Agenda – Executive Policy Committee – December 9, 2025

REPORTS

Item No. 17 Zoning Agreement Amendment – 545 and 549 Broadway (Fort Rouge-East Fort Garry Ward) File ZAA 8/2025

COMMUNITY COMMITTEE RECOMMENDATION:

On November 24, 2025, the City Centre 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 Zoning Agreement dated September 25, 2002 entered into pursuant to Development Application No. DASZ 14/2002 and registered against title to the land described therein as Caveat No. 2929879/1 be amended and restated in accordance with the following:

    A. That clause 4 be deleted in its entirety and replaced with:

    "That, unless the Director of Planning, Property and Development receives written confirmation from the Director of Public Works stating that a specific reduced setback to Broadway is permitted, no buildings, signs or permanent structures shall be erected or located within the most southerly 2.134 metres (7 feet) of the property directly abutting the current Broadway right-of-way."

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement, as amended, in accordance with Recommendation 1, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements").

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

4. Subject to registration of the amended and restated Zoning Agreement required under Recommendation 1 against title to the Subject Land at the Winnipeg Land Titles Office, that Caveat No. 2929879/1 be discharged from title to the Subject Land.

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

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On November 24, 2025, the City Centre 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

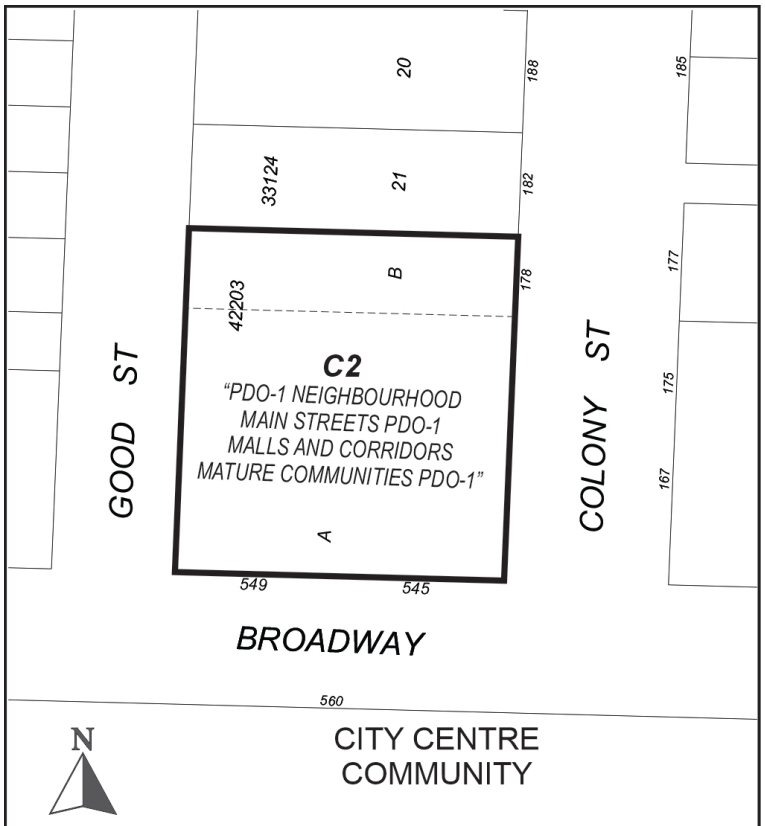
File: ZAA 8/2025

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

Public Hearing: November 24, 2025
Council Building, 510 Main Street

Applicant: Number Ten Architectural Group (Aaron Pollock)

Subject:



APPLICANT: Number Ten Architecture Group (Aaron Pollock)
FILE: ZAA 8/2025
PROPOSAL: To amend the Zoning Agreement DASZ 14/2002 affecting the land shown outlined above by deleting Clause 4 which states, "No buildings, signs or permanent structures shall be erected or located within the most southerly 2.134 metres (7 feet) of proposed Parcel "A" directly abutting the current Broadway right-of-way." **For information, phone, D. Chyz-Lund, Planner at 204-986-8289**

Premises Affected: 545 and 549 Broadway

For submission to: Executive Policy Committee

Prepared by: B. Harris, Senior Committee Clerk
City Centre Community Committee

Report date: November 26, 2025

Community Committee Recommendation:

On November 24, 2025, the City Centre 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 Zoning Agreement dated September 25, 2002 entered into pursuant to Development Application No. DASZ 14/2002 and registered against title to the land described therein as Caveat No. 2929879/1 be amended and restated in accordance with the following:

    A. That clause 4 be deleted in its entirety and replaced with:

    "That, unless the Director of Planning, Property and Development receives written confirmation from the Director of Public Works stating that a specific reduced setback to Broadway is permitted, no buildings, signs or permanent structures shall be erected or located within the most southerly 2.134 metres (7 feet) of the property directly abutting the current Broadway right-of-way."

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement, as amended, in accordance with Recommendation 1, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements").

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

4. Subject to registration of the amended and restated Zoning Agreement required under Recommendation 1 against title to the Subject Land at the Winnipeg Land Titles Office, that Caveat No. 2929879/1 be discharged from title to the Subject Land.

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

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

1. I'll restate some of the words of the applicant, Place of Pride and this zoning agreement is to enable community to thrive and survive from the continued advocacy to change systems, through the visibility of Place of Pride in restoring the indigenous permaculture garden through to the aptly named Community Connections Space that holds a very special place in this committee's heart because, of course, we continue to advocate for one at Millennium Library.

2. All throughout the pieces that Ms. Mian took us through, including the courtyard that is not only an important cultural place, but also one that might address life cycle events, it's a special day when you get to move a motion like this.

Exhibits Filed:

1. Application dated September 12, 2025
2. Notification of Public Hearing dated September 22, 2025
3. Manitoba Status of Titles 3200042/1, 3200134/1
4. Letter of authorization dated April 17, 2025 from Rainbow Resource Centre (Noreen Mian) to Aaron Pollock
5. Surveyor's Building Location Certificate and sketch dated between May 31, 2024 and March 3, 2025
6. Caveats 2929879, 4154124/1, 5428758/1
7. Plans (23 pages)
8. Report from the Urban Planning Division dated October 22, 2025
9. Inspection Report
10. Presentation dated November 21, 2025, from Noreen Mian in support of the application
11. Presentation in support of the application dated November 23, 2025, submitted by the Applicant
12. Recording of Representations

REPRESENTATIONS:

In Support:

Noreen Mian
Aaron Pollock

In Opposition:

Nil

For Information:

Nil

For the City:

D. Chyz-Lund, Planner, Planning, Property and Development Department
I. Stonehouse, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit “8” referred to in File ZAA 8/2025

ADMINISTRATIVE REPORT

Title: ZAA 8/2025 – 545 and 549 Broadway

Issue: For consideration at the Public Hearing to amend a Zoning Agreement under File DASZ 14/2002 to allow a reduced setback to Broadway

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

AUTHORIZATION

Author	Department Head	CFO	CAO
D. Chyz-Lund, MCP	N/A	N/A	

RECOMMENDATIONS

1. That the Zoning Agreement dated September 25, 2002 entered into pursuant to Development Application No. DASZ 14/2002 and registered against title to the land described therein as Caveat No. 2929879/1 be amended and restated in accordance with the following:

   A. That clause 4 be deleted in its entirety and replaced with:

   That, unless the Director of Planning, Property and Development receives written confirmation from the Director of Public Works stating that a specific reduced setback to Broadway is permitted, no buildings, signs or permanent structures shall be erected or located within the most southerly 2.134 metres (7 feet) of the property directly abutting the current Broadway right-of-way.

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement, as amended, in accordance with recommendation 1, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the “Ancillary Agreements”).

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

4. Subject to registration of the amended and restated Zoning Agreement required under Recommendation 1 against title to the Subject Land at the Winnipeg Land Titles Office, that Caveat No. 2929879/1 be discharged from title to the Subject Land.

5. 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 application proposes amending the Zoning Agreement under File DASZ 14/2002 to allow for a 0' setback to Broadway, as part of the planned expansion of buildings on the site, including an addition to the Wilson House building that would be built up to the front property line with Broadway.
- The Public Service has recommended deleting the existing clause 4, and replacing it with the following:

  That, unless the Director of Planning, Property and Development receives written confirmation from the Director of Public Works stating that a specific reduced setback to Broadway is permitted, no buildings, signs or permanent structures shall be erected or located within the most southerly 2.134 metres (7 feet) of the property directly abutting the current Broadway right-of-way.
- This would give Public Works discretion to reduce the front yard requirement to Broadway on a case-by-case basis.
- The Public Service has recommended discharging the caveat, subject to the amended Zoning Agreement being entered into.
- Approval of a Zoning Agreement Amendment application requires 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 Zoning Agreement under File DASZ 14/2002 will be amended to enable a reduced setback to Broadway – at the discretion of the Public Works Department.

HISTORY

DASZ 14/2002

- In 2002, the subject site was rezoned under a previous Zoning By-Law (*Zoning By-Law No. 6400/94*) to "C1.5" Commercial District, for the purpose of establishing a medical clinic, social services offices, and a financial institution, subject to a zoning agreement.
- The associated zoning agreement restricted many permitted uses on the land, required plan approval by the City Centre Community Committee and the Director of Planning, Property, and Development, required a minimum 7' setback to Broadway, and included several procedural conditions.

- At its February 24, 2022 meeting, Council amended the zoning agreement by deleting clauses 1, 2, 3, 5, 6, 7, 8 and 9, thereby removing the previous restrictions on uses and removing the required plan approval by the City Centre Community Committee and the Director of Planning, Property, and Development.
- The required 7' setback to Broadway was maintained, and plans submitted with the application showed no buildings within the 7' setback.

CONSULTATION

In preparing this report there was consultation with:

Legal Services

Public Works

Land Development

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning & Design Division
Prepared by:	Dylan Chyz-Lund MCP
Date:	October 22, 2025
File No.	ZAA 8/2025

List of Schedules and Attachments

- Schedule A – Planning Discussion

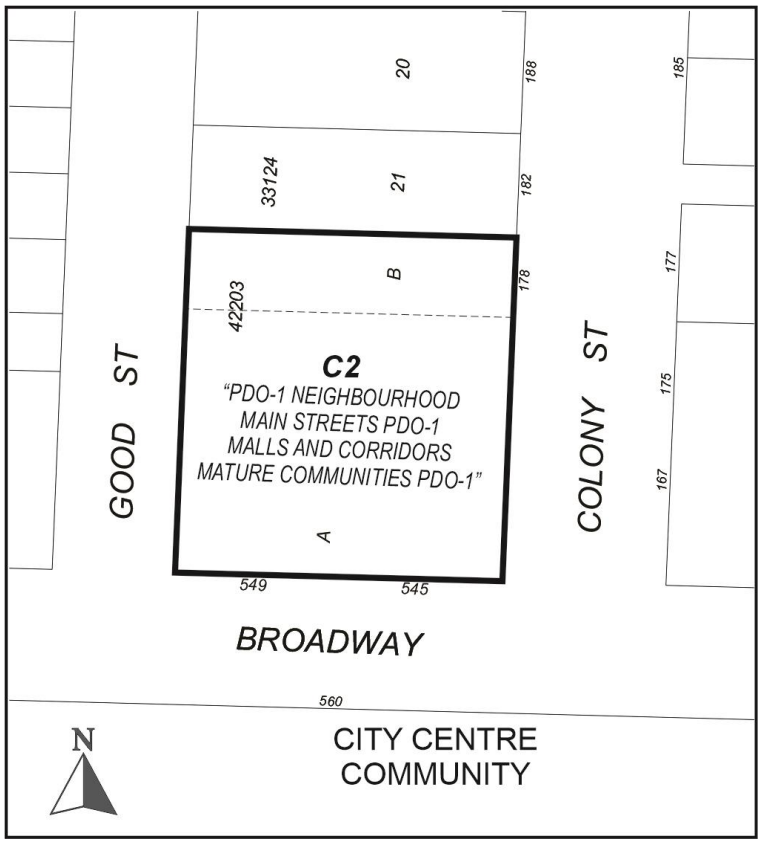
SCHEDULE 'A'

DATE:	October 22, 2025
FILE:	**ZAA 7/25**
RELATED FILES:	DAV 25-221536\C
COMMUNITY:	City Centre Community Committee
NEIGHBOURHOOD #:	1.103 - (WEST BROADWAY)

For consideration at the Public Hearing to delete / replace one zoning agreement condition under File DASZ 14/2002 to allow for a 0' setback to Broadway.

