Minutes – Executive Policy Committee – July 8, 2025

REPORTS

Item No. 18 Subdivision and Rezoning – 1200-1204 Sturgeon Road (St. James Ward) File DASZ 19/2025

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Assiniboia Community Committee and recommended to Council:

1. That the subdivision proposed under Development Application No. DASZ 19/2025 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 June 12, 2025 and attached as Schedule "C" to this report, with such minor changes as may be required, 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 June 3, 2025 and attached as Schedule "B" to this report;

    B. That the City enter into, execute and deliver with the developer a Servicing Agreement in accordance with recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"); and

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

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-M PDO-1 AIRPORT VICINITY" Residential Multi-Family (Medium) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated June 12, 2025, and attached as Schedule "C" to this report, subject to the following conditions:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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

i. For those portions of the Owner's Land zoned "RMF-M PDO-1 Airport Vicinity" Residential Multi-Family (Medium), 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 Assiniboia 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.

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

A. a Development/Servicing Agreement in accordance with Recommendation 1; and

B. a Zoning Agreement in accordance with Recommendation 2,

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

4. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Development/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.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

5. 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 19/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

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 19/2025 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 herein.

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendation 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 19/2025 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.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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

DECISION MAKING HISTORY:

Moved by Councillor Duncan,

That the recommendation of the Assiniboia Community Committee be concurred in and forwarded to Council.

Carried

Councillor Browaty was absent from the vote on the above motion.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 23, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

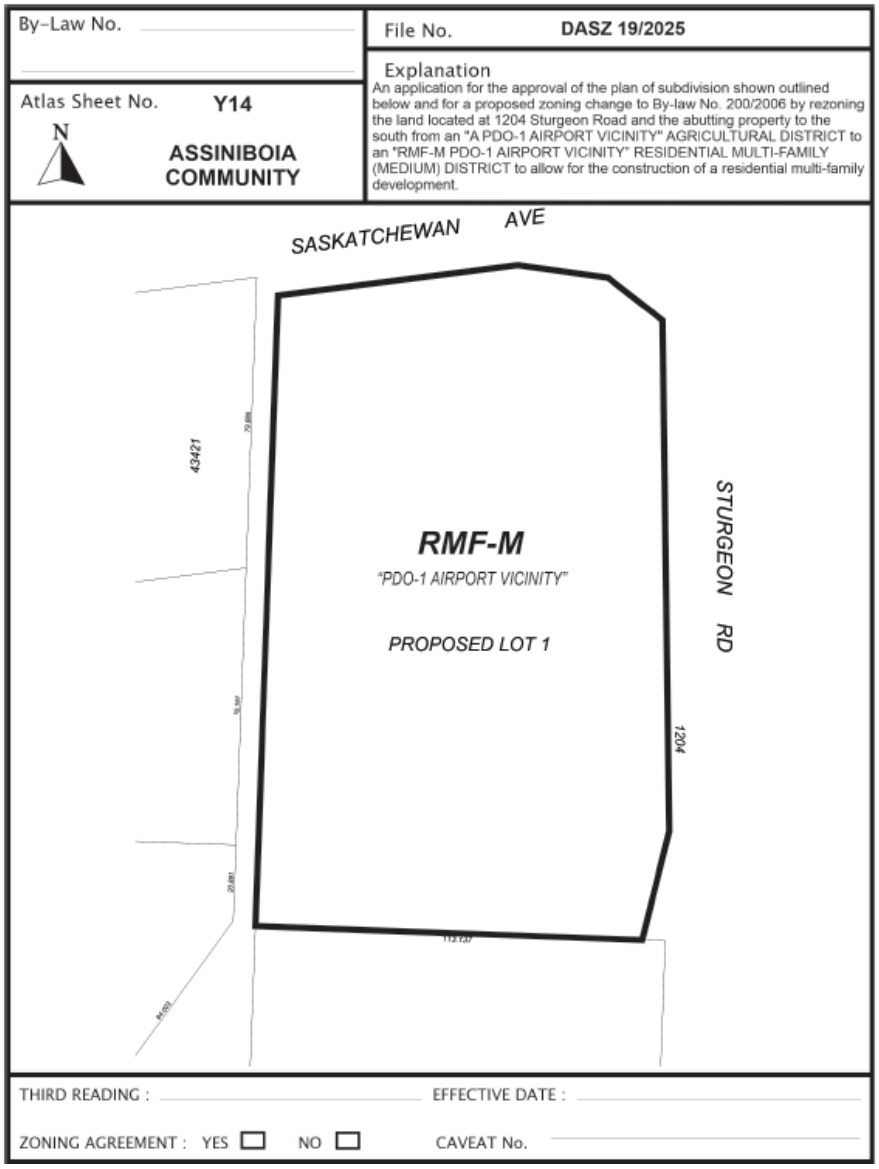
File: DASZ 19/2025

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

Public Hearing: June 23, 2025
Council Building, 510 Main Street

Applicant: Broadstreet Properties (Brad McGregor)

Subject:



Premises Affected: 1200-1204 Sturgeon Road

For submission to: Executive Policy Committee

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

Report date: June 24, 2025

Community Committee Recommendation:

On June 23, 2025, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision proposed under Development Application No. DASZ 19/2025 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 June 12, 2025 and attached as Schedule "C" to this report, with such minor changes as may be required, 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 June 3, 2025 and attached as Schedule "B" to this report;

    B. That the City enter into, execute and deliver with the developer a Servicing Agreement in accordance with recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"); and

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

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-M PDO-1 AIRPORT VICINITY" Residential Multi-Family (Medium) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated June 12, 2025, and attached as Schedule "C" to this report, subject to the following conditions:

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

i. For those portions of the Owner's Land zoned "RMF-M PDO-1 Airport Vicinity" Residential Multi-Family (Medium), 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
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on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the Assiniboia 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.

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

A. a Development/Servicing Agreement in accordance with Recommendation 1; and

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

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

5. That, 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 19/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

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.

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

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

1. They fit in the context of the community.

2. They're supported by the local area Councillor.

3. The infill is appropriate for this area, as we see the expansion of CentrePort and all of the amenities in the surrounding area.

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 March 22, 2025 2. Notification of Public Hearing dated April 28, 2025 3. Manitoba Status of Titles2617031/1, 2969759/1 4. Letter of authorization dated August 13, 2024 from TFG Lakewood Rentals Ltd, Karen Fulham to Broadstreet Properties, Brad McGregor 5. Technical Memorandum dated February 10, 2024 from Associated Engineering 6. Plans (23 pages) 7. Report from the Urban Planning Division dated June 12, 2025 8. Inspection Report 9. Communication dated June 19, 2025 from Rachel Ricard in support of the application 10. Recording of Representations

REPRESENTATIONS:

In Support:

Rachel Ricard

In Opposition:

Nil

For Information:

Nil

For the City:

R. Galston, Urban Planner, Planning, Property and Development Department
Y. Haj Ahmad, Urban Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 19/2025

ADMINISTRATIVE REPORT

Title: DASZ 19/2025 – 1200 & 1204 Sturgeon Road

Issue: For consideration at the Public Hearing for an application to consolidate and rezone the subject property for the purpose of developing a multi-family residential development.

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 19/2025 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 June 12, 2025 and attached as Schedule "C" to this report, with such minor changes as may be required, subject to the following:

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2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-M PDO-1 AIRPORT VICINITY" Residential Multi-Family (Medium)

District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated June 12, 2025, and attached as Schedule “C” to this report, subject to the following conditions:

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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

- 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 rezoned per Schedule "C" below.

HISTORY

N/A

CONSULTATION

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

SUBMITTED BY

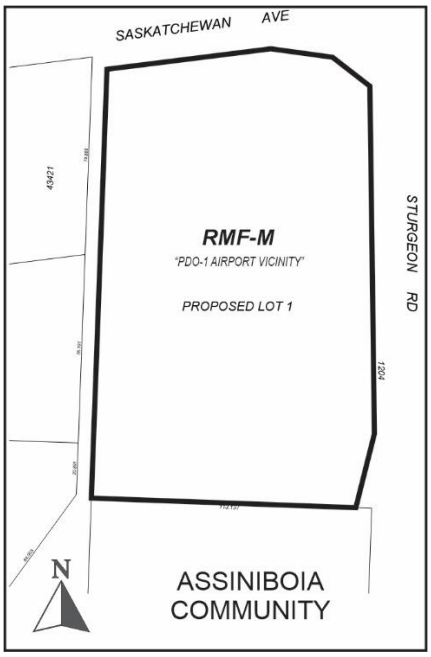
Department	Planning, Property and Development
Division	Urban Planning and Design Division
Prepared by	Robert Galston, MCP
Date:	June 12, 2025
File No.	DASZ 19/2025

List of Schedules and Appendices

Schedule A	Planning Discussion
Schedule B	Report of the Administrative Coordinating Group for Proposed Subdivision and Rezoning of Land Located at 1204Sturgeon Road, dated June 3, 2025
Schedule C	Recommended File No. DASZ 19/2025 Assiniboia Community Committee, dated June 12, 2025
Appendix A	Proposed By-law

SCHEDULE 'A'

FILE:	**DASZ 19/2025**
RELATED FILES:	na
COMMUNITY:	Assiniboia Committee
NEIGHBOURHOOD #:	2.212 (Heritage Park)
SUBJECT:	To consolidate the two (2) separate lots and rezone the land to the "RMF-M PDO-1 AIRPORT VICINTY " Residential Multi-Family (Medium) District to facilitate a residential multi-family development
LOCATION:	1200 & 1204 Sturgeon Road
LEGAL DESCRIPTION:	PARCELS 'A' AND 'B' PLAN 26316 WLTO IN RL 11 PARISH OF ST JAMES



APPLICANT:	Brand McGregor (Broadstreet Properties) 570 Camiel Sys Street Winnipeg, MB R2J 4K2
OWNERS:	TFG Lakewood Rentals, Ltd. 244 Logan Avenue, Unit 208 Winnipeg, MB R3A 0R4
RECOMMENDATION:	Approval with conditions

SITE DESCRIPTION

- The subject property is located at the southwest corner of Sturgeon Road and Saskatchewan Avenue. It is in the Heritage Park Neighbourhood of the St. James Ward.
- The subject property is comprised of two (2) separate parcels, Parcel A and Parcel B. Together, these parcels have a total area of 4.85 acres. A two-storey commercial building and accessory parking area is currently located on Parcel B, along Sturgeon Road. The remainder of the subject property is currently vacant.
- The subject property is located in an Established Neighbourhoods – Recent Communities policy area under the *Complete Communities Direction Strategy 2.0* Urban Structure Map.
- The property is currently zoned “A” Agricultural.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Saskatchewan Avenue, then vacant land zoned ”A” Agricultural.

South: A mix of natural and recreational green space zoned “A” Agricultural.

East: Sturgeon Road, then vacant land zoned “M2” General Manufacturing.

West: Residential multi-family uses zoned “RMF-S” Residential Multi-Family (Small).

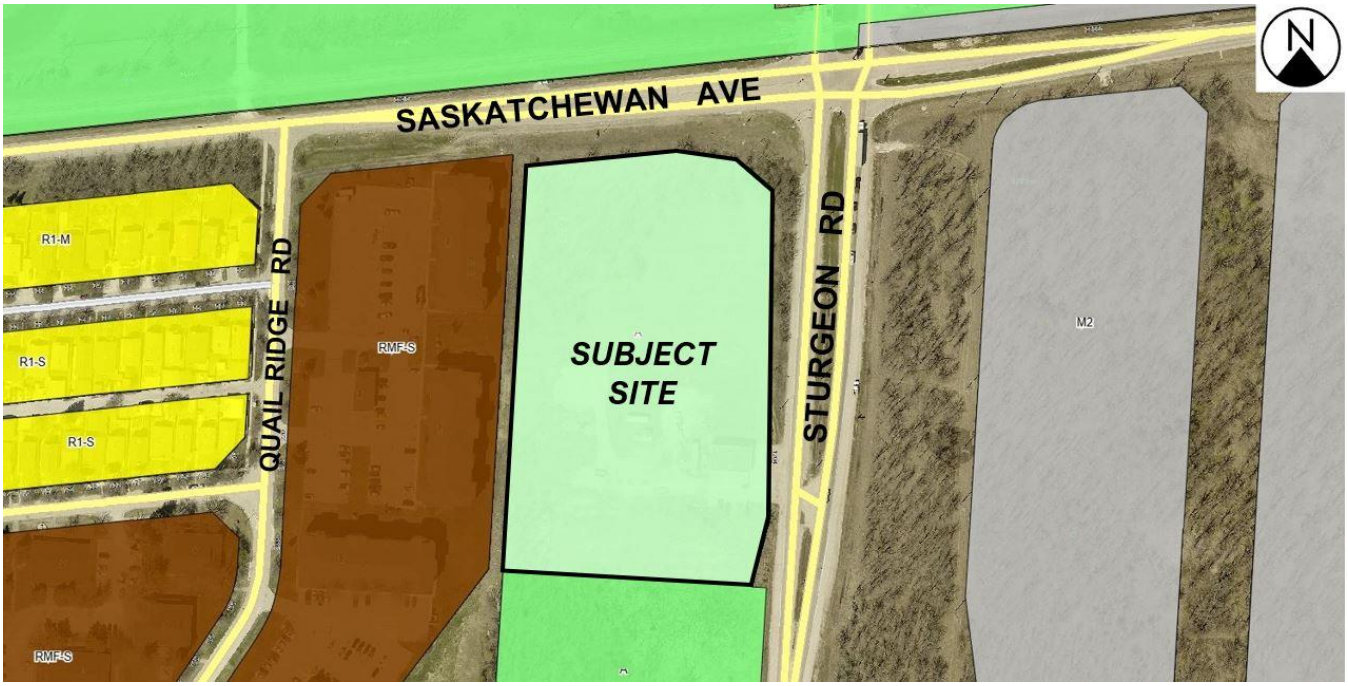


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to consolidate the subject property into one (1) lot and rezone this proposed lot to the “RMF-M” Residential Multi-Family (Medium) district. This is to accommodate the construction of a multi-family residential development. (Please refer to Figure 3, below.)
- Plans submitted show the proposed multi-family development is made up of three (3) separate buildings, each with a height of four storeys. Plans submitted show that the building heights will be approximately 42.5 feet to the midpoint of the peaked roof.
- A total of 186 dwelling units are proposed. These include:
    - Building A – 60 units;
    - Building B – 63 units;
    - Building C – 63 units.

