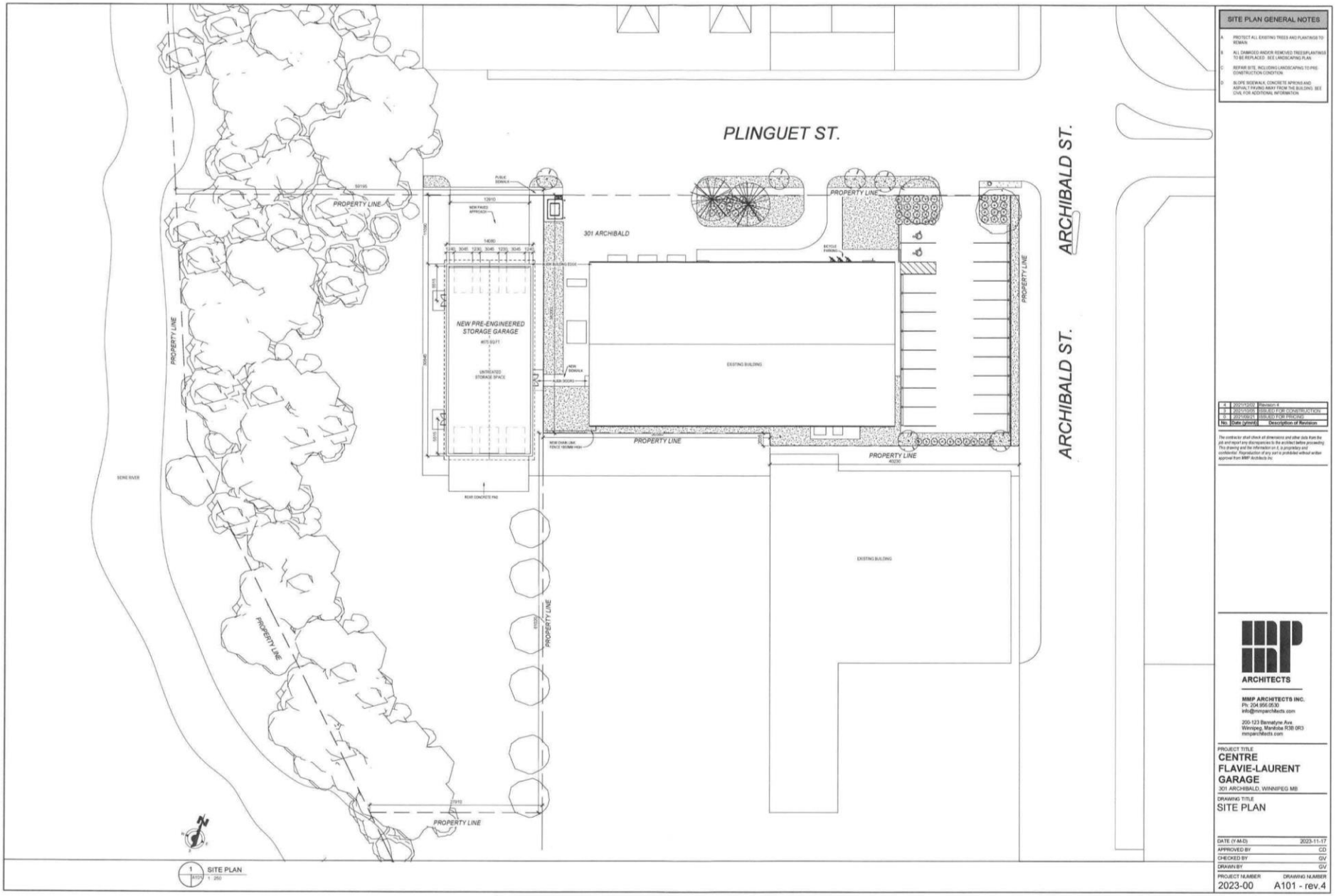


THIRD READING : _____ EFFECTIVE DATE : _____

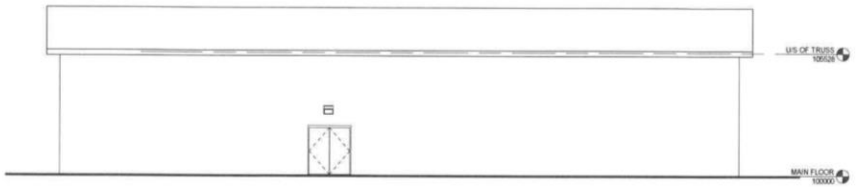
ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “8” referred to in File DASZ 41/2024

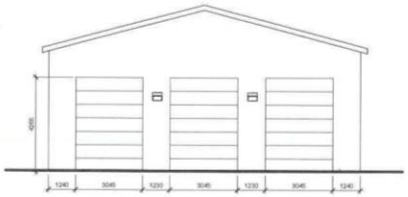




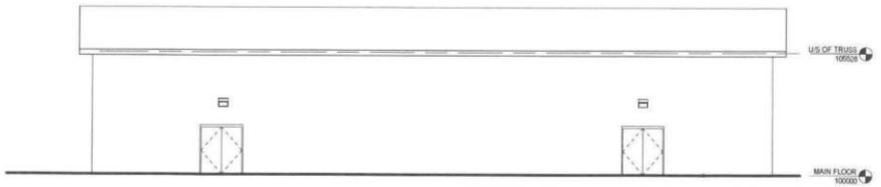
1 A201 NORTH ELEVATION
1 : 100



2 A201 EAST ELEVATION
1 : 100



3 A201 SOUTH ELEVATION
1 : 100



4 A201 WEST ELEVATION
1 : 100

No.	Date (yyyy/m/d)	Description of Revision
3	2023/10/25	ISSUED FOR ADDENDUM 1
2	2023/09/21	ISSUED FOR ADDENDUM 1
1	2023/09/21	ISSUED FOR PRICING

The contractor shall check all dimensions and other data from the job and report any discrepancies to the architect before proceeding. This drawing and the information on it, is proprietary and confidential. Reproduction of any sort is prohibited without written approval from MMP Architects Inc.

ARCHITECTS

MMP ARCHITECTS INC.
Ph: 204.956.0530
info@mmparchitects.com

200-123 Bannatyne Ave
Winnipeg, Manitoba R3B 0R3
mmparchitects.com

PROJECT TITLE
CENTRE FLAVIE-LAURENT GARAGE
301 ARCHIBALD, WINNIPEG MB

DRAWING TITLE
EXTERIOR ELEVATIONS

DATE (Y-M-D)	2023-11-17
APPROVED BY	CD
CHECKED BY	AS/MK/KR
DRAWN BY	DV
PROJECT NUMBER	DRAWING NUMBER
2023-00	A201 - rev.3