LOCATION: 545 Broadway

LEGAL DESCRIPTION: LEASEHOLD ESTATE COMMENCING JUNE 10, 2022 EXPIRING JUNE 9 2082 CONTAINED IN LEASE NO. 5443842/1



APPLICANT: Aaron Pollock (Number Ten Architectural Group)
115 Bannatyne Ave Unit 310
Winnipeg, MB R3B 0R3

OWNER: RAINBOW RESOURCE CENTRE INC.
545 Broadway
Winnipeg, MB R3W 0W3

RECOMMENDATION: **Approval**

SITE DESCRIPTION

The subject site is located on the north side of Broadway, between Good Street and Colony Street in the West Broadway neighbourhood of the Fort Rouge – East Fort Garry ward.

The subject site is located in an "Urban Mixed Use Corridor" policy area as identified in *Complete Communities 2.0*.

The subject site is currently zoned "C2" Commercial – Community District, with an assessed lot area of 22,702 square feet.

The subject site currently includes a multi-family building at the west side of the site and an office building at the east side of the site – the historic "Wilson House."



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

North: A multi-family building zoned "RMF-L" Residential Multi-Family (Large) District.

South: Broadway, then office uses zoned "C" Character Sector under the Downtown Zoning By-law and surface parking areas zoned "C2" Commercial Community district under Zoning By-law 200/2006

East: Colony Street, then a multi-family residential use zoned "C" Character Sector under the Downtown Zoning By-law

West: Good Street, then a commercial use and a parking area zoned "C2" Commercial Community district and "R2" Residential – Two-Family District, respectively.

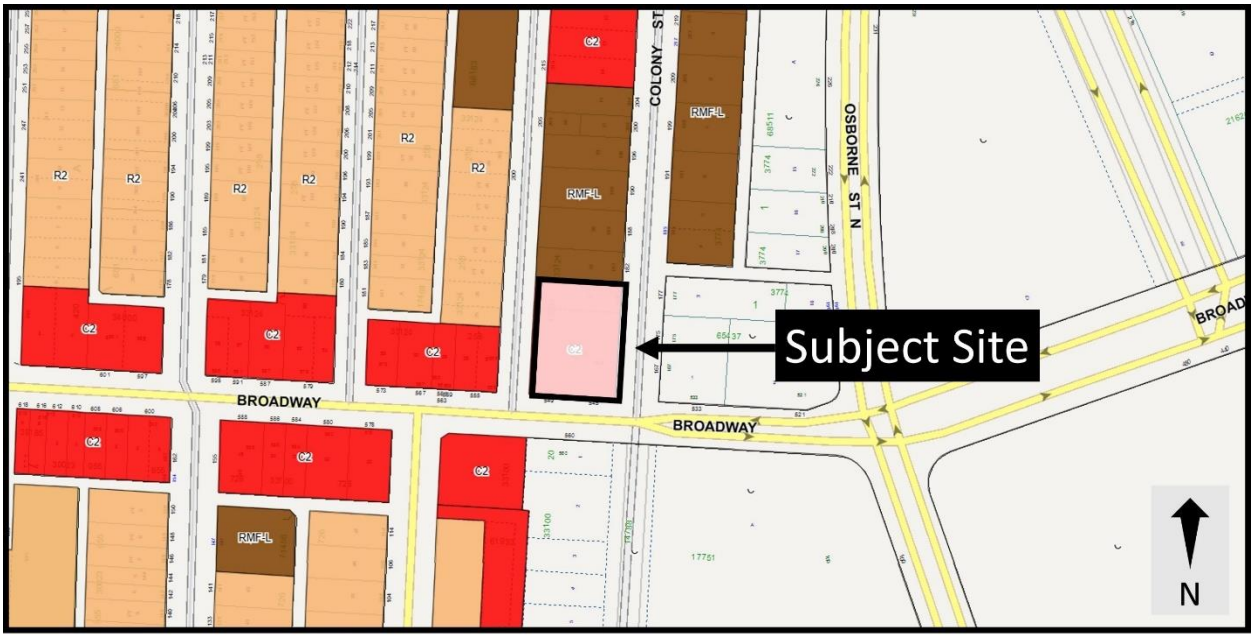


Figure 2: Zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to undertake an internal renovation of the multi-family building and of Wilson House, an external heritage remediation of Wilson House, and construct a new building that would connect Wilson House with the multi-family building. The new building would:
    - To Broadway, have a 1.7’ setback to the building wall, and a 0’ setback to the eve projection.
    - Be circular in shape, one storey in height, and include a rooftop deck.
    - Be clad primarily in glass.
    - Be used as programming space.
- The proposal also includes a significant landscaped area running from Broadway to the rear property line with space for an Indigenous permaculture garden, outdoor teaching areas, and program space in the courtyard.
- As part of the proposal, the existing parking area is being retained, and 11 parking spaces are being provided by the Canada Life Assurance Company across Broadway.

ANALYSIS AND ISSUES

OURWINNIPEG

OurWinnipeg is the City of Winnipeg’s long-range development plan. Applicable Policies for Recent Communities include the following:

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density
4.2 Ensure New Areas of Growth are Designed According to the Principles of Complete Communities

6.23 Urban Mixed Use Corridors

- *Prioritize the creation of a comfortable pedestrian environment and attractive public realm along Urban Mixed Use Corridors through design guidelines and infrastructure investments.*

The proposed development application aligns with *OurWinnipeg* for the following reasons:

- It facilitates the creation of a comfortable pedestrian environment through the use of active ground-floor uses and reduced setbacks to the street.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg. *CCDS 2.0* provides policy guidance when assessing proposals that are seeking entitlements or changes to the *Winnipeg Zoning By-Law*.

The subject site is located in an "Urban Mixed Use Corridor" policy area of *CCDS 2.0*. The following goals and policies of *CCDS 2.0* apply to the proposal:

- Goal 3 - *Ensure Corridors provide a comfortable pedestrian environment and attractive public realm.*

  Urban Mixed Use Corridors

  - *3.1 Ensure that development on Urban Mixed Use Corridors is designed to prioritize a comfortable pedestrian environment and attractive public realm through the use of design elements which may include, but are not limited to the following:*

    3.1.1 Providing minimal building setbacks from the public right-of-way to define the street edge.

    3.1.2 Having entrances provide direct access to the public sidewalk.

    3.1.3 Promoting a fine-grained and transparent street-level façade with active ground floor uses

    3.1.4 Encouraging balconies and public spaces, such as plazas, patios, or other pedestrian amenities.

    3.1.5 Minimizing impacts of vehicular access and parking on the pedestrian environment by having vehicular access off of existing lanes.

    3.1.7 Promoting pedestrian-scale signage.

  - *3.5 Design the public realm and right-of-way to promote improvements to the pedestrian and cycling environment, including pedestrian- and transit-oriented streetscaping enhancements.*

The proposed building is circular in design, with a transparent glass façade and a 1.7' setback to the building wall and a 0' setback to the projecting eves. This allows the building to provide a minimal setback to the street for a portion of it, while also creating some variation in the setback that creates visual interest.

- The transparent street-level façade with programming space ensures there are active ground floor uses along the street edge. The roof deck further adds to the streetscape, while the outdoor seating area and gardens along the east side of the site enhance the public space.

Collaboration with the Public Service:

- N/A.

AMENDMENTS TO ZONING AGREEMENT ESTABLISHED THROUGH DASZ 14/2002

- As indicated under the "History" section of this report, a Zoning Agreement was established as a condition of approval associated with DASZ 14/2002 in 2002. There is one clause from that Zoning Agreement that the applicant has proposed deleting:
  - Clause 4: Prohibits any buildings, signs, or permanent structures within 7' of the Broadway right-of-way.
- The proposed change would enable buildings and structures be constructed up to the property line with Broadway.
- The recommended amendment would enable a 0' setback to the Broad right-of-way – at the discretion of the Director of Public Works.

Clause 4:

- The current clause states:
  - *No buildings, signs or permanent structures shall be erected or located within the most southerly 2.134 metres (7 feet) of proposed Parcel "A" abutting the current Broadway right of way.*
- The Public Service recommends deleting this clause and replacing it with the following:
  - *That, unless the Director of Planning, Property and Development receives written confirmation from the Director of Public Works stating that a specific reduced setback to Broadway is permitted, no buildings, signs or permanent structures shall be erected or located within the most southerly 2.134 metres (7 feet) of the property directly abutting the current Broadway right-of-way*.
- The recommended change to this clause maintains the required setback, but gives the Director of Public Works the option to reduce the setback on a case-by-case basis if the reduced setback meets the objectives of Public Works.
- In this case, Public Works has reviewed the submitted drawings and confirmed that as shown, the submitted drawings meet their objectives for Broadway. Specifically, the low building profile, transparent façade and curved structure, and significant landscaping all contribute to an enhanced pedestrian realm along Broadway. If a different site and building plan was proposed, it is possible that Public Works would not support the reduced setback.

RECOMMENDATION

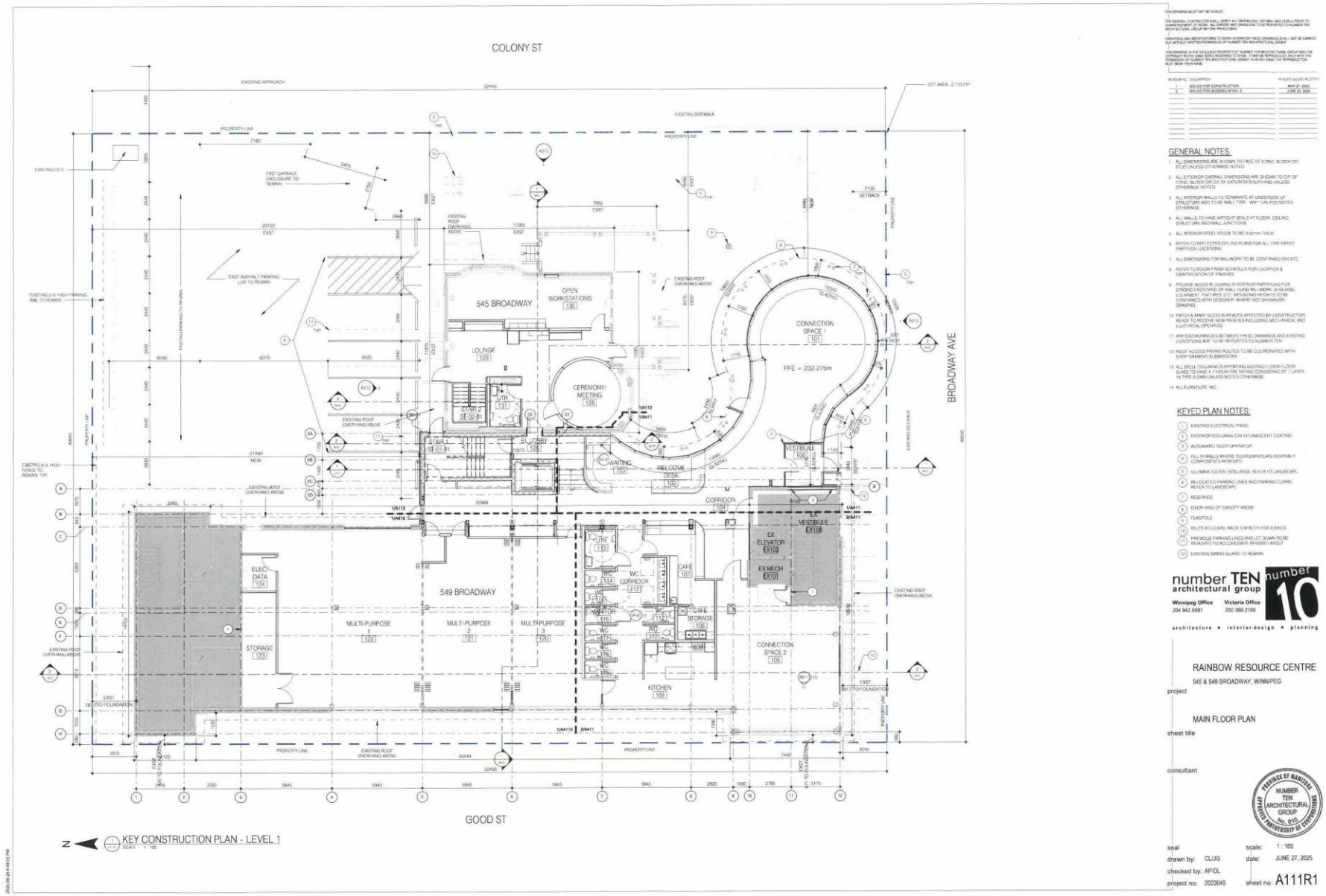
The Urban Planning Division recommends **approval** for the following reasons:

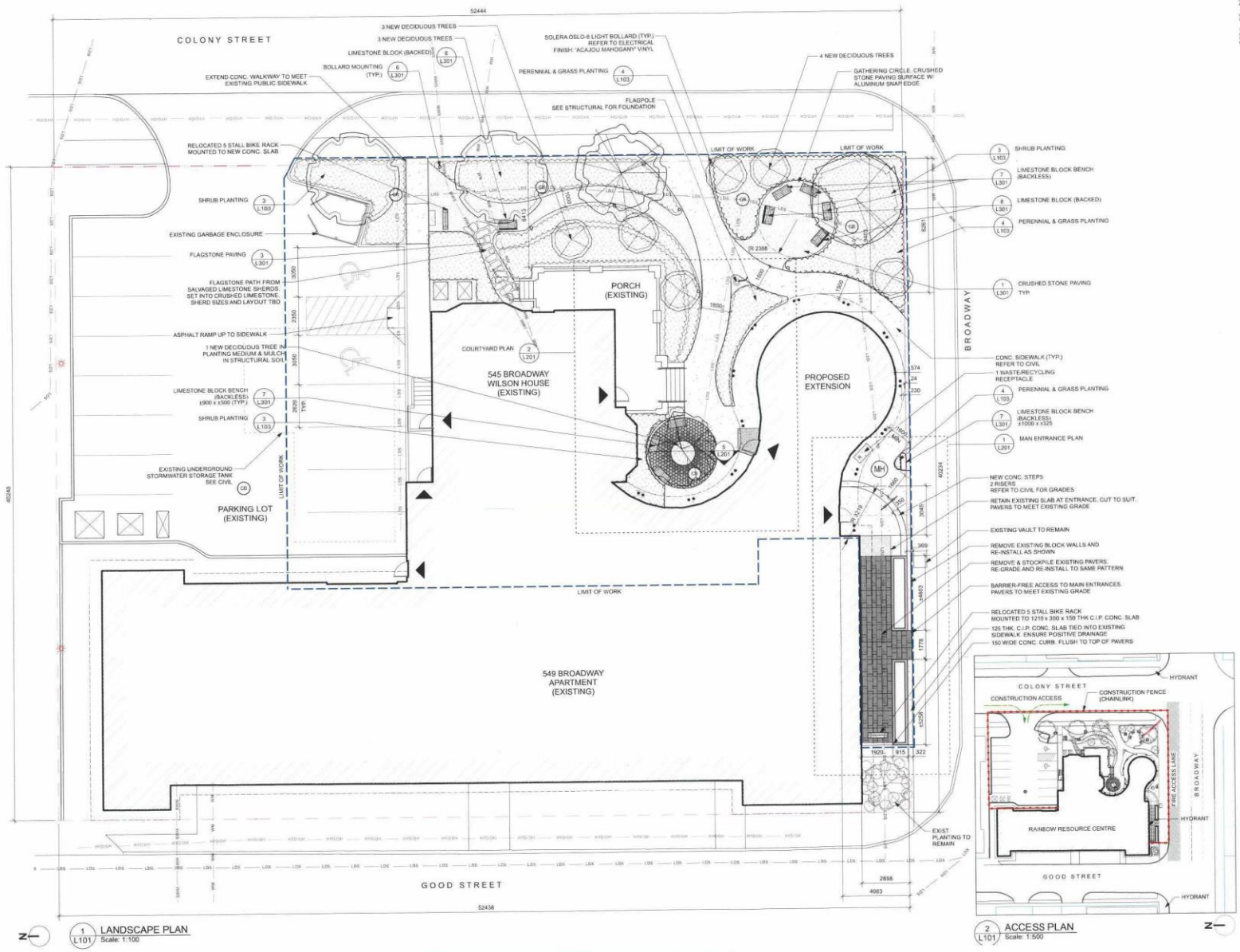
- The proposal will allow reduced setbacks to Broadway in an Urban Mixed Use Corridor, similar to other developments along Broadway, that is consistent with the policies of *Complete Communities 2.0* and *OurWinnipeg 2045*.
- Amending the Zoning Agreement associated with DASZ 14/2002 will enable the subject property to develop in alignment with established “C2” zoning rights and in a fashion consistent with other “C2” zoned properties in this area.

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

Report Prepared By: Dylan Chyz-Lund, MCP
PPD File # ZAA 8/2025

Exhibit “7” referred to in File ZAA 8/2025





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

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

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

REVISION NO.	DESCRIPTION	REVISED/ISSUED/PLOTTED
1	ISSUED FOR CONSTRUCTION	2025-05-27
2	RE-ISSUED FOR CONSTRUCTION	2025-08-29

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- C.I.P. CONC. SLAB
- STRUCTURAL ENTRY SLAB REFER TO STRUCTURAL
- CRUSHED STONE PAVING
- PERMEABLE PAVERS OVER STRUCTURAL SOIL REFER TO DETAIL
- PLANTING BED C/W PLANTING MEDIUM, SHRUBS/PERENNIALS & MULCH REFER TO PLANT SCHEDULE
- CB CATCH BASIN REFER TO CIVIL
- MH MANHOLE COVER REFER TO CIVIL

CIVIC ADDRESS: 545 BROADWAY

LEGAL DESCRIPTION:

PARCELS "A" AND "B" PLAN 42203 WLTO IN RL 85 PARISH OF ST. JAMES

CERTIFICATE OF TITLE No. 2936517/1

CAVEAT No.s 2929879/1 AND 4154124/1 ARE REGISTERED AGAINST THE PROPERTY

REGISTERED OWNER: RAINBOW RESOURCE CENTRE INC.

TOTAL LOT AREA: 2110 sq.m.

LANDSCAPING & BUFFERING REQUIREMENTS (ZONING BY-LAW 200/2006)

Street Edge Landscaping:
Required: 10 trees, 45 shrubs
Proposed: 10 trees, 60 shrubs

Building Foundation Planting: N/A

Parking Lot Interior Landscaping:
Required: 21.3 sq.m.
Proposed: 24 sq.m.

Site & Rear Site Edge Buffering: N/A

Buffering of Parking & Loading Areas: N/A

number TEN architectural group
number 10

Winnipeg Office 204.942.0981
Victoria Office 250.360.2106

architecture • interior design • planning

PLACE OF PRIDE
WINNIPEG, MANITOBA

project
LANDSCAPE PLAN

sheet title

consultant

HTFC PLANNING + DESIGN

MARK BAUCHE
Member No. 167

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checked by: MB
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date: 2025-08-29

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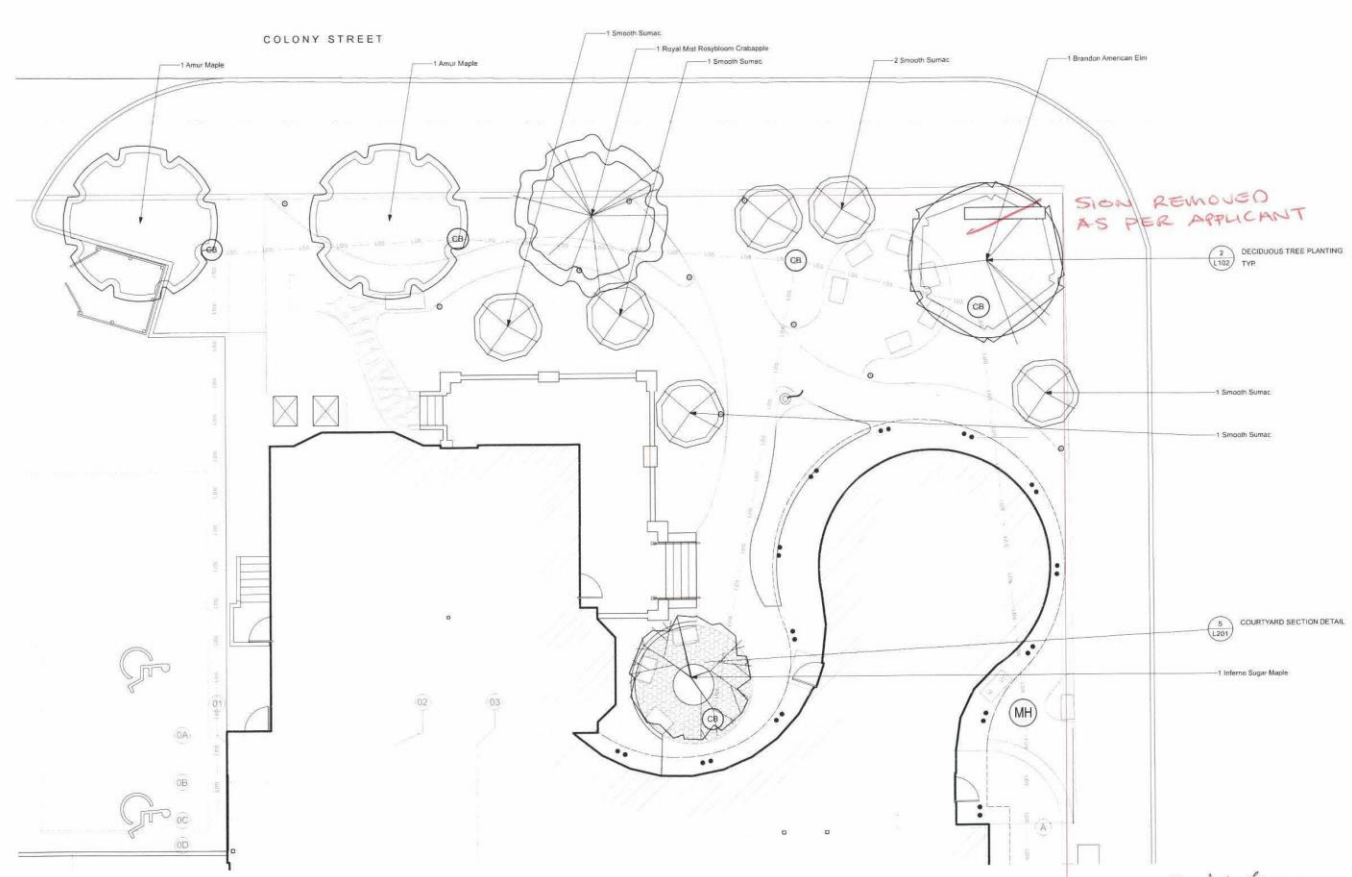