  Each of the buildings contain a mix of studio, 1, 2, and 3-bedroom units.
- A total of 282 accessory parking stalls are proposed. This is a ratio of 1.52 stalls per unit, and therefore meets the requirements of the Winnipeg Zoning By-law (279 stalls).
- Of the 282 parking stalls proposed, the applicant proposes:
    - 28 designated visitor parking stalls;
    - Seven (7) accessible stalls.

  Plans also show a total of 28 bicycle parking stalls are proposed.
- Access to the proposed development on Lot 1 will be taken from a bi-directional approach from Sturgeon Road, approximately 375 feet (114 metres) south of the intersection of Sturgeon Road and Saskatchewan Avenue.

- No private approaches from Saskatchewan Avenue are proposed.



Figure 3: Site Plan showing proposed development (provided by the applicant)

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 Established Neighbourhood – Recent Community. The policy for Established Neighbourhoods states:

6.16 Established Neighbourhoods

Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.

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 Established Neighbourhoods – Recent Communities policy area under *Complete Communities 2.0*. Key policies include:

Goal 1

1.0 Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.

Policies

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

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

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

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

- *Applicable City-endorsed policies or guidelines;*
- *Existing zoning of the property and adjacent properties;*
- *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
- *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
- *Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*
- *The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
- *The supporting transit, pedestrian and active transportation network; and*
- *The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*

1.14 Mid-rise residential uses will generally be accommodated on arterial roads where compatible with adjacent land uses and where they can be conveniently served with transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.

Goal 2

2.0 Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.

Policies

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

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

2.5 Encourage a variety of architectural styles.

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

2.9 Buildings with multi-unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:

- *a. Window placement that supports passive surveillance;*
- *b. Unit entrances with direct access to the street;*
- *c. Front porches;*
- *d. Balconies;*
- *e. Awnings;*
- *f. Lighting; and*
- *g. Height of primary entrances*

2.10 Discourage building designs that orient the back of the building to the street.

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

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

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

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

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

2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to

the street, public spaces and amenities in a way that is consistent with neighbourhood context.

Goal 3

3.0 Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs. More specifically, policies that relate to the subject proposal are as follows:

Policies

3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.

Goal 6

6.0 Ensure Neighbourhoods and communities are well served by parks, open spaces, and recreational facilities that contribute to sustainability, wellness and active living.

Policies

General policies

6.1 Maintain and improve the quality of open spaces and community facilities in Established Neighbourhoods to ensure the current and future recreational needs of residents are met.

6.2 Provide a variety of park experiences and opportunities for active and passive enjoyment in all communities in Established Neighbourhoods.

6.3 The City should acquire lands where possible to add to the linear parkway network and riverbank areas.

6.4 Where significant intensification of housing occurs within a neighbourhood, ensure parks, open spaces, and community facilities respond to community needs through strategic investment.

6.5 Encourage the expansion of the urban tree canopy on private and public property to improve the aesthetics of properties and streetscapes, assist in storm water management, provide shade, and improve the overall quality of life of our communities.

6.6 Ensure a variety of public spaces, facilities, parks, and other community amenities are provided in Established Neighbourhoods to support well-being, inclusiveness, and the social fabric of a community.

6.7 Improve the quality and increase the coverage of the urban tree canopy in Established Neighbourhoods by 10% over the next five years.

SUBDIVISION

- As noted above, the subject site is currently made up of two (2) lots. Subdivision is required in order to consolidate the lots into one (1) lot which will accommodate a residential multi-family development.

REZONING

- As noted above, the entire subject site is currently zoned “A” Agricultural district. The applicant is proposing to rezone the subject site to the “RMF-M” Residential Multi-Family (Medium) district.

- The Residential Multi-Family (RMF) district is intended to accommodate the development of multi-family units in areas with medium to high residential densities.
- Generally, the “RMF-M” district allows mid-rise buildings and medium residential densities. For example, the maximum building height in the “RMF-M” district is 70 feet, and the maximum density is 800 square feet of lot area per dwelling.
- The applicant proposes building heights of approximately 42.5 feet to the midpoint of the peaked roof, and a lot area per dwelling unit of 1,136 square feet. These heights and densities are well within the “RMF-M” standards for height and density.

CONSISTENCY WITH COMPLETE COMMUNITIES 2.0

- The proposed development meets Goal 1 of the Established Neighbourhoods policy area, in that the proposal is mid-rise residential development that is designed and located in a manner that is considered compatible with existing development in the surrounding area. Specifically:
    - The subject site is located at the intersection of two arterial streets (Saskatchewan Avenue and Sturgeon Road;
    - The proposal is similar in scale to adjacent residential uses to the west, which is made up of four-storey multi-family buildings. (Please refer to the “Compatibility with Surrounding Area” section, below, for further discussion.)
- The proposed development meetings Goal 2 of the Established Neighbourhoods policy area, in that:
    - The site is designed so that a significant portion of the surface parking area is located behind the proposed buildings;
    - Elevation drawings submitted show that street-facing facades feature windows and balconies, and incorporate a mix of design details to ‘break up’ the overall building massing;
- The proposed development meets Goal 3 of the Established Neighbourhoods policy area in that it adds additional housing options in the Heritage Park Neighbourhood, and offers a mix of unit types, ranging from studio apartments to three-bedroom apartments.
- The proposed development meets Goal 6 of the Established Neighbourhoods policy area in that:
    - The site is designed so that a number of mature trees at the north side of the site can be retained;
    - The development is set 25 feet from the south property line, which is adjacent to mature tree stands on land owned by the City of Winnipeg. (Please refer to the “Tree Conservation” section, below, for further discussion.)

COMPATIBILITY WITH SURROUNDING AREA

- As noted above, the surrounding area is generally characterized by a mix of established multi-family uses under the “RMF-S” zoning district, undeveloped land, and green spaces.
- With respect to the undeveloped land, which is to the north, across Saskatchewan Avenue, this is currently zoned “A” Agricultural. Under the *Airport Area West Residential*

Area Structure Plan, which was adopted by Council in 2021, this land is designated for residential uses.

- Given this surrounding context, the creation of a lot under the "RMF-M" 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

- Under the Transit network to be implemented in July, 2025, the proposed residential multi-family site is located within 285 metres (937 feet) transit stops on Quail Ridge Road. This stop features regular weekday service by feeder route 220, which connects to rapid transit stops on Portage Avenue, and key destinations in west Winnipeg such as Grace Hospital and the Unicity retail centre. This stop is currently not accessed by public sidewalks.
- Under the Transit Master Plan, the subject site will continue to be serviced by feeder transit service in the long term.

TREE CONSERVATION

- The City encourages the developer to preserve and protect the trees at the north limit of the property, as shown in the site plan. These trees provide many benefits to the development including acting as a valuable noise buffer, helping to reduce urban heat island effect, and beautifying the residential area. The Urban Forestry Branch has *Tree Protection Specifications* that can help guide tree protection during construction.
- For long term sustainability of the tree stand, it is recommended that the Developer endeavour to retain a neutral moisture regime (i.e.: do not direct excess run-off to the forested area).
- The preservation of trees in the northern portion of the subject site is supported by the arborist report submitted by the application. In particular, the arborist report notes that 53 percent of the mature trees on the subject site are in either fair or good condition. The arborist report also recommends tree protection zones during the after construction on the subject site.

CONDITIONS OF APPROVAL

Servicing Considerations

- A Servicing Agreement is recommended, with conditions related to servicing issues, including construction and/or paying toward:
    - Wastewater sewer improvements;
    - Land drainage improvements;
    - Upgrades to Saskatchewan Avenue abutting the subject property;
    - Upgrades to Sturgeon Road abutting the subject property; and
    - Upgrades to electrical and telephone utilities on the subject property.
- Please refer to the Report of the Administrative Coordinating Group (ACG), which is attached to this report at Schedule B, 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 Recent Communities 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.
- Plans submitted show existing mature trees on the subject site will be retained through construction.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Robert Galston, MCP
PPD File #: DASZ 19/2025

Schedule "C" for File DASZ 19/2025, Assiniboia Community Committee, dated June 12, 2025

By-Law No. _____

File No. **DASZ 19/2025**

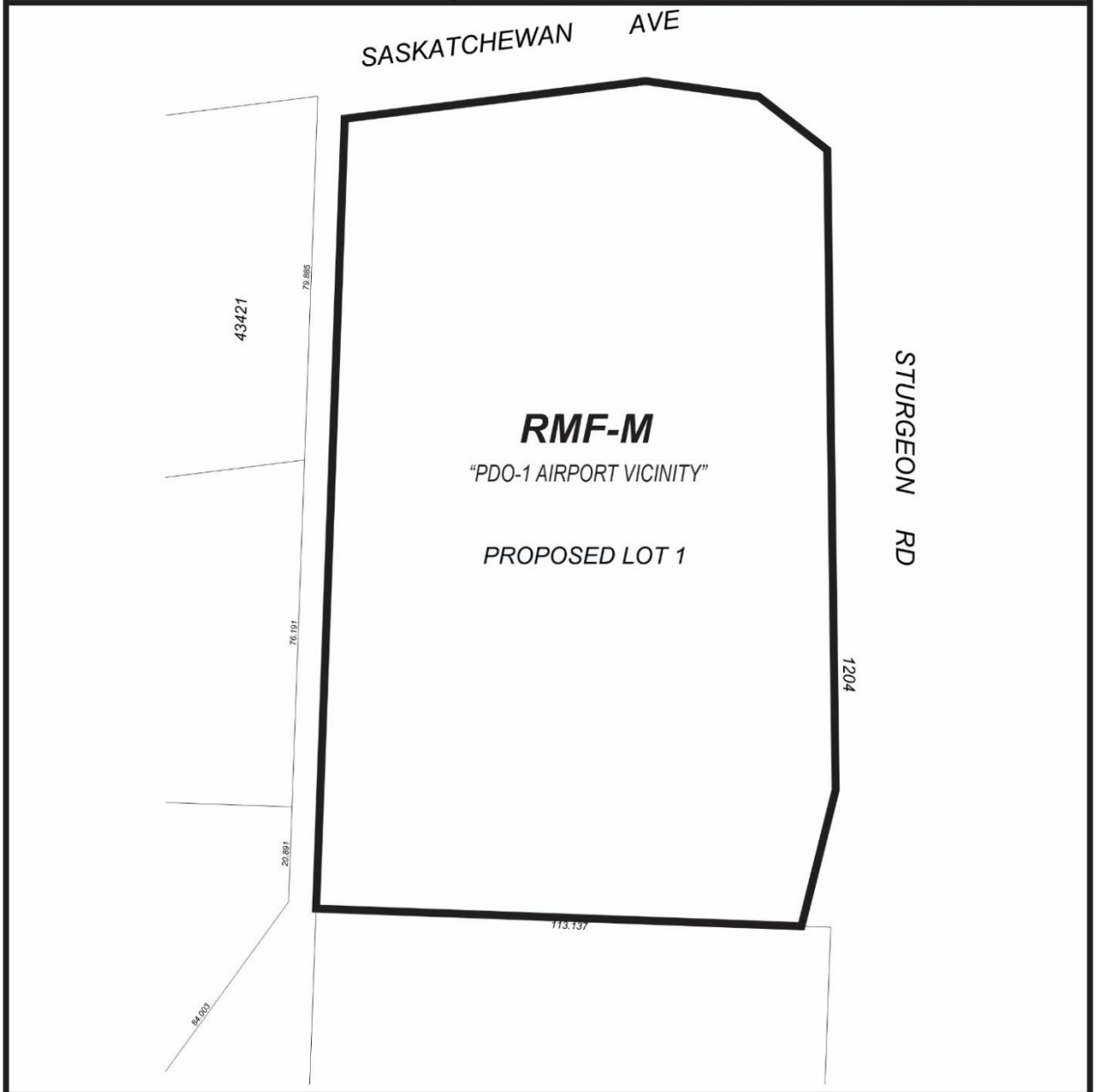
Atlas Sheet No. **Y14**

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 1204 Sturgeon Road and the abutting property to the south from an "A PDO-1 AIRPORT VICINITY" AGRICULTURAL DISTRICT to an "RMF-M PDO-1 AIRPORT VICINITY" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to allow for the construction of a residential multi-family development.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “6” referred to in File DASZ 19/2025