1 L102 TREE PLANTING PLAN
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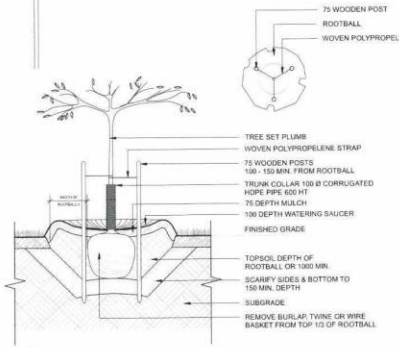
REFER TO DRAWING L102 FOR PLANT SCHEDULE



2 L102 DECIDUOUS TREE PLANTING
Scale: 1:20

number TEN architectural group
Winnipeg Office 204 942.0981
Victoria Office 250 360.2106
architecture • interior design • planning

PLACE OF PRIDE
WINNIPEG, MANITOBA

project
TREE PLANTING PLAN

sheet title

consultant
HTFC

seal

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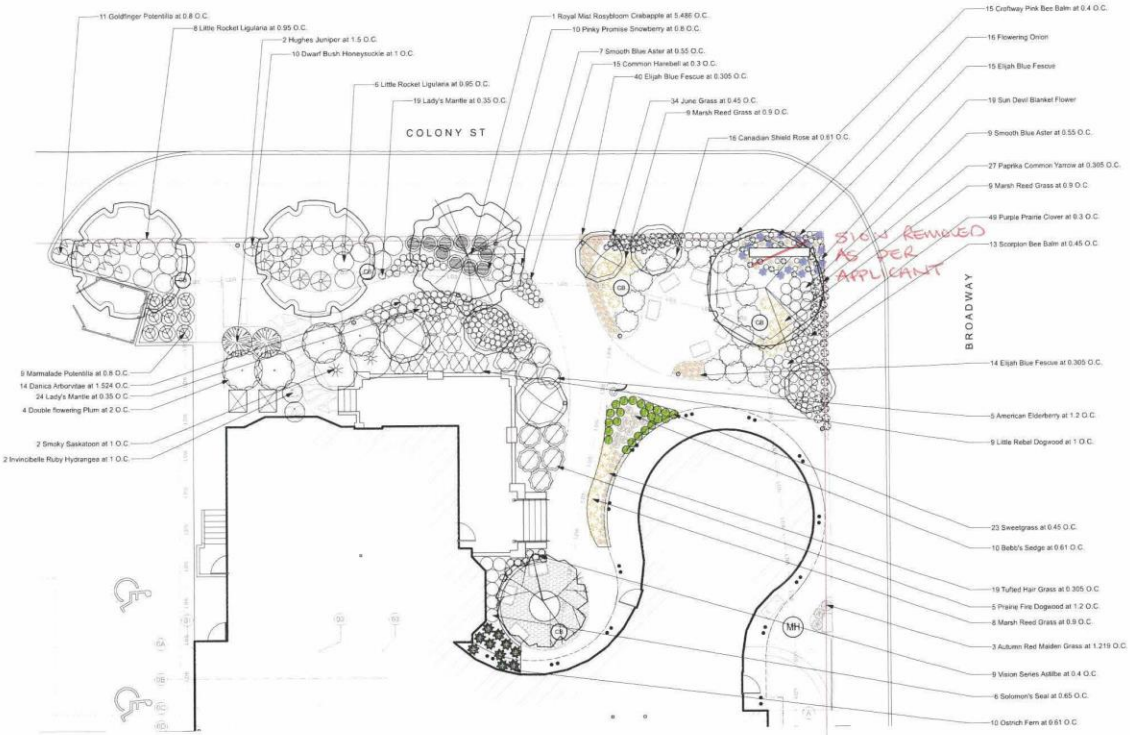
date: 2024-08-07
checked by: MB

L102



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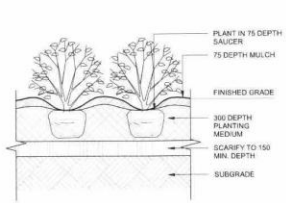

3 / L103 SHRUB PLANTING
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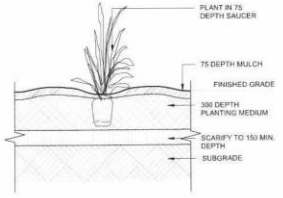

4 / L103 PERENNIAL & GRASS PLANTING
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Plant Schedule

Qty	Common Name	Botanical Name	Size	Comments
Deciduous Trees				
2	**Amur Maple**	Acer ginnala 'Northern Seed'	40 mm cal.	3.0 to 3.5 m Ht., 7 major branches 1.75 m above grade
1	**Inferno Sugar Maple**	Acer saccharum 'Jeferno'	40 mm cal.	3.0 to 3.5 m Ht., 7 major branches 1.75 m above grade
1	**Royal Mist Rosybloom Crabapple**	Malus x adstringens 'Durleo'	40 mm cal.	3.0 to 3.5 m Ht., 7 major branches 1.75 m above grade
6	**Smooth Sumac**	Rhus glabra	25 mm cal.	2.5 to 3.0 m Ht., 5 major branches 1.75 m above grade
1	**Brandon American Elm**	Ulmus Americana 'Brandon'	40 mm cal.	3.0 to 3.5 m Ht., 7 major branches 1.75 m above grade
Deciduous Shrubs				
2	**Smoky Saskatoon**	Amelanchier alnifolia 'Smoky'	400 to 500 mm ht.	5 major basal branches. Well formed, bushy plants. Container stock.
9	**Little Rebel Dogwood**	Cornus alba 'Jefrebl'	400 to 500 mm ht.	5 major basal branches. Well formed, bushy plants. Container stock.
10	**Dwarf Bush Honeysuckle**	Diervilla lonicera	300 to 400 mm ht.	4 major basal branches. Well formed, bushy plants. Container stock.
11	**Goldfinger Potentilla**	Potentilla fruticosa 'Goldfinger'	300 to 400 mm ht.	4 major basal branches. Well formed, bushy plants. Container stock.
9	**Marmalade Potentilla**	Potentilla fruticosa 'Marmalade'	300 to 400 mm ht.	4 major basal branches. Well formed, bushy plants. Container stock.
4	**Double flowering Plum**	Prunus triloba 'Multiplex'	400 to 500 mm ht.	5 major basal branches. Well formed, bushy plants. Container stock.
16	**Canadian Shield Rose**	Rosa 'CCA576	400 to 500 mm ht.	5 major basal branches. Well formed, bushy plants. Container stock.
5	**American Elderberry**	Sambucus canadensis	300 to 400 mm ht.	4 major basal branches. Well formed, bushy plants. Container stock.
10	**Pinky Promise Snowberry**	Symphoricarpos doorenbosii 'Kolmpica'	300 to 400 mm ht.	4 major basal branches. Well formed, bushy plants. Container stock.
Coniferous Shrubs				
14	**Danica Arborvitae**	Thuja occidentalis 'Danica'		
2	**Hughes Juniper**	Juniperus horizontalis 'Hughes'		
Grasses				
26	**Marsh Reed Grass**	Calamagrostis canadensis	100 mm (4") pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
10	**Bebb's Sedge**	Carex bebbii	100 mm (4") pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
19	**Tufted Hair Grass**	Deschampsia caespitosa	100 mm (4") pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
69	**Elijah Blue Fescue**	Festuca glauca 'Elijah Blue' (F. ovina var. glauca)	100 mm (4") pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
23	**Sweetgrass**	Hierochloe odorata	100 mm (4") pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
52	**June Grass**	Koeleria micrantha	100 mm (4") pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
3	**Autumn Red Maiden Grass**	Miscanthus sinensis 'Autumn Red'	100 mm (4") pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
Perennials				
27	**Paprika Common Yarrow**	Achillea millefolium 'Paprika'	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
43	**Lady's Mantle**	Alchemilla mollis 'Thetler'	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
16	**Flowering Onion**	Allium 'Purple Sensation'	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
9	**Vision Series Astilbe**	Astilbe chinesis	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
15	**Common Harebell**	Campanula rotundifolia	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
125	**Purple Prairie Clover**	Dalea purpurea	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
19	**Sun Devil Blanket Flower**	Gaillardia x grandiflora 'Sun Devil'	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
14	**Little Rocket Ligularia**	Ligularia 'Little Rocket'	150 mm (6") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
10	**Ostrich Fern**	Matteuccia struthiopteris	150 mm (6") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
15	**Crofway Pink Bee Balm**	Monarda 'Crofway Pink'	150 mm (6") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
13	**Scorpion Bee Balm**	Monarda 'Scorpion'	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
6	**Solomon's Seal**	Polygonatum multiflorum	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
16	**Canadian Shield Rose**	Rosa 'CCA576'		
16	**Smooth Blue Aster**	Symphyotrichum laevis	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.

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REVISION NO.	DESCRIPTION	REVISED/ISSUED (YY-MM-DD)
1	ISSUED FOR CONSTRUCTION	2024-12-05

number TEN architectural group
Winnipeg Office 204.942.0981
Victoria Office 250.360.2106
architecture • interior design • planning

PLACE OF PRIDE
WINNIPEG, MANITOBA

project
SHRUB & PERENNIAL PLANTING PLAN (ALTERNATE PRICE)

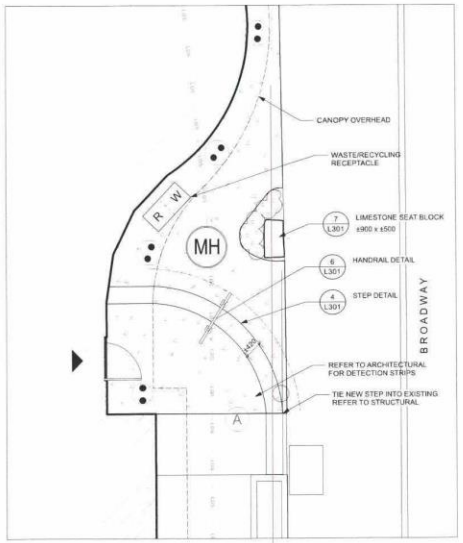
sheet title

consultant
HTFC PLANNING & DESIGN

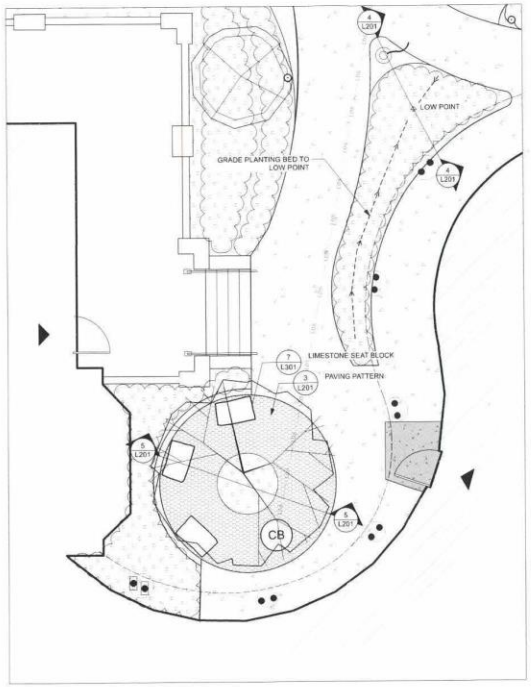
seal

scale: AS NOTED
date: 2024-08-07
drawn by: MB
checked by: MB

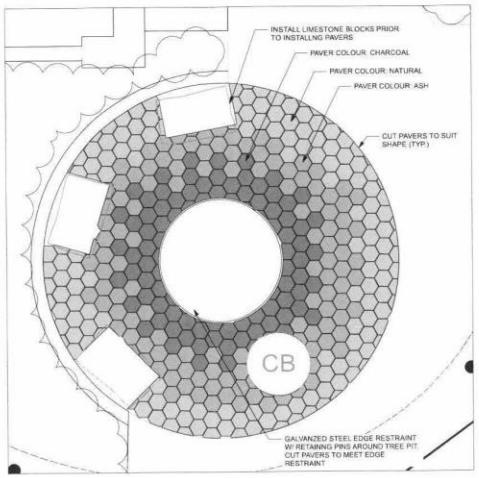
L102



1 L201 MAN ENTRANCE PLAN
Scale: 1:50



2 L201 COURTYARD PLAN
Scale: 1:50



3 L201 PAVING PATTERN
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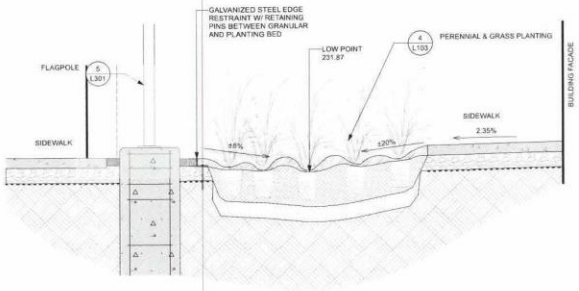
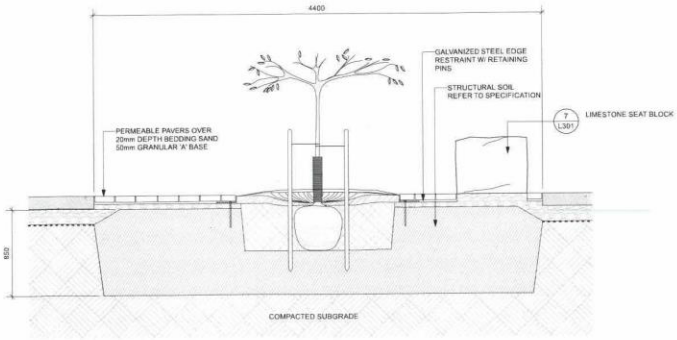