LIST OF DRAWINGS

A0.00	COVER SHEET
A1.00	TITLE PLOT & PLAN OF SUBDIVISION
A1.01	SITE PLAN
A1.02	SURFACE PARKING PLAN
A1.03	FIRE + EMERGENCY ACCESS PLAN
A1.04	WASTE + RECYCLING ACCESS PLAN
A1.05	SITE ACCESSORIES
A1.06	LANDSCAPE PLAN
A2.00	BUILDING A - FIRST & SECOND FLOOR PLAN
A2.01	BUILDING A - THIRD & FOURTH FLOOR PLAN
A2.02	BUILDING A - ROOF PLAN
A2.03	BUILDING B - FIRST & SECOND FLOOR PLAN
A2.04	BUILDING B - THIRD & FOURTH FLOOR PLAN
A2.05	BUILDING B - ROOF PLAN
A2.06	BUILDING C - FIRST & SECOND FLOOR PLAN
A2.07	BUILDING C - THIRD & FOURTH FLOOR PLAN
A2.08	BUILDING C - ROOF PLAN
A3.00	BUILDING A - ELEVATION - B&W
A3.01	BUILDING A - ELEVATION - COLOUR
A3.02	BUILDING B - ELEVATION - B&W
A3.03	BUILDING B - ELEVATION - COLOUR
A3.04	BUILDING C - ELEVATION - B&W
A3.05	BUILDING C - ELEVATION - COLOUR

STURGEON HEIGHTS APARTMENT

1200 STURGEON RD.
WINNIPEG, MB

VICINITY MAP

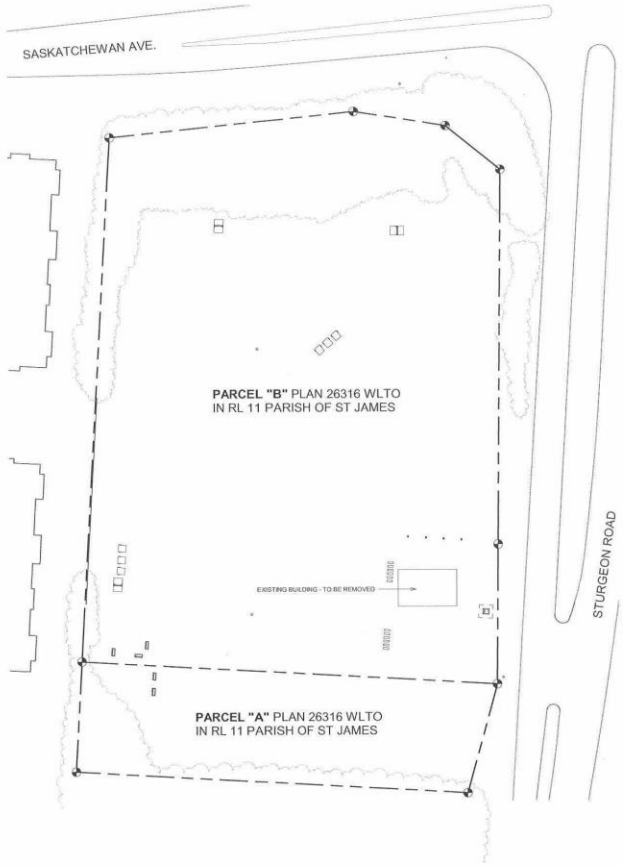


VICINITY MAP IS ONLY AN APPROXIMATION OF PROJECT LOCATION

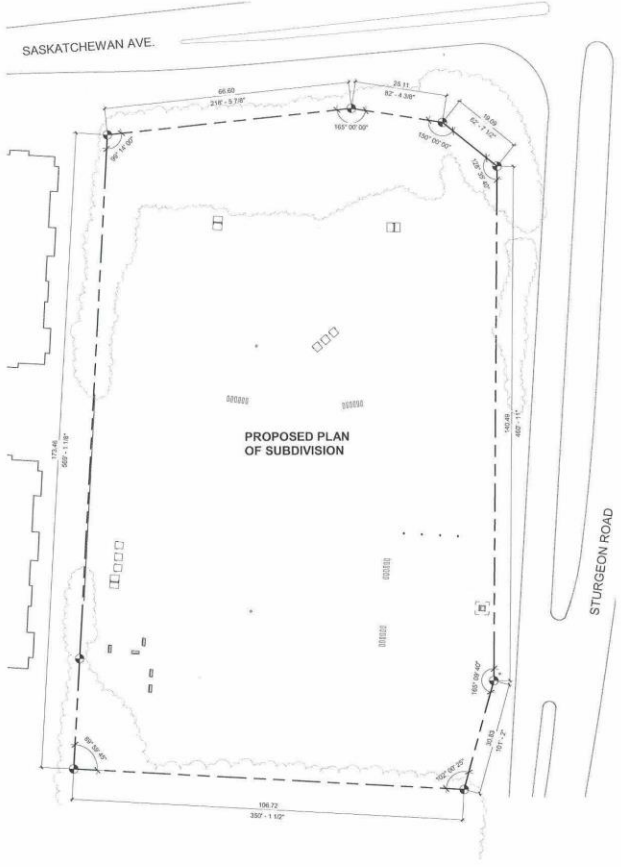


PROJECT TEAM:

APPLICANT:	CONSTRUCTION:	STRUCTURAL ENGINEERING:	CIVIL ENGINEERING & PLANNING:	MECHANICAL & ELECTRICAL ENGINEERING:	ARCHITECT:
BROADSTREET PROPERTIES LTD. 100 St Anns, Campbell River, B.C. (T)250.286.8045 (F)250.286.8046 www.broadstreet.ca	SEYMOUR PACIFIC DEVELOPMENTS LTD. 100 St Anns, Campbell River, B.C. (T)250.286.8045 (F)250.286.8046 www.seymourpacific.ca	-	-	-	-



1 TITLE PLOT
1 : 500



2 PLAN OF SUBDIVISION
1 : 500

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SITE MAP:

PROJECT STATUS:
Project Status

Revision Schedule

No.	Description	Revision Date
A	RE-ZONING APPLICATION	JUNE 27, 2024

SEAL: ABELE ARCHITECTURE

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

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CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:
STURGEON HEIGHTS APARTMENT

PROJECT NUMBER:
VP 2323

ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
TITLE PLOT & PLAN OF SUBDIVISION

DRAWN BY:	EC
CHECKED BY:	BM
DATE:	JULY 23, 2024
SCALE:	1 : 500

DRAWING #: A1.00
REV #: A

SITE INFORMATION			
PROJECT DESCRIPTION	3 - MULTIFAMILY RESIDENTIAL APARTMENT (4 STOREY)		
TOTAL UNITS	186 UNITS		
CIVIC ADDRESS	STURGEON RD.		
MUNICIPALITY	CITY OF WINNIPEG		
ZONING	RMF-M		
LEGAL DESCRIPTION	-		
LOT AREA	19,646.82 m²	4.85 ACRES	1.96 HECTARES
BUILDING AREA	17,239.32	m²	
DENSITY	38.76 DU/ACRE		
FLOOR SPACE INDEX (FSI)	0.88		

ZONING SUMMARY	REQUIRED		PROPOSED	
MAX. BUILDING HEIGHT	18.23 m (60'-0")		12.80 m (42'-3")	
MIN. FRONT YARD S.B.	7.62 (25'-0")	m	7.62 (25'-0")	m
MIN. REAR YARD S.B.	7.62 (25'-0")	m	7.62 (25'-0")	m
MIN. INTERIOR SIDE YARD S.B.	2.44" (8'-0")	m	6.1 (20'-0")	m
MIN. CORNER SIDE YARD S.B.	6.1 (20'-0")	m	6.1 (20'-0")	m
MIN. LOT AREA	836 (9000)	m² (ft²)	19,646.82	m²
MIN. LOT WIDTH	-	m	-	m

* ADD 0.6m / FLOOR ABOVE 1 STOREY

VEHICULAR PARKING	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	1.5 / UNIT	186	279	272
TOTAL PARKING STALLS			279	**272
OTHER PARKING PROVISIONS				
VISITORS	MIN. 10%	279	28	28
SMALL CAR	MAX 33%		92	86
ACCESSIBLE TYPE A			7	7

** VARIANCE REQUIRED

BICYCLE PARKING	RATE	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	1 / 10 CAR STALLS	279	28	28
TOTAL BICYCLE			28	28

BUILDING INFORMATION					
BUILDING	STOREYS	UNIT #	OTHER	FOOTPRINT	GROSS BUILDING AREA
A	4	60	RENTAL	1436.61 m²	5,746.44 m²
			FLEX		
			FITNESS		
			M&E		
B	4	63	M&E	1436.61 m²	5,746.44 m²
C	4	63	M&E	1436.61 m²	5,746.44 m²

UNIT BREAKDOWN	BUILDING A	BUILDING B	BUILDING C	
TOTAL PER BUILDING	60	63	63	
TOTAL		186 UNITS		
	BUILDING A	BUILDING B	BUILDING C	%
BACHELOR	8	8	8	13%
1 BED / 1BATH	7	9	9	13%
2 BED / 1 BATH	4	4	4	6%
2 BED / 2 BATH	33	34	34	55%
3 BED / 2 BATH	8	8	8	13%
TOTAL	186 UNITS			

LANDSCAPE	REQUIRED	PROPOSED
PERCENTAGE OF LOT AREA	30%	36%
m²	5,894.05	7,145.50 m²

LEGEND

- PROPERTY LINE
- SETBACK LINE
- BUILDING OUTLINE
- FIRE HYDRANT
- EV CHARGER
- WOODEN FENCE
- RETAINING WALL
- CHAINLINK FENCE
- LANDSCAPE AREA
- CROSSWALK 1.5 X 45 STRIPS
- SIDEWALK LETDOWN
- ACCESSIBLE PARKING
- BIKE PARKING (NUMBER REPRESENTS COUNT)



1 SITE PLAN
1 : 400

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SITE MAP:

PROJECT STATUS:
Project Status

Revision Schedule

No.	Description	Revision Date
A	RE-ZONING APPLICATION	JUNE 27, 2024

SEAL: ABELEARCHITECTURE

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PROJECT NAME:
STURGEON HEIGHTS APARTMENT

PROJECT NUMBER:
VP 2323

ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
SITE PLAN

DRAWN BY:	EC
CHECKED BY:	BM
DATE:	JULY 23, 2024
SCALE:	As indicated
DRAWING #:	A1.01
REV #:	A

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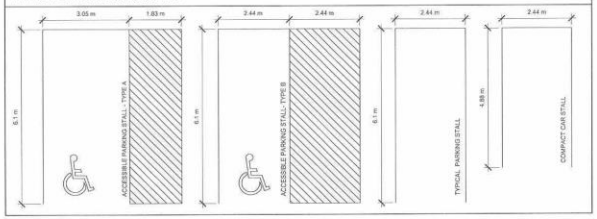
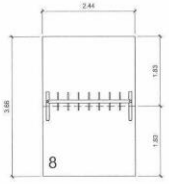
PARKING KEY NOTES:	
LETTER:	
CC = COMPACT CAR V = VISITOR	
UNLESS NOTED ALL OTHER STALL ARE TYPICAL	
	EV CHARGER
	ACCESSIBLE PARKING SIGN
	VISITOR PARKING SIGN

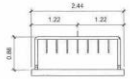
VEHICULAR PARKING				
	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	1.5 / UNIT	186	279	282
TOTAL PARKING STALLS			**279**	**282**
OTHER PARKING PROVISIONS				
VISITORS	MIN. 10%	279	28	28
SMALL CAR	MAX 33%		92	90
ACCESSIBLE TYPE A			7	7

BICYCLE PARKING				
	RATE	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	1 / 10 CAR STALLS	279	28	28
TOTAL BICYCLE		-	**28**	**28**

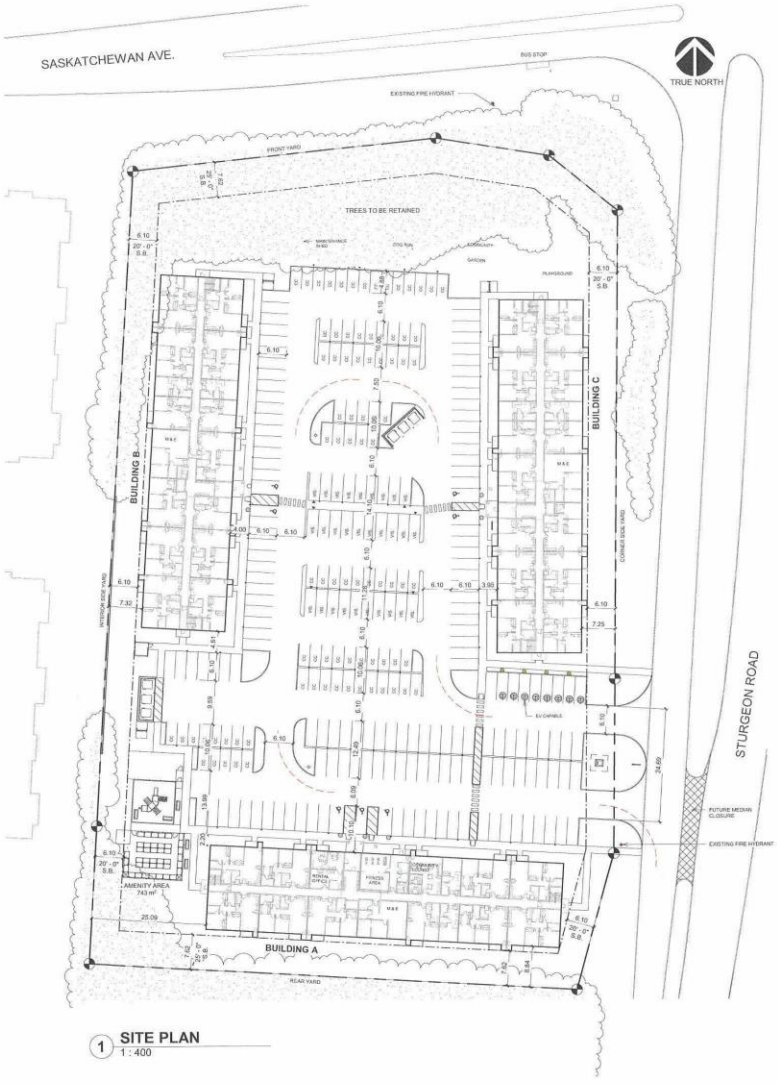
TYPICAL STALL DIMENSIONS







HORIZONTAL BIKE LAYOUT
1 : 48



1 SITE PLAN
1 : 400

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SITE MAP:



PROJECT STATUS:
Project Status

Revision Schedule

No.	Description	Revision Date
A	RE-ZONING APPLICATION	JUNE 27, 2024

SEAL: ABELE ARCHITECTURE
THOMAS C. ABELE, ARCHITECT SAA, T: 604-857-6618

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PROJECT NAME:
STURGEON HEIGHTS APARTMENT

PROJECT NUMBER:
VP 2323

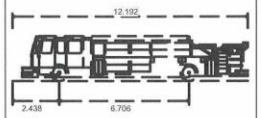
ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
SURFACE PARKING PLAN

DRAWN BY:	EC
CHECKED BY:	BM
DATE:	JULY 23, 2024
SCALE:	As indicated
DRAWING #:	REV #:
A1.02	A

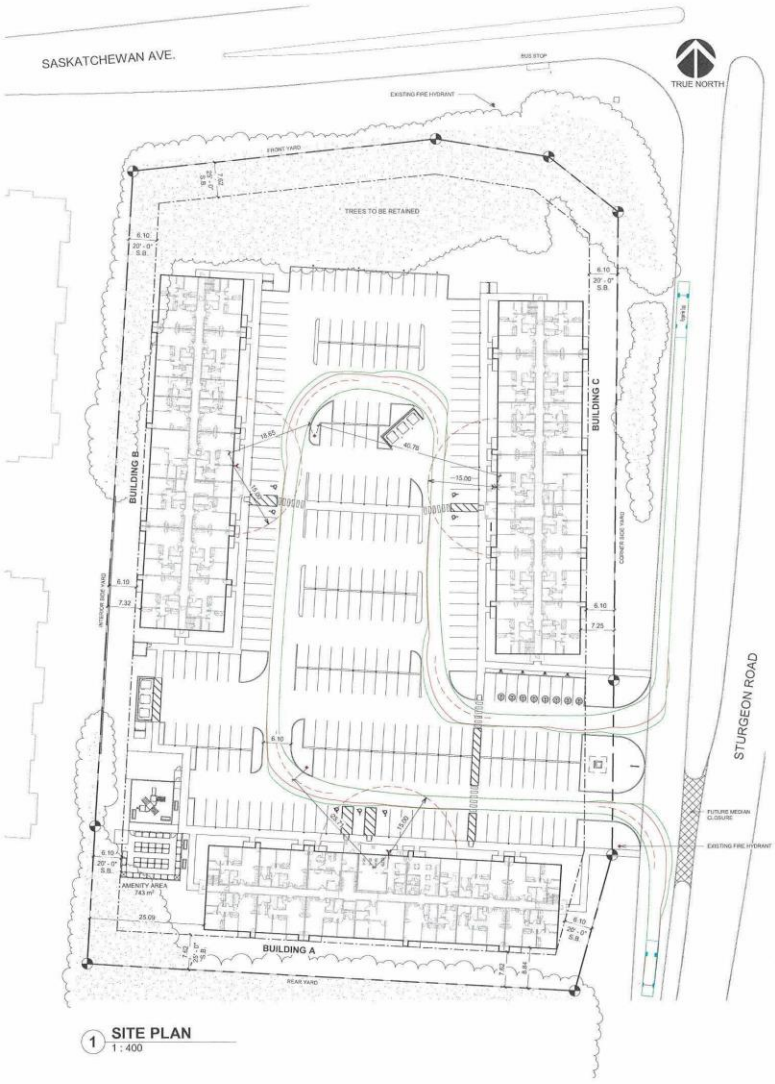
LEGEND	
	PROPERTY LINE
	SETBACK LINE
	BUILDING OUTLINE
	FIRE HYDRANT
	PRINCIPAL ENTRANCE
	FIRE DEPARTMENT CONNECTION

DESIGN VEHICLE - PUMPER FIRE TRUCK



OVERALL LENGTH	12.192m
OVERALL WIDTH	2.489m
OVERALL BODY HEIGHT	2.361m
MIN. BODY GROUND CLEARANCE	0.200m
TRACK WIDTH	2.489m
LOCK-TO-LOCK TIME	5.00s
MAX WHEEL ANGLE	45.00°

NTS



1 SITE PLAN
1 : 400

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SEAL: ABELEARCHITECTURE
THOMAS C. ABELE, ARCHITECT OAA, T: 604-800-8818

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PROJECT NUMBER:
VP 2323

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1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
FIRE + EMERGENCY ACCESS PLAN

DRAWN BY:	EC
CHECKED BY:	BM
DATE:	JULY 23, 2024
SCALE:	As indicated
DRAWING #:	A1.03
REV #:	A


LEGEND
240 L ORGANIC CANS
GARBAGE CANS (NUMBER REPRESENTS Y'S)
FIBRE BINS (NUMBER REPRESENTS Y'S)
GATE (STYLE TO MATCH REST OF GARBAGE ENCLOSURE) ABLE TO LOCK IN BOTH OPEN AND CLOSE
FLUSH TO ASPHALT
P.T. 2-2X6 TOP RAILS
P.T. 1X6 FENCE BOARDS w/ 1" SPACE BETWEEN
P.T. 6X6 POSTS 5'-0" O.C.
P.T. 3X10 BATTER BOARD
REFER TO SITE PLAN FOR SIZE / LOCATION
2 GARBAGE ENCLOSURE 1 : 48
P.T. 6X6 POSTS 5'-0" O.C.
P.T. 2-2X6 TOP RAILS
P.T. 1X6 FENCE BOARDS w/ 1" SPACE BETWEEN
3X10 BATTER BOARD FASTENED TO INSIDE
P.T. 6X6 POSTS 5'-0" O.C.
P.T. 2-2X6 BOTTOM RAILS
AS PER GEOTECH REPORT
3 GARBAGE ENCLOSURE ELEVATION 1 : 48
P.T. 6X6 POSTS 5'-0" O.C.
P.T. 2-2X6 TOP RAILS
P.T. 1X6 FENCE BOARDS w/ 1" SPACE BETWEEN
3X10 BATTER BOARD FASTENED TO INSIDE
P.T. 6X6 POSTS 5'-0" O.C.
P.T. 2-2X6 BOTTOM RAILS
AS PER GEOTECH REPORT
4 GARBAGE ENCLOSURE SIDE ELEVATION 1 : 48
DESIGN VEHICLE - FRONT-LOAD GARBAGE TRUCK
10.668
1.371
6.096
OVERALL LENGTH 10.668m
OVERALL WIDTH 2.553m
OVERALL BODY HEIGHT 3.215m
MIN. BODY GROUND CLEARANCE 0.305m
TRACK WIDTH 2.553m
LOCK-TO-LOCK TIME 6.00s
CURB TO CURB TURNING RADIUS 8.931m
NTS
SASKATCHEWAN AVE.
BUS STOP
EXISTING FIRE HYDRANT
TRUE NORTH
FRONT YARD
TREES TO BE RETAINED
BUILDING B
BUILDING C
BUILDING A
AMENITY AREA 743 m²
REAR YARD
INTERIOR SIDE YARD
CORNER SIDE YARD
STURGEON ROAD
FUTURE MEDIAN CLOSURE
EXISTING FIRE HYDRANT
1 SITE PLAN 1 : 400
BROADSTREET PROPERTIES LTD.
100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca
SITE MAP:
PROJECT STATUS:
Project Status
Revision Schedule
No. Description Revision Date
A RE-ZONING APPLICATION JUNE 27, 2024
SEAL: ABELARCHITECTURE
TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.
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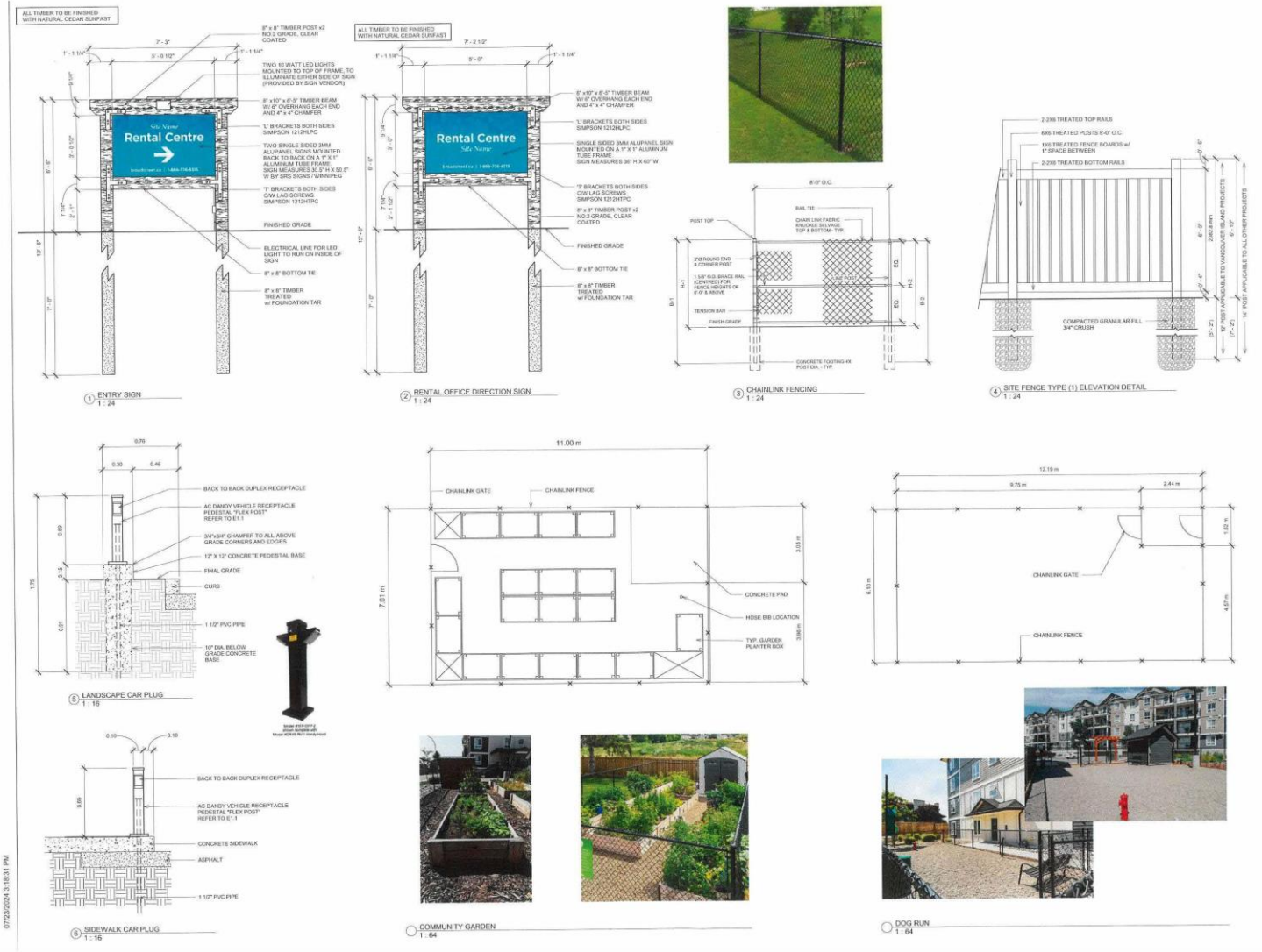
CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.
PROJECT NAME: STURGEON HEIGHTS APARTMENT
PROJECT NUMBER: VP 2323
ADDRESS: 1200 STURGEON RD. WINNIPEG, MB
DRAWING TITLE: WASTE + RECYCLING ACCESS PLAN
DRAWN BY: EC
CHECKED BY: BM
DATE: JULY 23, 2024
SCALE: As indicated
DRAWING #: A1.04
REV #: A
07/24/2024 9:33:57 AM