4 L201 SECTION
Scale: 1:20



5 L201 COURTYARD SECTION DETAIL
Scale: 1:20

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PLACE OF PRIDE
WINNIPEG, MANITOBA

project
DETAIL PLANS & SECTIONS

sheet title

consultant
HTFC

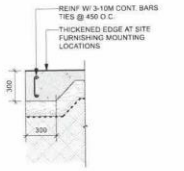
seal

scale: 1:100
drawn by: MB
date: 2024-08-07
checked by: MB

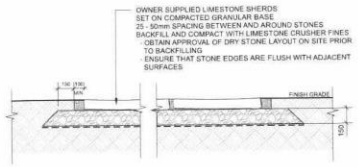
L 201



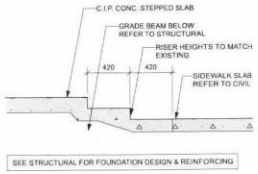
1 L301 CRUSHED STONE PAVING
Scale: 1:20



2 L301 CONC. THICKENED EDGE
Scale: 1:20



3 L301 FLAGSTONE PAVING
Scale: 1:20



4 L301 STEP DETAIL
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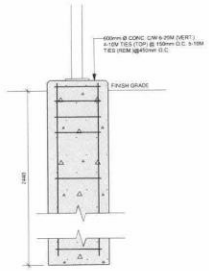

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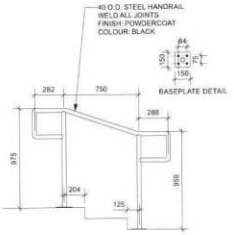

6 L301 HANDRAIL DETAIL
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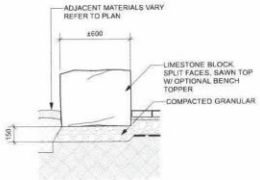

7 L301 LIMESTONE SEAT BLOCK
Scale: 1:20

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REVISION NO.	DESCRIPTION	REVISED/ISSUED/PLOTTED
1	DD SUBMISSION	2024-05-14
2	ISSUED FOR 33% REVIEW	2024-08-07
3	ISSUED FOR CONSTRUCTION	2024-12-05

number TEN architectural group
Winnipeg Office 204.942.0981
Victoria Office 250.360.2106
architecture • interior design • planning

PLACE OF PRIDE
WINNIPEG, MANITOBA

project
DETAILS

sheet title

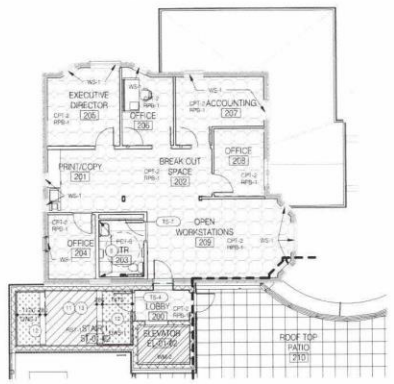
consultant
HTFC PLANNING & DESIGN

seal

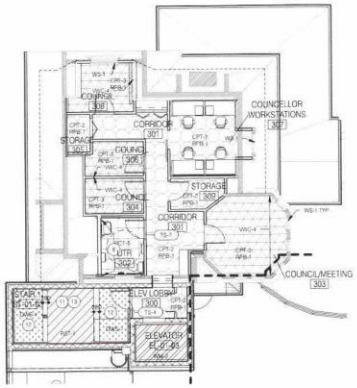
drawn by: AB/MB
checked by: MB

scale: AS NOTED
date: 2024-08-07

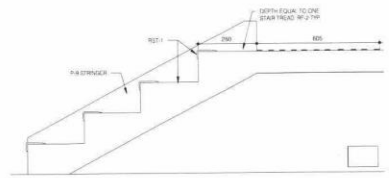
L 204



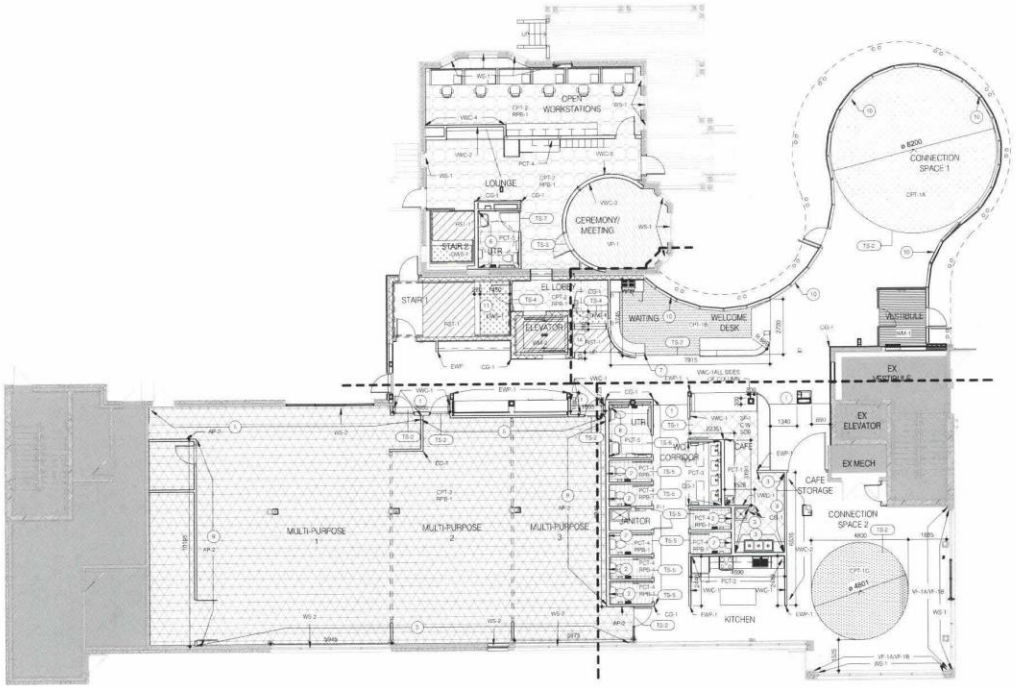
FLOOR FINISH PLAN - WILSON HOUSE LEVEL 2



FLOOR FINISH PLAN - WILSON HOUSE LEVEL 3



TYP STAIR FINISHES U.N.O



FLOOR FINISH PLAN - LEVEL 1

FLOOR FINISHES LEGEND:

- CONC-1 - POLISHED CONCRETE
- CPT-1A CARPET TILE
- CPT-1B CARPET TILE
- CPT-1C CARPET TILE
- CPT-2 CARPET TILE
- CPT-3 CARPET TILE
- VP-1 - VINYL PLANK
- WM-1 WALK OFF MAT
- WM-2 WALK OFF MAT
- RST-1 - RESILIENT STAIR TREAD
- PCT-4 - PORCELAIN TILE
- PCT-5 - PORCELAIN TILE
- SF-1 - SAFETY FLOORING
- DWS-1 DETECTABLE WARNING SURFACE

KEYED PLAN NOTES:

1. FLOORING TO RUN CONTINUOUSLY ACROSS EXPANSION JOINTS - SFF WALL SECTIONS FOR DETAIL
2. PCT-4 ON FLOOR AND WALL OF TOILET. ALLOW FOR 6 COLOURS
3. WP-1 FROM 152MM AFF UP TO 2438MM AFF
4. SCB FROM 0MM UP TO 152MM WITH COVE CAP
5. AP-1 FROM 2180MM UP TO 3225MM AFF
6. PCT-4 FULL HEIGHT
7. CURVED WALL END AND TOP CAPPED WITH SS 4
8. PCT-5 FULL HEIGHT
9. ELECTRICAL TO PROVIDE EXTENDERS FOR POWER AND DATA IN WALL WITH AP-2 FINISH. REFER TO ELECTRICAL DRAWINGS
10. WS-1 ON ENTIRE LENGTH OF CURTAIN WALL TYP
11. ALL STEEL STAIR STRINGERS, GUARD AND HANDRAILS TO BE P-2
12. ALL EXPOSED MISC. METALS AND METAL DECKING AT LIPS OF LANDINGS TO BE P-8
13. ALL UNDERSIDE OF STEEL STAIR PANS P-8
14. STAIR STRINGER TO BE PAINTED P-8

FLOOR FINISH GENERAL NOTES:

1. LEVEL 5 GB FINISH FOR ALL VINYL WALL COVERINGS
2. ALL WALLS TO BE PAINTED P-1 U.N.O

FLOOR TRANSITION STRIP LEGEND:

TS-1	CONC-1 TO SF
TS-2	CONC-1 TO CPT-1 CONC-1 TO CPT-3
TS-3	VP-1 TO CPT-2
TS-4	CPT-2 TO DWS-1
TS-5	CONC-1 TO PCT-4
TS-6	CONC-1 TO PCT-5
TS-7	PCT-5 TO CPT-2

number TEN architectural group
Winnipeg Office 204 942 0981
Victoria Office 250 360 2106
architecture • interior design • planning

project: RAINBOW RESOURCE CENTRE
545 & 549 BROADWAY, WINNIPEG

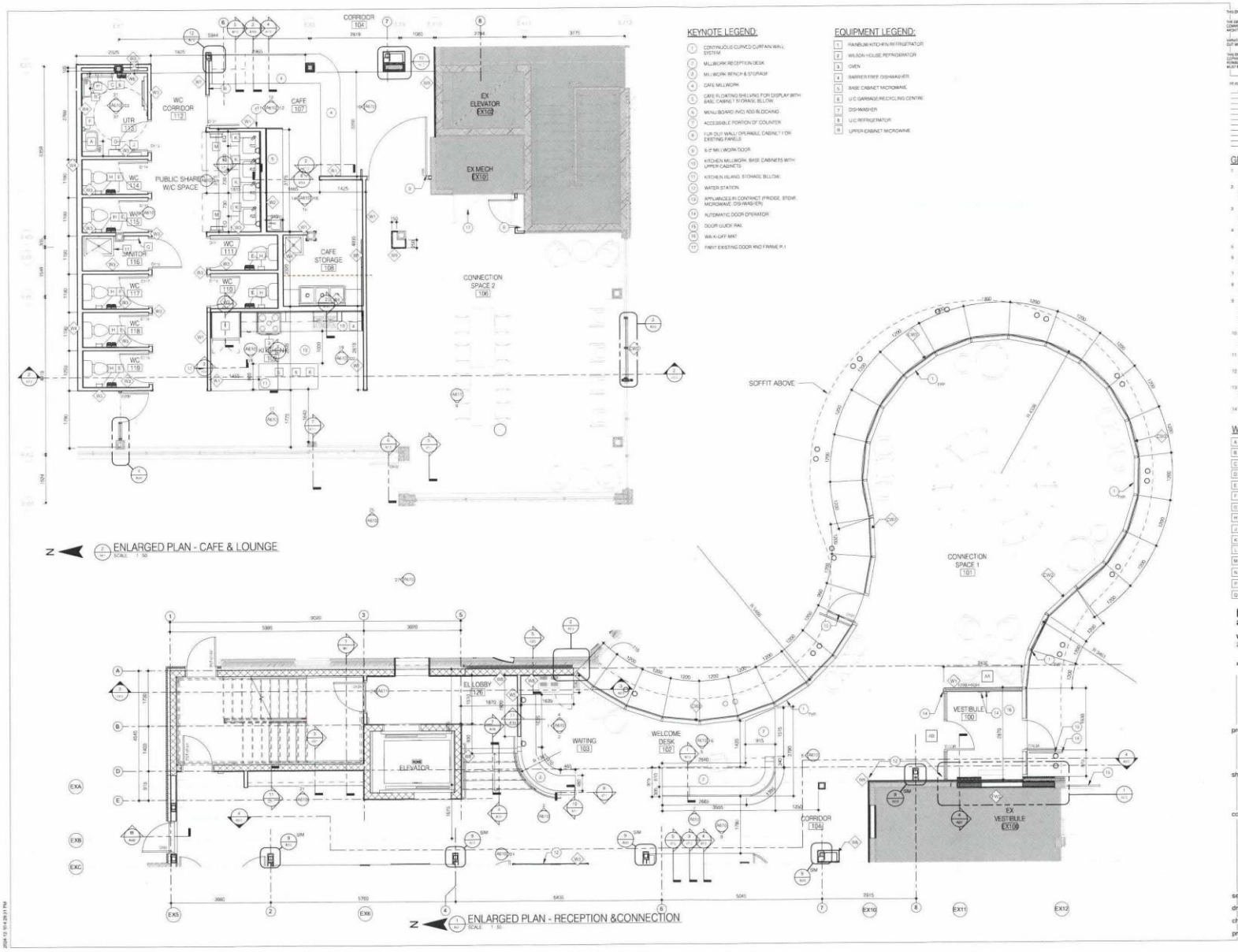
sheet title: FLOOR FINISH PLANS

consultant

PROVINCE OF MANITOBA — NUMBER TEN ARCHITECTURAL GROUP — No. 615

seal

scale: As indicated
drawn by: CL/JG
date: DEC 5, 2024
checked by: AP/DL
project no. 2023045
sheet no. A131


KEYNOTE LEGEND:
EQUIPMENT LEGEND:
GENERAL NOTES:
WASHROOM ACCESSORY LEGEND:
ENLARGED PLAN - CAFE & LOUNGE
ENLARGED PLAN - RECEPTION &CONNECTION
SOFFIT ABOVE
CORRIDOR 104
EX ELEVATOR EX10
EX MECH EX10
WC CORRIDOR 112
CAFE 107
UTR 113
PUBLIC SHARED W/C SPACE
CAFE STORAGE 108
CONNECTION SPACE 2 106
CONNECTION SPACE 1 101
EL LOBBY 126
ELEVATOR
WAITING 103
WELCOME DESK 102
VESTIBULE 100
EX VESTIBULE EX100
CORRIDOR 104
number TEN architectural group
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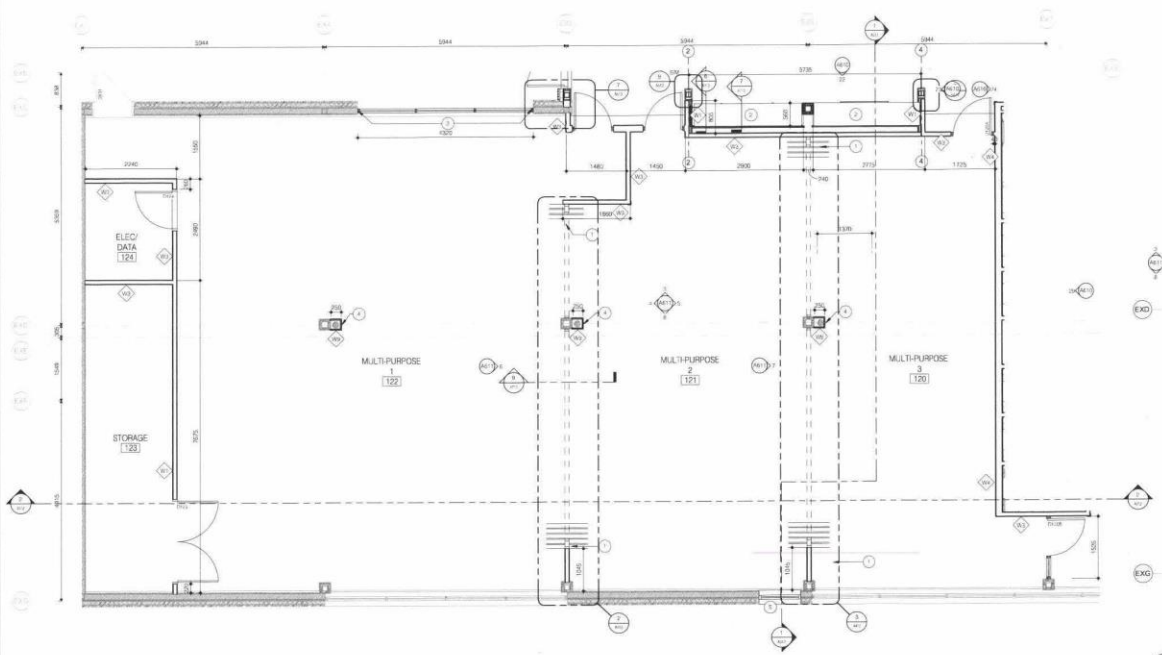
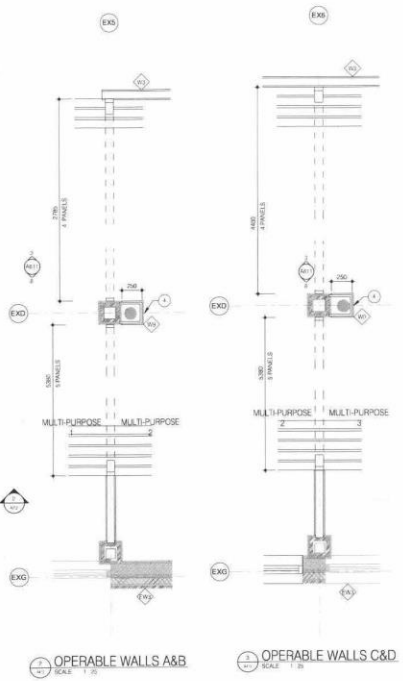
architecture • interior design • planning
RAINBOW RESOURCE CENTRE
545 & 549 BROADWAY, WINNIPEG
project
ENLARGED PLANS
sheet title
consultant
NUMBER TEN ARCHITECTURAL GROUP No. 010
seal
drawn by: CL/JG
checked by: AP/DL
project no. 2023045
scale: As indicated
date: DEC 5, 2024
sheet no. A411



N

ENLARGED PLAN - MULTI-PURPOSE ROOMS



OPERABLE WALLS A&B

OPERABLE WALLS C&D

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REVISION NO.	DESCRIPTION	YEAR/MONTH/DATE
1	ISSUED FOR CONSTRUCTION	DEC 5, 2024

GENERAL NOTES:

1. ALL DIMENSIONS ARE SHOWN TO FACE OF CONC. BLOCK OR STUD UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR OVERALL DIMENSIONS ARE SHOWN TO O/F OF CONC. BLOCK OR O/F OF EXTERIOR SHEATHING UNLESS OTHERWISE NOTED.
3. ALL INTERIOR WALLS TO TERMINATE AT UNDERSIDE OF STRUCTURE ABOVE AND TO BE WALL TYPE WP-1 UNLESS NOTED OTHERWISE.
4. ALL WALLS TO HAVE AIRTIGHT SEALS AT FLOOR, CEILING STRUCTURE AND WALL JUNCTIONS.
5. ALL INTERIOR STEEL STUDS TO BE 0.53mm THICK.
6. REFER TO REFLECTED CEILING PLANS FOR ALL FIRE RATED PARTITION LOCATIONS.
7. ALL DIMENSIONS F OR MILLWORK TO BE CONFIRMED ON SITE.
8. REFER TO ROOM FINISH SCHEDULE FOR LOCATION & IDENTIFICATION OF FINISHES.
9. PROVIDE WOOD BLOCKING IN INTERIOR PARTITIONS FOR STRONG FASTENING OF WALL HUNG MILLWORK, SHELVING, EQUIPMENT, FIXTURES, ETC. MOUNTING HEIGHTS TO BE CONFIRMED WITH DESIGNER WHERE NOT SHOWN ON DRAWING.
10. PATCH & MAKE GOOD SURFACES AFFECTED BY CONSTRUCTION READY TO RECEIVE NEW FINISHES INCLUDING MECHANICAL AND ELECTRICAL OPENINGS.
11. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS ARE TO BE REPORTED TO NUMBER TEN.
12. ROOF ACCESS PAVING ROUTES TO BE COORDINATED WITH SHOP DRAWING SUBMISSIONS.
13. ALL STEEL COLUMNS SUPPORTING SECOND FLOOR FLOOR SLABS TO HAVE A 1 HOUR FIRE RATING CONSISTING OF 1 LAYER 16 TYPE X GWB UNLESS NOTED OTHERWISE.
14. ALL FURNITURE, NIC.

KEYNOTE LEGEND:

1. OPERABLE PARTITION
2. MILLWORK: BOOK STORAGE AND SEATING
3. RELOCATED STOREFRONT GLAZING SYSTEM
4. DRAINAGE CLEANOUT W/ HATCH. SEE MECHANICAL
5. INFILL EXISTING DOOR WITH NEW GLAZING UNIT AND EXTERIOR WALL AT BASE.

number TEN architectural group
Winnipeg Office 204 942.0981
Victoria Office 250 360.2106
number 10
architecture • interior design • planning