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SITE MAP:

PROJECT STATUS:
Project Status

Revision Schedule

No.	Description	Revision Date
A	RE-ZONING APPLICATION	JUNE 27, 2024

SEAL: ABELE ARCHITECTURE

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PROJECT NAME:
STURGEON HEIGHTS APARTMENT

PROJECT NUMBER:
VP 2323

ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
SITE ACCESSORIES

DRAWN BY:	EC
CHECKED BY:	BM
DATE:	JULY 23, 2024
SCALE:	As indicated
DRAWING #:	REV #:
A1.05	A

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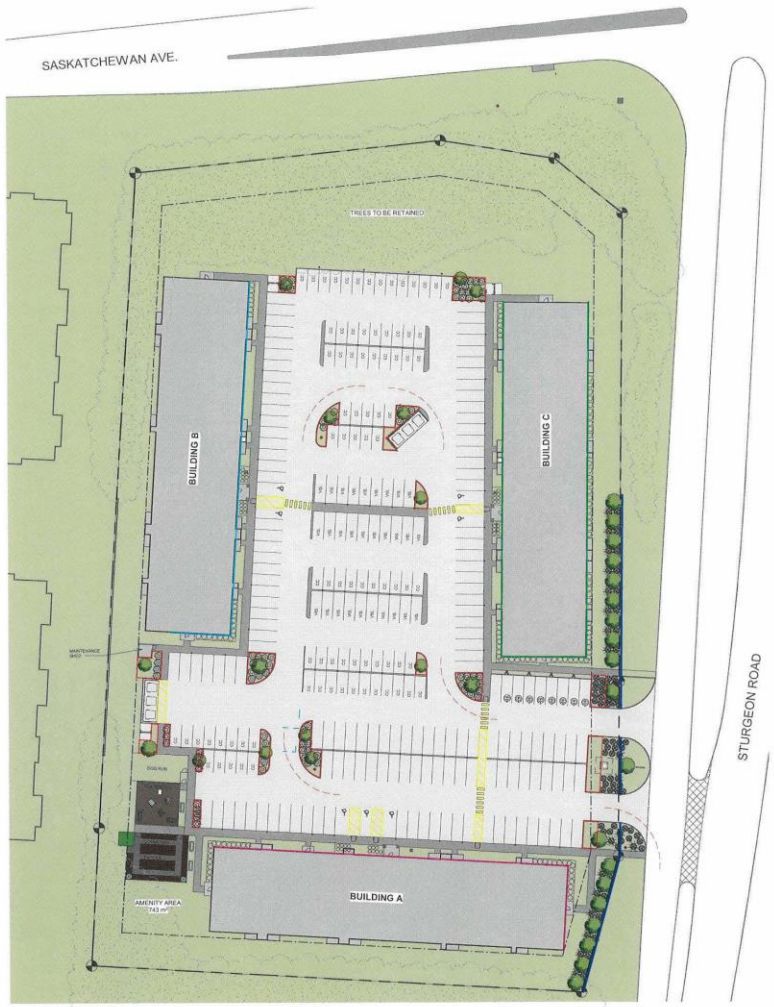

1 LANDSCAPE PLAN
1 : 400

PLANTING LEGEND

- TREE - SPECIES T.B.D.
- SHRUB - STREET EDGE
- SHRUB - PARKING LOT LANDSCAPING
- SHRUB - BUILDING FOUNDATION

CITY OF WINNIPEG ZONING REQUIREMENTS

190 (2) - STREET EDGE LANDSCAPING

STREET FRONTAGE

STURGEON RD. — 318 LIN. FT.

	REQ'D	PROPOSED
TREES	19	19
SHRUBS	84	84

190 (5) - BUILDING FOUNDATION LANDSCAPING (OUTSIDE OF URBAN INFILL AREAS)

BUILDING A — 315 LIN. FT.

	REQ'D	PROPOSED
SHRUBS	32	45

BUILDING B — 300 LIN. FT.

	REQ'D	PROPOSED
SHRUBS	30	37

BUILDING C — 315 LIN. FT.

	REQ'D	PROPOSED
SHRUBS	57	79

190 (6) - PARKING LOT INTERIOR LANDSCAPING

GROSS PARKING LOT AREA = 78,792 ft² (7,320 m²)

	REQ'D	PROPOSED
REQ'S LANDSCAPE AREA	3,940 ft²	3,944 ft²
TREES	13	15
SHRUBS	39	75

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No.	Description	Revision Date
A	RE-ZONING APPLICATION	JUNE 27, 2024

SEAL: ABELARCHITECTURE

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PROJECT NAME:
STURGEON HEIGHTS APARTMENT

PROJECT NUMBER:
VP 2323

ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
LANDSCAPE PLAN

DRAWN BY:	EC
CHECKED BY:	BM
DATE:	JULY 23, 2024
SCALE:	As indicated

DRAWING #: A1.06
REV #: A

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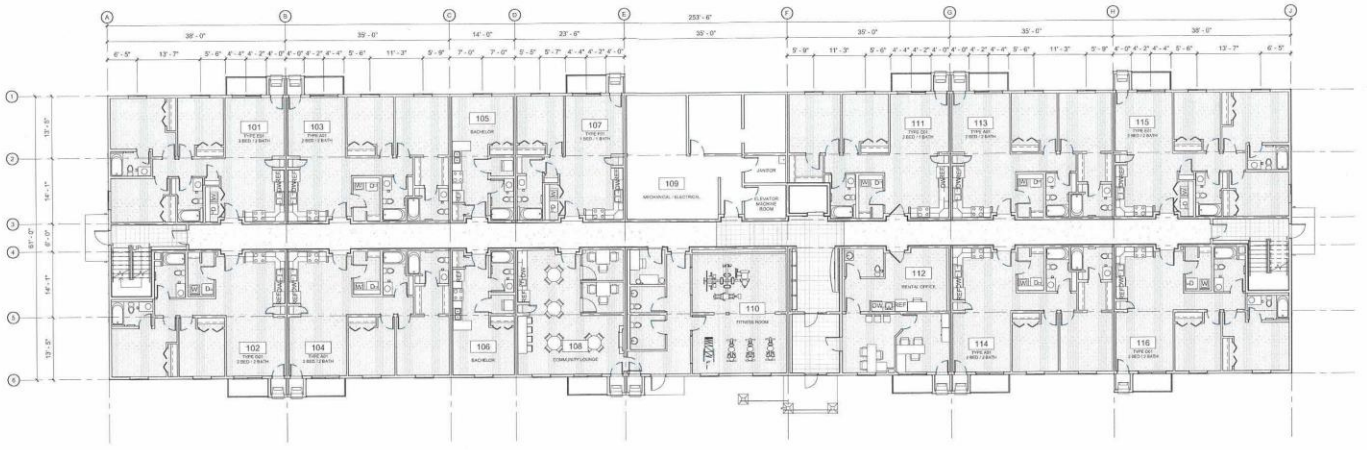
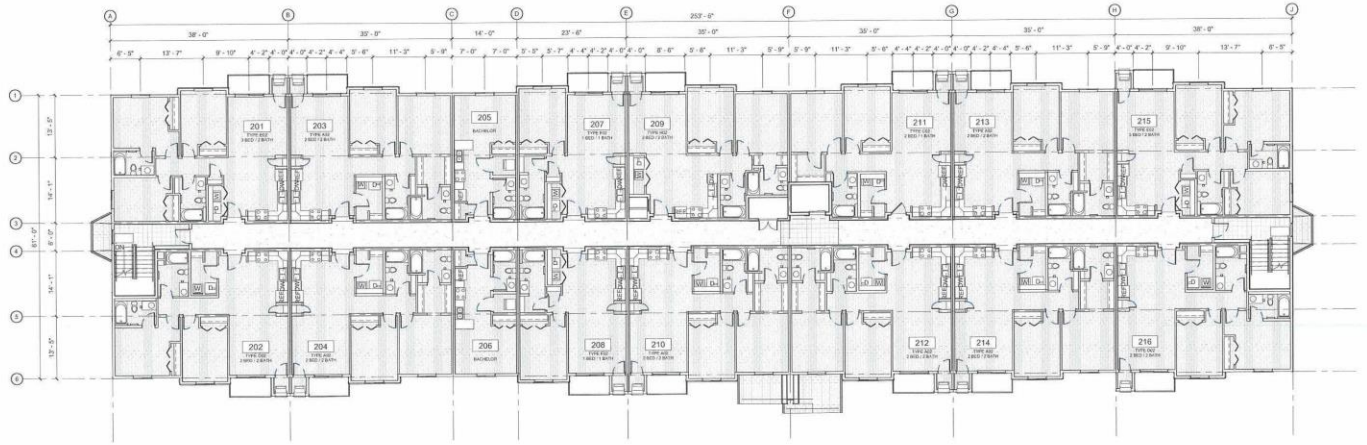


1 1ST FLOOR PLAN
1" = 10'-0"



2 2ND FLOOR PLAN
1" = 10'-0"

07/23/2024 3:30:14 PM

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PROJECT STATUS:
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Revision Schedule

No.	Description	Revision Date
A	RE-ZONING APPLICATION	JUNE 27, 2024

SEAL: ABELEARCHITECTURE

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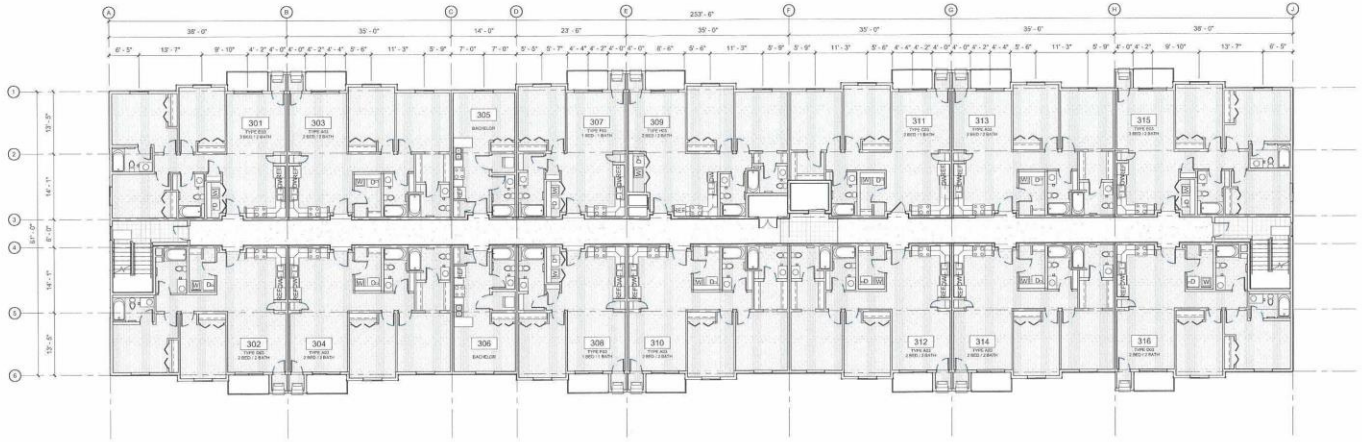
PROJECT NAME:
STURGEON HEIGHTS APARTMENTS

PROJECT NUMBER:
VP 2323

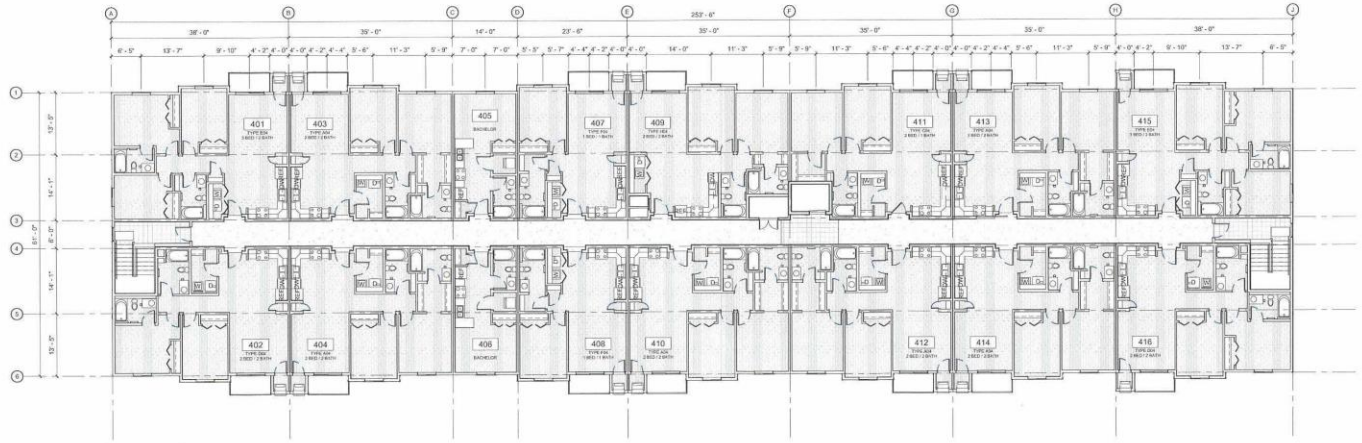
ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
BUILDING A - FIRST & SECOND FLOOR PLAN

DRAWN BY:	EC
CHECKED BY:	BM
DATE:	JULY 23, 2024
SCALE:	1" = 10'-0"
DRAWING #:	A2.00
REV #:	A



1 3RD FLOOR PLAN
1" = 10'-0"



2 4TH FLOOR PLAN
1" = 10'-0"

07/23/2024 3:30:20 PM

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SITE MAP:

PROJECT STATUS:
Project Status

Revision Schedule

No.	Description	Revision Date
A	RE-ZONING APPLICATION	JUNE 27, 2024

SEAL: ABELE ARCHITECTURE

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PROJECT NAME:
STURGEON HEIGHTS APARTMENTS

PROJECT NUMBER:
VP 2323

ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
BUILDING A - THIRD & FOURTH FLOOR PLAN

DRAWN BY:	EC
CHECKED BY:	BM
DATE:	JULY 23, 2024
SCALE:	1" = 10'-0"
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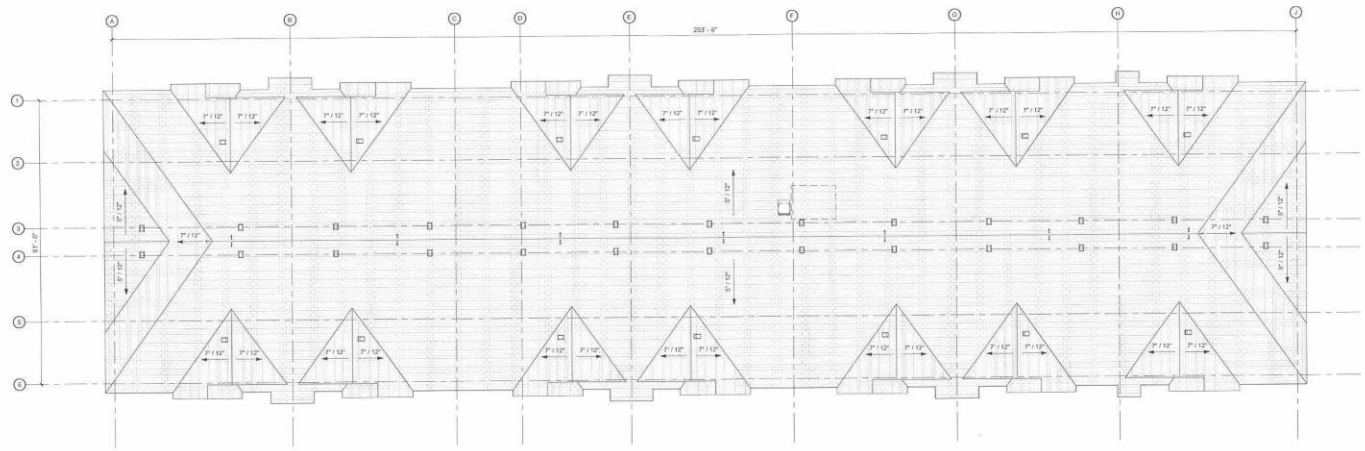
REV #:	A



1 ROOF PLAN
1" = 10'-0"

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A	RE-ZONING APPLICATION	JUNE 27, 2024

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PROJECT NUMBER:
VP 2323

ADDRESS:
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WINNIPEG, MB

DRAWING TITLE:
BUILDING A - ROOF PLAN

DRAWN BY:	EC
CHECKED BY:	BM
DATE:	JULY 23, 2024
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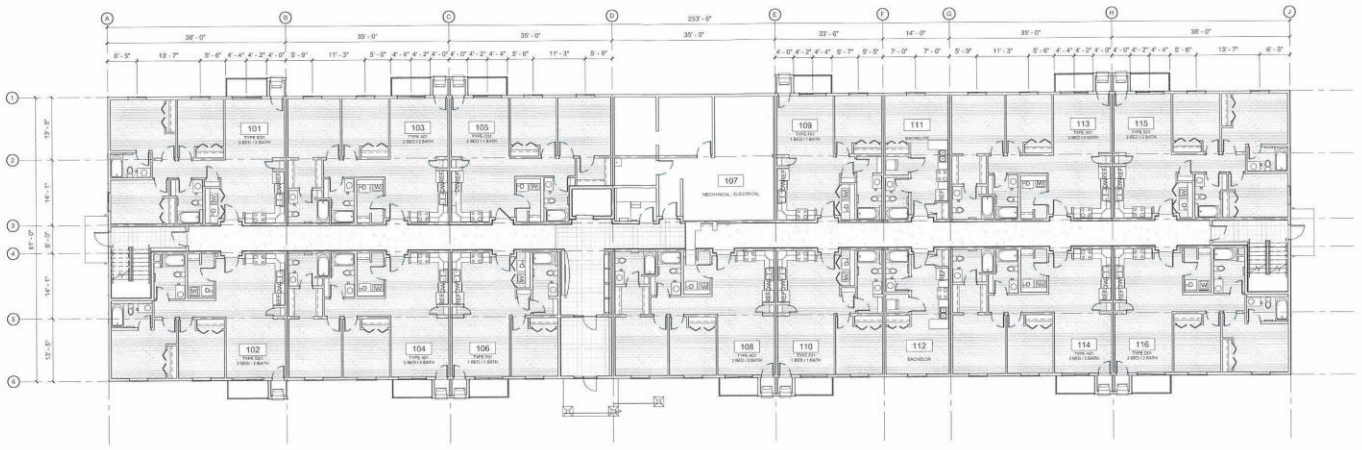
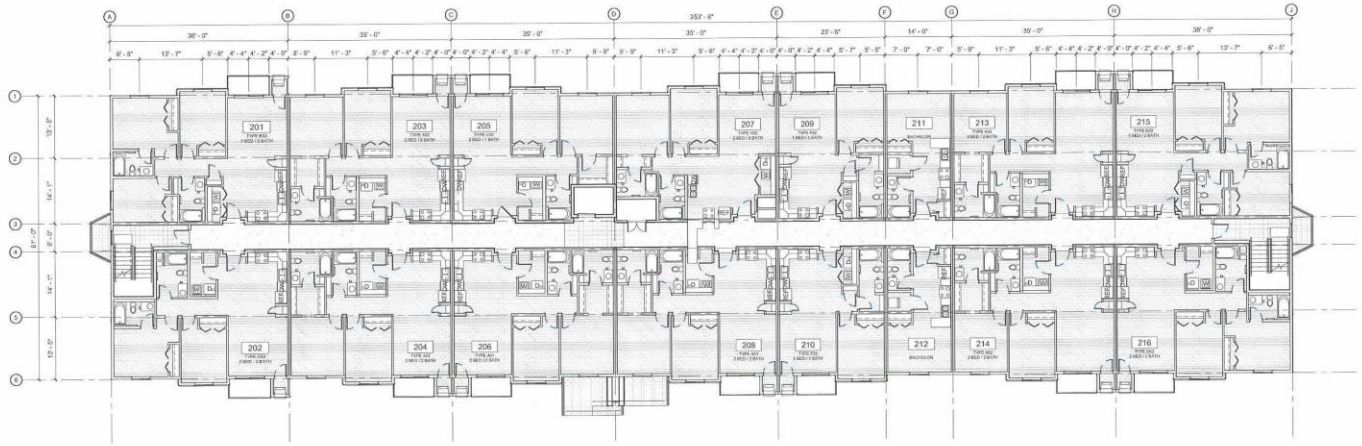


1 1ST FLOOR PLAN
1" = 10'-0"



2 2ND FLOOR PLAN
1" = 10'-0"

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SITE MAP:

PROJECT STATUS:
Project Status

Revision Schedule

No.	Description	Revision Date
A	RE-ZONING APPLICATION	JUNE 27, 2024

SEAL: ABELEARCHITECTURE

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PROJECT NAME:

PROJECT NUMBER:
VP 2323

ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
BUILDING B - FIRST & SECOND FLOOR PLAN

DRAWN BY:	EC
CHECKED BY:	BM
DATE:	JULY 23, 2024
SCALE:	1" = 10'-0"
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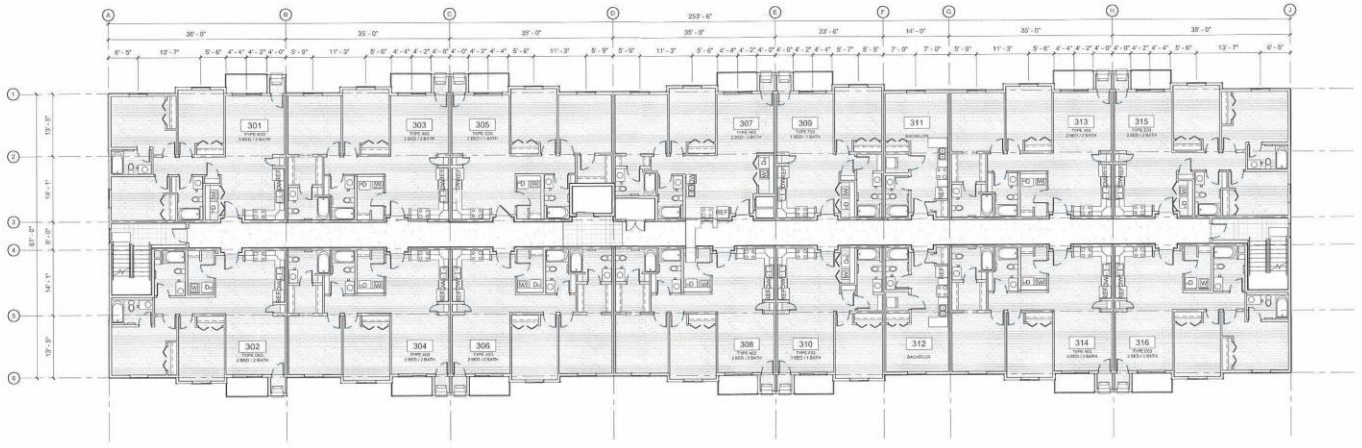
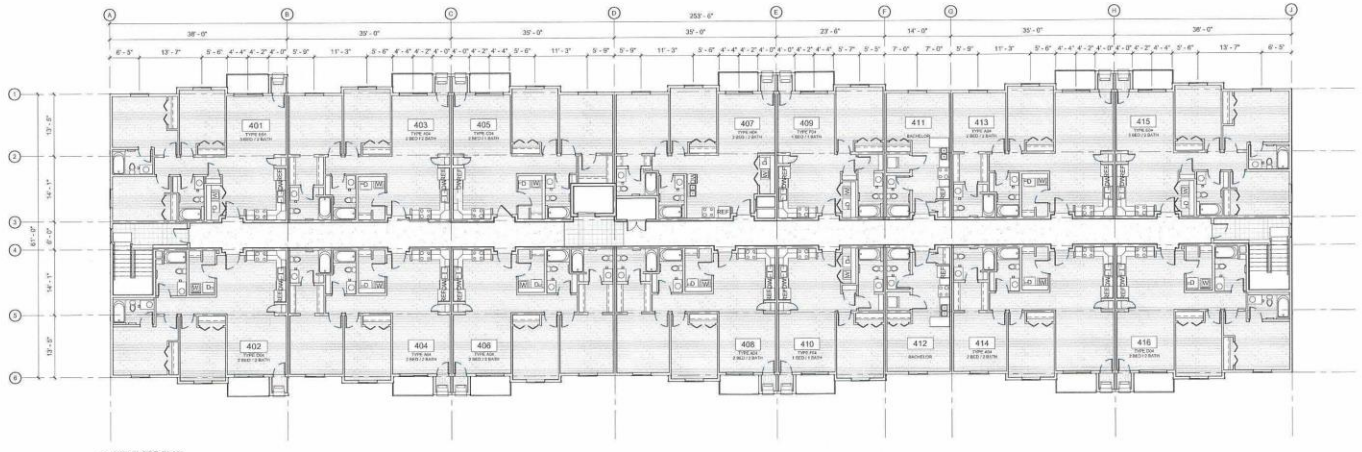
A2.03	A