RAINBOW RESOURCE CENTRE
545 & 549 BROADWAY, WINNIPEG
project

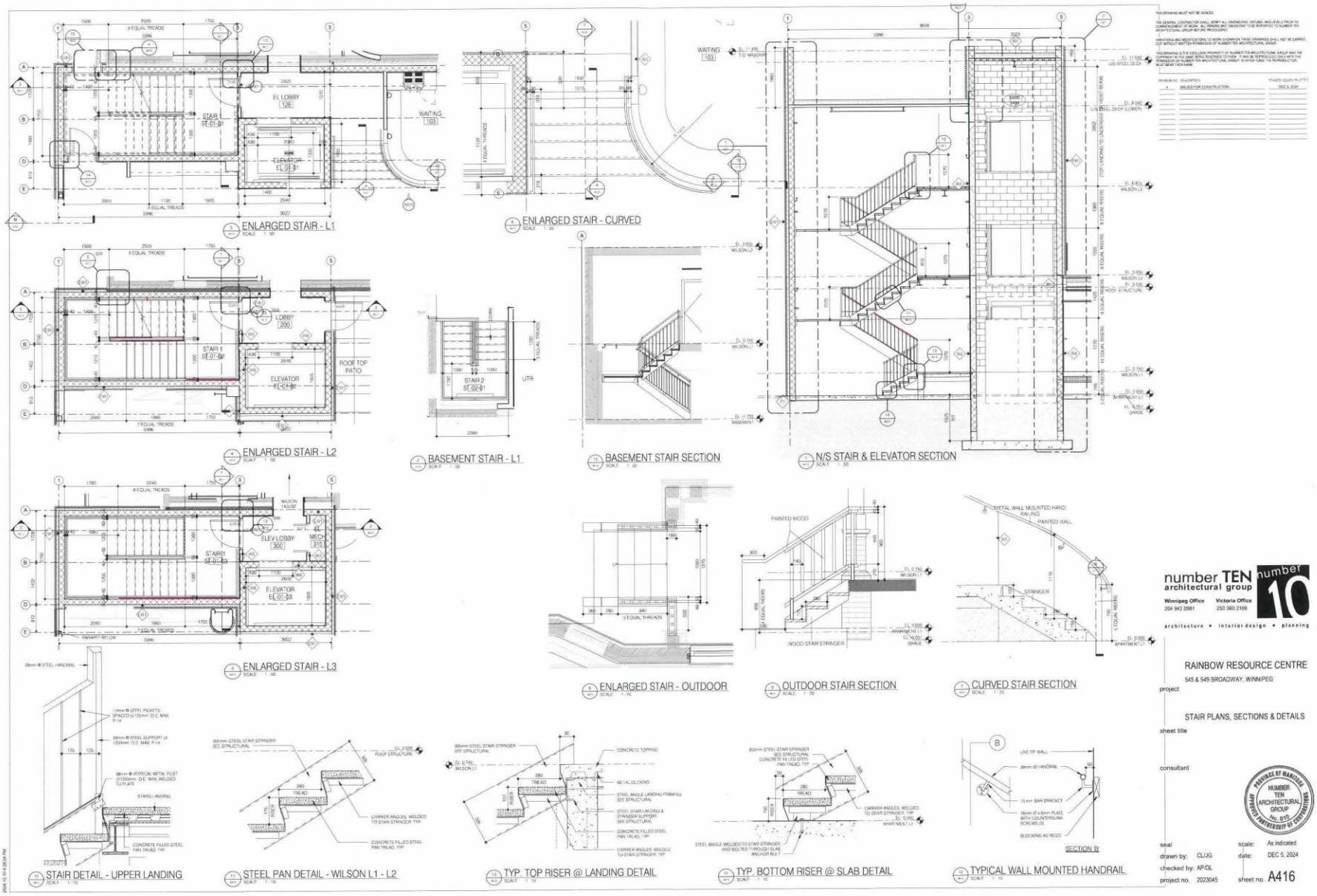
ENLARGED PLANS
sheet title

consultant

PROVINCE OF MANITOBA — NUMBER TEN ARCHITECTURAL GROUP No. 615 — REGISTERED PARTNERSHIP OF CORPORATIONS

seal

scale: As indicated
drawn by: CL/JG
date: DEC 5, 2024
checked by: AP/DL
project no. 2023045
sheet no. A410


ENLARGED STAIR - L1
ENLARGED STAIR - CURVED
ENLARGED STAIR - L2
BASEMENT STAIR - L1
BASEMENT STAIR SECTION
N/S STAIR & ELEVATOR SECTION
ENLARGED STAIR - L3
ENLARGED STAIR - OUTDOOR
OUTDOOR STAIR SECTION
CURVED STAIR SECTION
STAIR DETAIL - UPPER LANDING
STEEL PAN DETAIL - WILSON L1 - L2
TYP. TOP RISER @ LANDING DETAIL
TYP. BOTTOM RISER @ SLAB DETAIL
TYPICAL WALL MOUNTED HANDRAIL
number TEN architectural group
Winnipeg Office 204 942 0981
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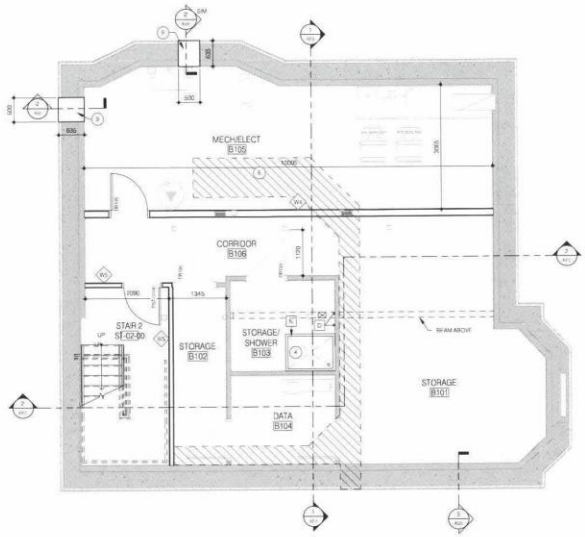
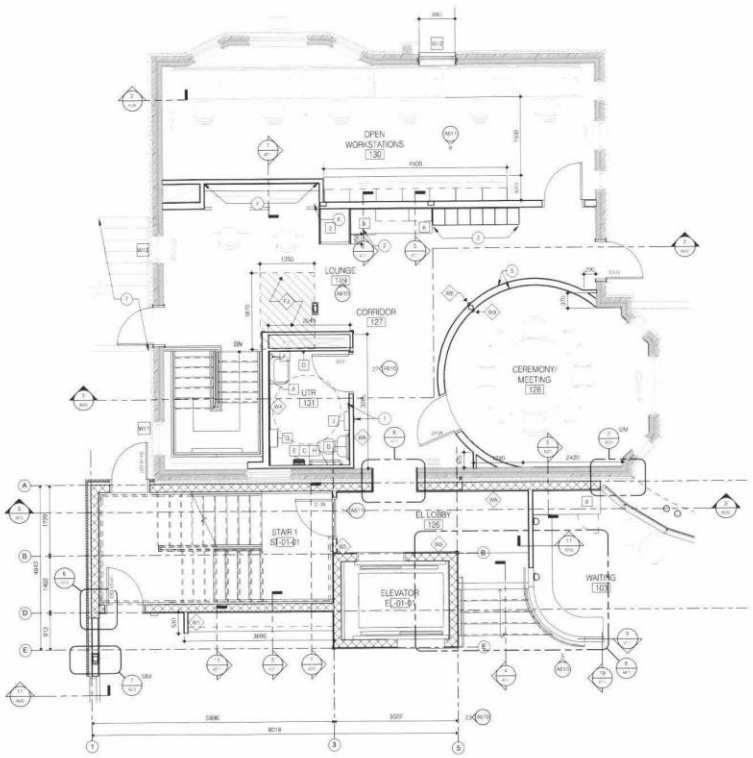
RAINBOW RESOURCE CENTRE
545 & 549 BROADWAY, WINNIPEG
project
STAIR PLANS, SECTIONS & DETAILS
sheet title
consultant
seal
drawn by: CL/JG
checked by: AP/DL
project no. 2023045
scale: As indicated
date: DEC 5, 2024
sheet no. A416



N CONSTRUCTION PLAN - WILSON HOUSE BASEMENT
SCALE 1" = 1'-0"



N CONSTRUCTION PLAN - WILSON HOUSE LEVEL 1
SCALE 1" = 1'-0"

KEYED PLAN NOTES:

1. AUTOMATIC DOOR ACTUATOR
2. MILLWORK COUNTER
3. LOCKERS
4. FEATURE WALL GRAPHIC
5. WOOD WALL COVERING
6. CUSTOM BANQUETTE
7. EXISTING WOOD STAIR AND LANDING TO REMAIN
8. SLAB INFILL TO BE SITE VERIFIED
9. CREATE OPENING IN FOUNDATION FOR MECHANICAL PENETRATION AND LOUVER. REFER TO STRUCTURAL FOR SUPPORTS.

EQUIPMENT LEGEND:

1. RAINBOW KITCHEN REFRIGERATOR
2. WILSON HOUSE REFRIGERATOR
3. OVEN
4. BARRIER FREE DISHWASHER
5. BASE CABINET MICROWAVE
6. U/C GARBAGE/RECYCLING CENTRE
7. DISHWASHER
8. U/C REFRIGERATOR
9. UPPER CABINET MICROWAVE

WASHROOM ACCESSORY LEGEND:

- A MIRROR
- B GRAB BAR 610mm
- C L-SHAPED GRAB BAR (MIN. 762mm X MIN. 762mm)
- D CLOTHES HOOK
- E TOILET PAPER DISPENSER
- F WALL MOUNTED AUTOMATIC SOAP DISPENSER
- G SURFACE MOUNTED PAPER TOWEL/WASTE RECEPTACLE
- H TAMPAIRE NAPKIN DISPOSAL
- J SHELF
- K COUNTER MOUNTED AUTOMATIC SOAP DISPENSER
- L BABY CHANGE TABLE
- M SEMI-RECESSED PAPER TOWEL DISPENSER
- N SHOWER ROD WITH CURTAIN
- P SURFACE MOUNTED PAPER TOWEL DISPENSER
- Q UTILITY SHELF

THIS DRAWING MUST NOT BE SCALED.

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GENERAL NOTES:

1. ALL DIMENSIONS ARE SHOWN TO FACE OF CONC. BLOCK OR STUD UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR OVERALL DIMENSIONS ARE SHOWN TO CLIP OF CONC. BLOCK OR CLIP OF LATHE/OR SHEATHING UNLESS OTHERWISE NOTED.
3. ALL INTERIOR WALLS TO TERMINATE AT UNDERSIDE OF STRUCTURE AND TO BE WALL TYPE 'WP' UNLESS NOTED OTHERWISE.
4. ALL WALLS TO HAVE AIR/VAPOUR SEALS AT FLOOR, CEILING, STRUCTURE, AND WALL JUNCTIONS.
5. ALL INTERIOR STEEL STUDS TO BE 0.43mm THICK.
6. REFER TO REFLECTED CEILING PLANS FOR ALL FIRE RATED PARTITION LOCATIONS.
7. ALL DIMENSIONS FOR MILLWORK TO BE CONFIRMED ON SITE.
8. REFER TO ROOM FINISH SCHEDULE FOR LOCATION & IDENTIFICATION OF FINISHES.
9. PROVIDE WOOD BLOCKING IN INTERIOR PARTITIONS FOR STRONG FASTENING OF WALL HUNG MILLWORK, SHELVING, EQUIPMENT, HARDWARE, ETC. MOUNTING HEIGHTS TO BE CONFIRMED WITH DESIGNER. WHERE NOT SHOWN ON DRAWING.
10. PATCH & MAKE GOOD SURFACES AFFECTED BY CONSTRUCTION READY TO RECEIVE NEW FINISHES INCLUDING MECHANICAL AND ELECTRICAL OPENINGS.
11. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS ARE TO BE REPORTED TO NUMBER TEN.
12. ROOF ACCESS PAVING ROUTES TO BE COORDINATED WITH SHOP DRAWING SUBMISSIONS.
13. ALL STEEL COLUMNS SUPPORTING SECOND FLOOR/FLOOR SLABS TO HAVE A 1 HOUR FIRE RATING CONSISTING OF 1 LAYER 16 TYPE 'X' GWB UNLESS NOTED OTHERWISE.
14. ALL FURNITURE: NIC

number TEN architectural group
Winnipeg Office 204 942 0981
Victoria Office 250 360 2106
number 10
architecture • interior design • planning

project
RAINBOW RESOURCE CENTRE
545 & 549 BROADWAY, WINNIPEG

sheet title
WILSON HOUSE BASEMENT & MAIN FLOOR PLANS

consultant

PROVINCE OF MANITOBA — NUMBER TEN ARCHITECTURAL GROUP — NO. 615 — PROFESSIONAL PARTNERSHIP OF CORPORATION

seal

drawn by:	CL/JG	scale:	As indicated
checked by:	AP/DL	date:	DEC 5, 2024
project no.	2023045	sheet no.	A112