1 3RD FLOOR PLAN
1" = 10'-0"



2 4TH FLOOR PLAN
1" = 10'-0"

07/23/2024 3:36:53 PM

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SITE MAP:

PROJECT STATUS:
Project Status

Revision Schedule

No.	Description	Revision Date
A	RE-ZONING APPLICATION	JUNE 27, 2024

SEAL: ABELARCHITECTURE

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PROJECT NUMBER:
VP 2323

ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
BUILDING B - THIRD & FOURTH FLOOR PLAN

DRAWN BY:	EC
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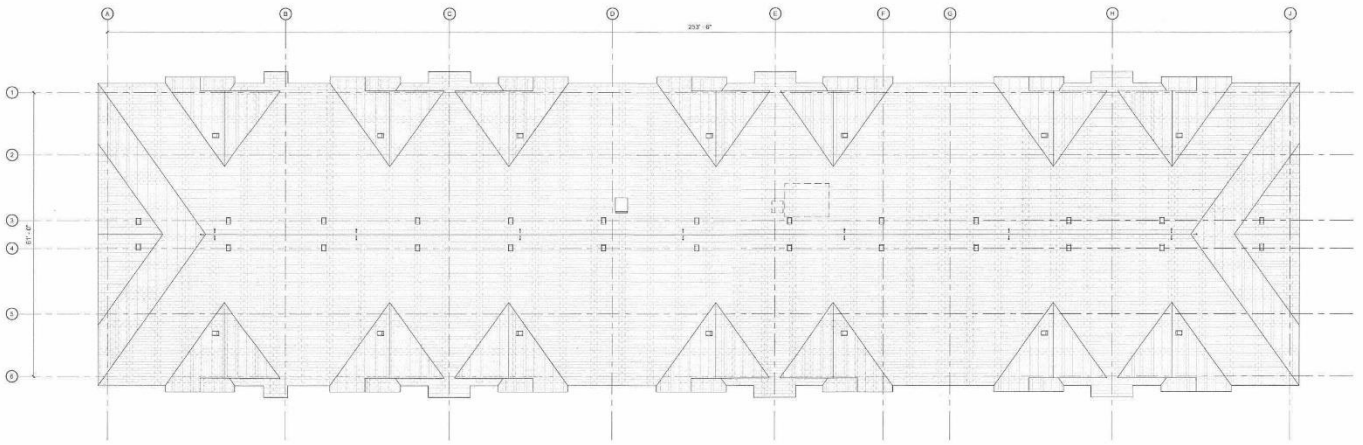
SCALE:	1" = 10'-0"
DRAWING #:	A2.04
REV #:	A



1 ROOF PLAN
1" = 10'-0"

07/23/2024 3:38:54 PM

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No.	Description	Revision Date
A	RE-ZONING APPLICATION	JUNE 27, 2024

SEAL: ABELE ARCHITECTURE
TADDAEUS ABELE, ARCHITECT BAA, T.I.N.M. (SD-0019)

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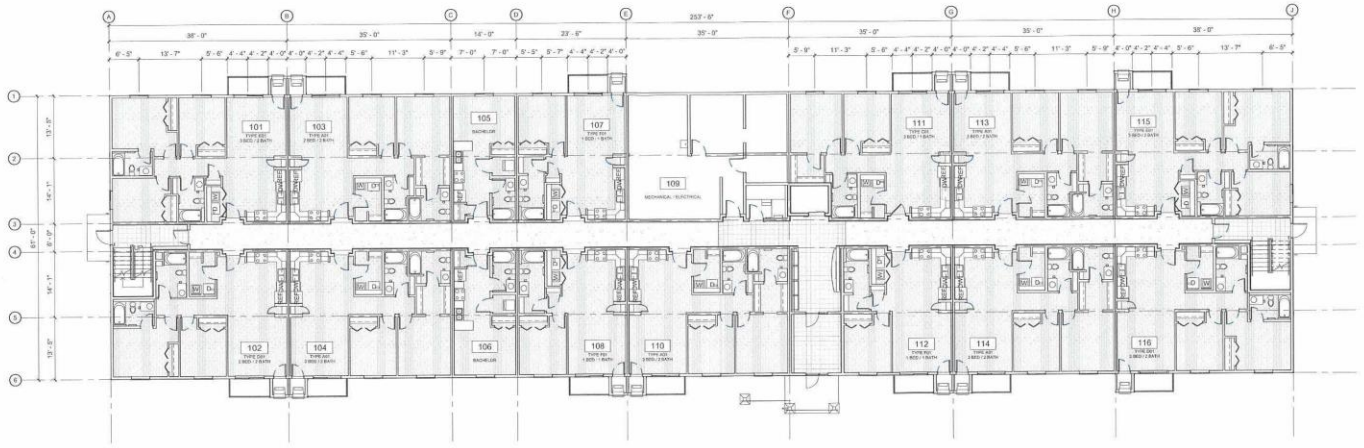
PROJECT NAME:

PROJECT NUMBER:
VP 2323

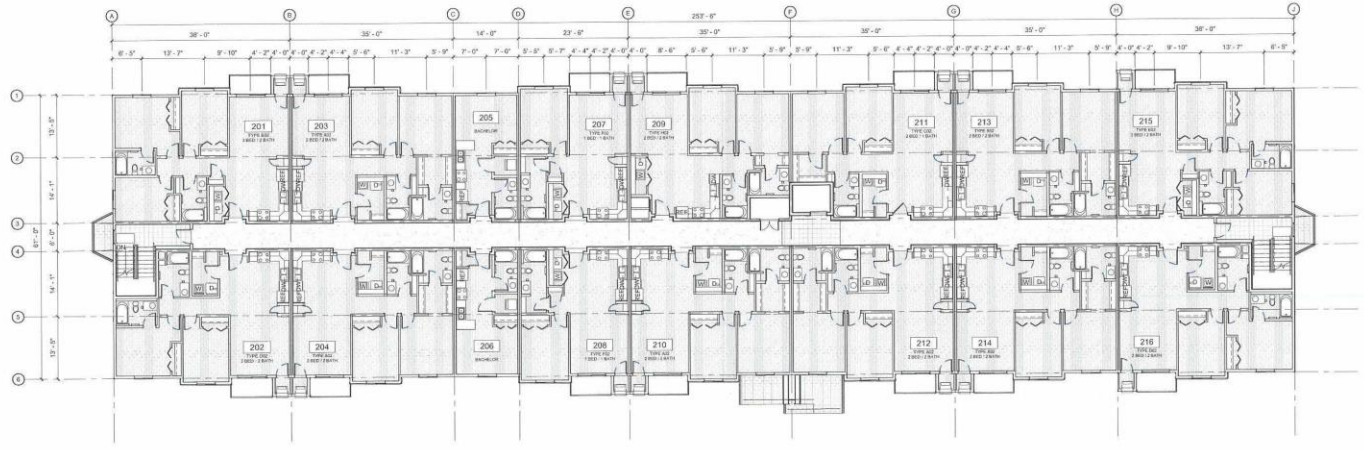
ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
BUILDING B - ROOF PLAN

DRAWN BY:	EC
CHECKED BY:	BM
DATE:	JULY 23, 2024
SCALE:	1" = 10'-0"
DRAWING #:	REV #:
A2.05	A



1 1ST FLOOR PLAN
1" = 10'-0"



2 2ND FLOOR PLAN
1" = 10'-0"

07/23/2024 3:42:22 PM

BROADSTREET PROPERTIES LTD.
100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca

SITE MAP:

PROJECT STATUS:
Project Status

Revision Schedule

No.	Description	Revision Date
A	RE-ZONING APPLICATION	JUNE 27, 2024

SEAL: ABELE ARCHITECTURE

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

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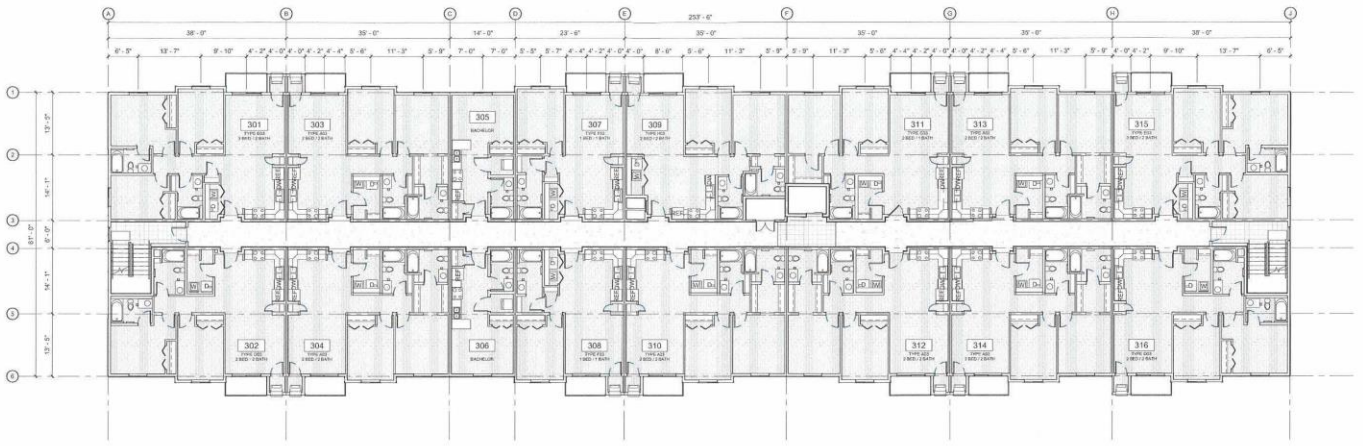
PROJECT NAME:

PROJECT NUMBER:
VP 2323

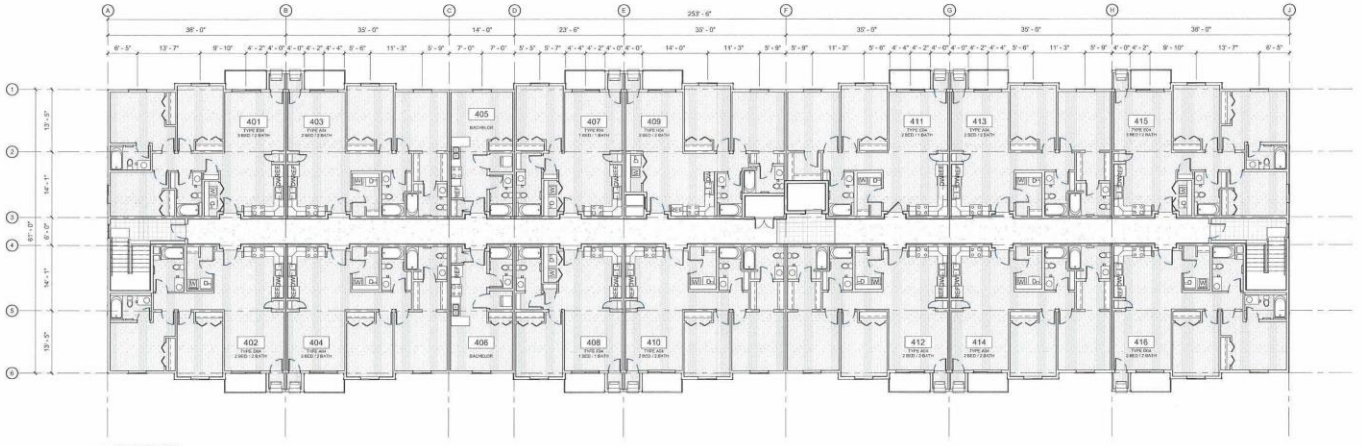
ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
BUILDING C - FIRST & SECOND FLOOR PLAN

DRAWN BY:	EC
CHECKED BY:	BM
DATE:	JULY 23, 2024
SCALE:	1" = 10'-0"
DRAWING #:	A2.06
REV #:	A



1 3RD FLOOR PLAN
1" = 10'-0"



2 4TH FLOOR PLAN
1" = 10'-0"

07/23/2024 3:42:26 PM

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SITE MAP:

PROJECT STATUS:
Project Status

Revision Schedule

No.	Description	Revision Date
A	RE-ZONING APPLICATION	JUNE 27, 2024

SEAL: ABELE ARCHITECTURE

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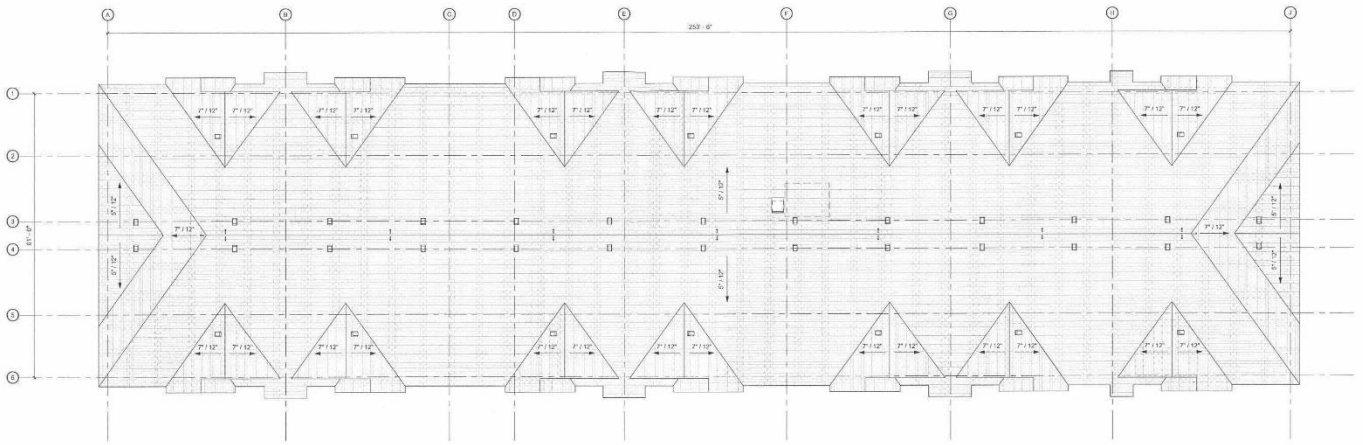
PROJECT NAME:

PROJECT NUMBER:
VP 2323

ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
BUILDING C - THIRD & FOURTH FLOOR PLAN

DRAWN BY:	EC
CHECKED BY:	BM
DATE:	JULY 23, 2024
SCALE:	1" = 10'-0"
DRAWING #:	A2.07
REV #:	A



1 ROOF PLAN
1" = 10'-0"

07/23/2024 3:42:26 PM

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A	REZONING APPLICATION	JUNE 27, 2024

SEAL: ABELE ARCHITECTURE

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PROJECT NAME:

PROJECT NUMBER:
VP 2323

ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
BUILDING C - ROOF PLAN

DRAWN BY:	EC
CHECKED BY:	BM
DATE:	JULY 23, 2024
SCALE:	1" = 10'-0"
DRAWING #:	REV #:
A2.08	A



1 FRONT ELEVATION
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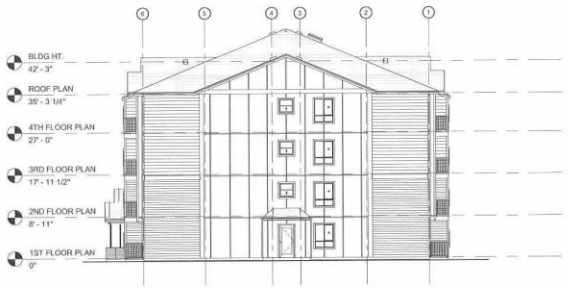
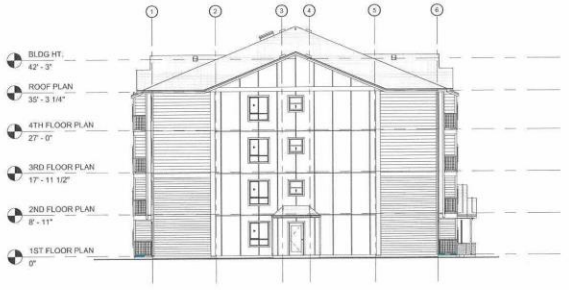


2 RIGHT ELEVATION
1" = 10'-0"



3 LEFT ELEVATION
1" = 10'-0"



4 REAR ELEVATION
1" = 10'-0"

07/23/2024 3:30:34 PM

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PROJECT STATUS:
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No.	Description	Revision Date
A	RE-ZONING APPLICATION	JUNE 27, 2024

SEAL: ABELE ARCHITECTURE

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PROJECT NAME:
STURGEON HEIGHTS APARTMENTS

PROJECT NUMBER:
VP 2323

ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
BUILDING A - ELEVATION - B&W

DRAWN BY:	EC
CHECKED BY:	BM
DATE:	JULY 23, 2024
SCALE:	1" = 10'-0"
DRAWING #:	A3.00
REV #:	A



1 FRONT ELEVATION - COLOUR
1" = 10'-0"



2 RIGHT ELEVATION - COLOUR
1" = 10'-0"



3 LEFT ELEVATION - COLOUR
1" = 10'-0"

1	PLANK - CEDARMILL (IRON GREY)	7	EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED
2	PLANK - CEDARMILL (TIMBER BARK)	8	BRICK - TBC
3	PANEL - SMOOTH (NAVAJO BEIGE)	9	LED WALL SCONCE
4	TRIM - SMOOTH (ARTIC WHITE)	10	WINDOW - SLIDER - WHITE
5	CEDAR ACCENTS - STAIN TBC	11	WINDOW - AWNING - WHITE
6	4 PANEL CLASSIC SOFFIT - WHITE	12	PATIO DOOR - SLIDER - WHITE
		13	ENTRY DOOR - SWING - ALUMINUM
		14	ALUMINUM RAILING - WELDED SYSTEM - BLACK
		15	COMMERCIAL UNIT GLAZING



4 REAR ELEVATION - COLOUR
1" = 10'-0"

07/23/2024 3:30:54 PM

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SITE MAP:

PROJECT STATUS:
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Revision Schedule

No.	Description	Revision Date
A	RE-ZONING APPLICATION	JUNE 27, 2024

SEAL: ABELEARCHITECTURE

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PROJECT NAME:
STURGEON HEIGHTS APARTMENTS

PROJECT NUMBER:
VP 2323

ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
BUILDING A - ELEVATION - COLOUR

DRAWN BY:	EC
CHECKED BY:	BM
DATE:	JULY 23, 2024
SCALE:	As Indicated
DRAWING #:	A3.01
REV #:	A



1 FRONT ELEVATION
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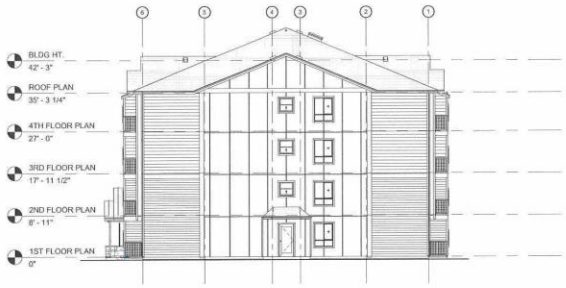
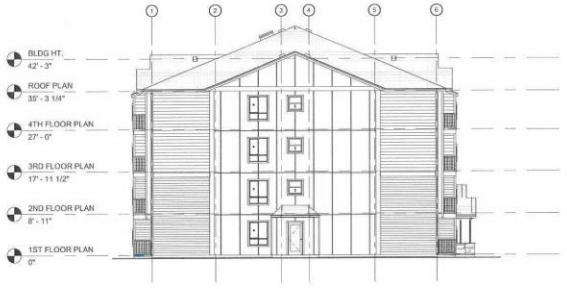


2 RIGHT ELEVATION
1" = 10'-0"



3 LEFT ELEVATION
1" = 10'-0"



4 REAR ELEVATION
1" = 10'-0"

07/23/2024 3:37:06 PM

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SITE MAP:

PROJECT STATUS:
Project Status

Revision Schedule

No.	Description	Revision Date
A	RE-ZONING APPLICATION	JUNE 27, 2024

SEAL: ABELE ARCHITECTURE

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PROJECT NAME:

PROJECT NUMBER:
VP 2323

ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
BUILDING B - ELEVATION - B&W

DRAWN BY:	EC
CHECKED BY:	BM
DATE:	JULY 23, 2024
SCALE:	1" = 10'-0"
DRAWING #:	REV #:
A3.02	A



1 FRONT ELEVATION - COLOUR
1" = 10'-0"



2 RIGHT ELEVATION - COLOUR
1" = 10'-0"



3 LEFT ELEVATION - COLOUR
1" = 10'-0"



4 REAR ELEVATION - COLOUR
1" = 10'-0"

07/23/2024 3:37:25 PM

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A	RE-ZONING APPLICATION	JUNE 27, 2024

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PROJECT NAME:

PROJECT NUMBER:
VP 2323

ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
BUILDING B - ELEVATION - COLOUR

DRAWN BY:	EC
CHECKED BY:	BM
DATE:	JULY 23, 2024
SCALE:	1" = 10'-0"
DRAWING #:	REV #:
A3.03	A



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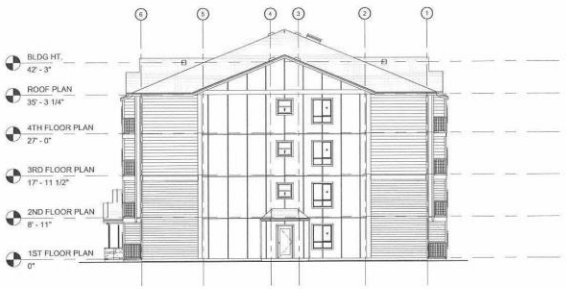
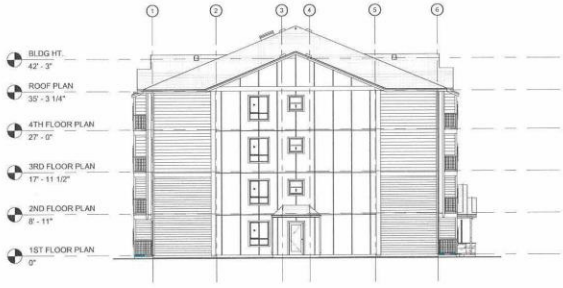


2 RIGHT ELEVATION
1" = 10'-0"



3 LEFT ELEVATION
1" = 10'-0"



4 REAR ELEVATION
1" = 10'-0"

07/23/2024 3:42:42 PM

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SITE MAP:

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Project Status

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A	RE-ZONING APPLICATION	JUNE 27, 2024

SEAL: ABELE ARCHITECTURE

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PROJECT NAME:

PROJECT NUMBER:
VP 2323

ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
BUILDING C - ELEVATION - B&W

DRAWN BY:	EC
CHECKED BY:	BM
DATE:	JULY 23, 2024
SCALE:	1" = 10'-0"
DRAWING #:	A3.04
REV #:	A



1 FRONT ELEVATION - COLOUR
1" = 10'-0"



2 RIGHT ELEVATION - COLOUR
1" = 10'-0"



3 LEFT ELEVATION - COLOUR
1" = 10'-0"



4 REAR ELEVATION - COLOUR
1" = 10'-0"

07/23/2024 3:43:05 PM

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SEAL: ABELEARCHITECTURE
THOMAS C. ABELE, ARCHITECT OAA, T: 604-682-8615

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:

PROJECT NUMBER:
VP.2323

ADDRESS:
1200 STURGEON RD.
WINNIPEG, MB

DRAWING TITLE:
BUILDING C - ELEVATION - COLOUR

DRAWN BY:	EC
CHECKED BY:	BM
DATE:	JULY 23, 2024
SCALE:	1" = 10'-0"
DRAWING #:	REV #:
A3.05	A