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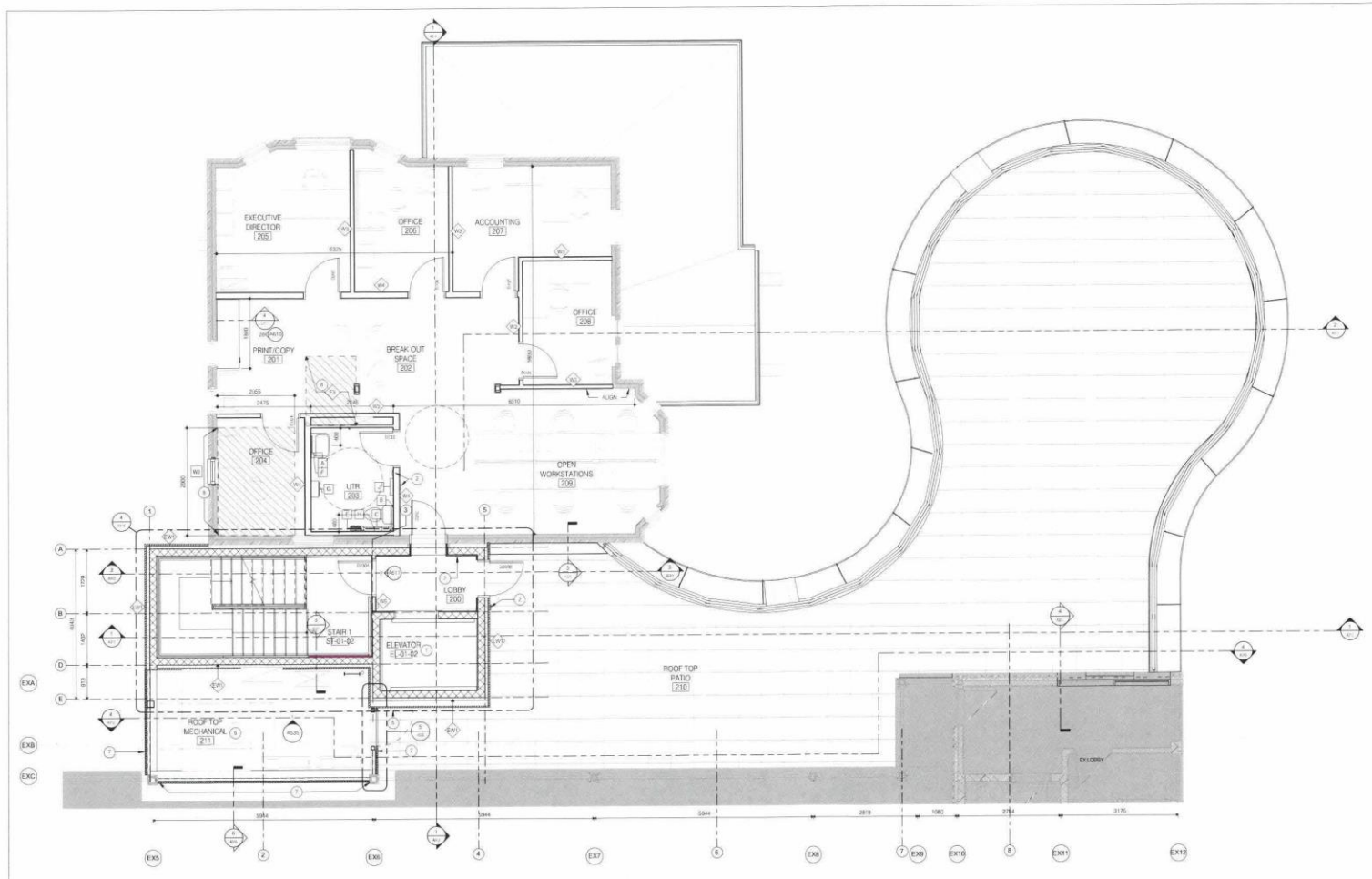

LEVEL 2 - CONSTRUCTION
SCALE 1:50

KEYED PLAN NOTES:

1. ELEVATOR
2. AUTOMATIC DOOR ACTUATOR
3. MILLWORK SHELVING
4. MILLWORK COUNTER AND STORAGE
5. ACCESS GATE
6. MECHANICAL ROOF TOP UNIT - SEE MECHANICAL
7. ROOF TOP UNIT SCREENING
8. INFILL FLOOR STRUCTURE AND FINISH WHERE STAIR REMOVED

WASHROOM ACCESSORY LEGEND:

- A MIRROR
- B GRAB BAR 610mm
- C L-SHAPED GRAB BAR (MIN. 760mm X MIN. 760mm)
- D CLOTHES HOOK
- E TOILET PAPER DISPENSER
- F WALL MOUNTED AUTOMATIC SOAP DISPENSER
- G SURFACE MOUNTED PAPER TOWEL/WASTE RECEPTACLE
- H FEMININE NAPKIN DISPOSAL
- J SHELF
- K COUNTER MOUNTED AUTOMATIC SOAP DISPENSER
- L BABY CHANGE TABLE
- M SEMI RECESSED PAPER TOWEL DISPENSER
- N SHOWER ROD WITH CURTAIN
- P SURFACE MOUNTED PAPER TOWEL DISPENSER
- Q UTILITY SHELF

EQUIPMENT LEGEND:

- 1 RAINBOW KITCHEN REFRIGERATOR
- 2 WILSON HOUSE REFRIGERATOR
- 3 OVEN
- 4 BARRIER FREE DISHWASHER
- 5 BASE CABINET MICROWAVE
- 6 U/C GARBAGE/RECYCLING CENTRE
- 7 DISHWASHER
- 8 U/C REFRIGERATOR
- 9 UPPER CABINET MICROWAVE

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4	ISSUED FOR CONSTRUCTION	DEC 5, 2024

GENERAL NOTES:

1. ALL DIMENSIONS ARE SHOWN TO FACE OF CONC. BLOCK OR STUD UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR OVERALL DIMENSIONS ARE SHOWN TO OUT OF CONC. BLOCK OR OUT OF EXTERIOR SHEATHING UNLESS OTHERWISE NOTED.
3. ALL INTERIOR WALLS TO TERMINATE AT UNDERSIDE OF STRUCTURE AND TO BE WALL TYPE "WS1" UNLESS NOTED OTHERWISE.
4. ALL WALLS TO HAVE AIRTIGHT SEALS AT FLOOR, CEILING, STRUCTURE AND WALL JUNCTIONS.
5. ALL INTERIOR STEEL STUDS TO BE 0.53mm THICK.
6. REFER TO REFLECTED CEILING PLANS FOR ALL FIRE RATED PARTITION LOCATIONS.
7. ALL DIMENSIONS FOR MILLWORK TO BE CONFIRMED ON SITE.
8. REFER TO ROOM FINISH SCHEDULE FOR LOCATION & IDENTIFICATION OF FINISHES.
9. PROVIDE WOOD BLOCKING IN INTERIOR PARTITIONS FOR STRONG FASTENING OF WALL HUNG MILLWORK, SHELVING, EQUIPMENT, FIXTURES, ETC. MOUNTING HEIGHTS TO BE CONFIRMED WITH DESIGNER WHERE NOT SHOWN ON DRAWING.
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11. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS ARE TO BE REPORTED TO NUMBER TEN.
12. ROOF ACCESS PAVING ROUTES TO BE COORDINATED WITH SHOP DRAWING SUBMISSIONS.
13. ALL STEEL COLUMNS SUPPORTING SECOND FLOOR FLOOR SLABS TO HAVE A 1 HOUR FIRE RATING CONSISTING OF 1 LAYER 16 TYPE X GWB UNLESS NOTED OTHERWISE.
14. ALL FURNITURE, NIC.

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545 & 549 BROADWAY, WINNIPEG

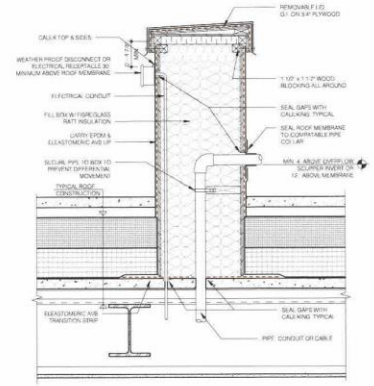
sheet title: SECOND FLOOR PLAN

consultant

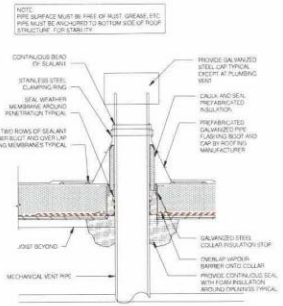
PROVINCE OF MANITOBA — NUMBER TEN ARCHITECTURAL GROUP No. 615 — REGISTERED PARTNERSHIP OF CORPORATIONS

seal

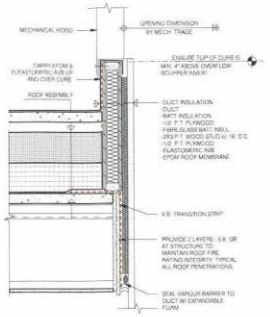
scale: As indicated
drawn by: CL/JG
date: DEC 5, 2024
checked by: AP/DL
project no. 2023045
sheet no. A113



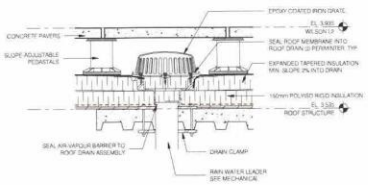
SERVICES PENETRATION W/ RECEPTACLE



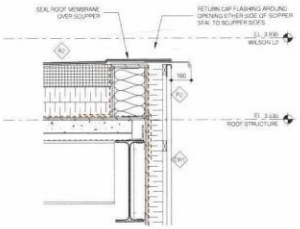
PLUMBING VENT - SECTION DETAIL



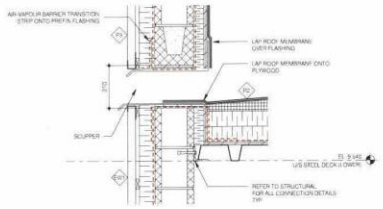
TYPICAL DUCT PENETRATION DETAIL



TYPICAL ROOF DRAIN



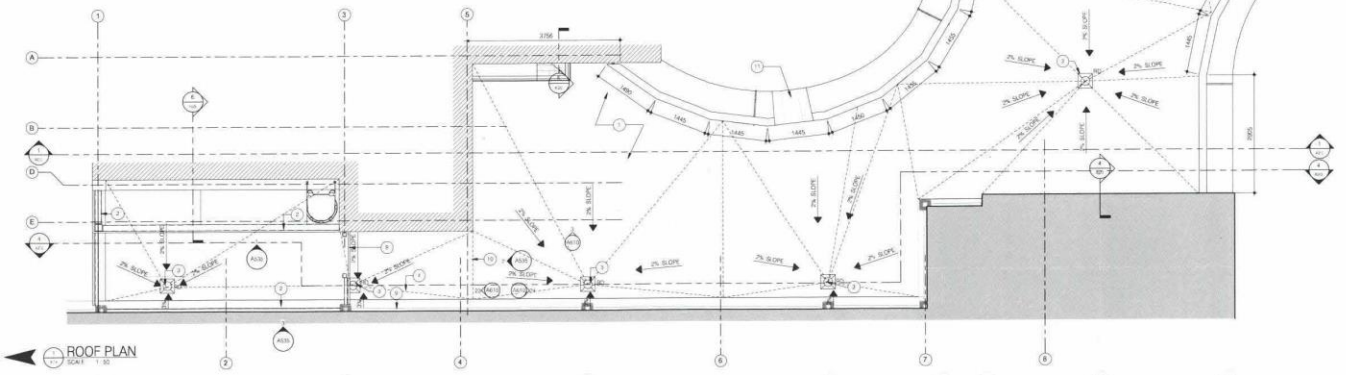
SECTION DETAIL - TYP. SCUPPER @ P2



SECTION DETAIL - TYP. SCUPPER @ P3

ROOF KEYNOTES:

1. NOT USED
2. VERTICAL METAL SIDING RTU SCREENING
3. ROOF DRAIN
4. MECHANICAL ROOF TOP UNIT SEE MECHANICAL
5. NOT USED
6. OVERFLOW SCUPPER, 6"HIGH x WIDTH AS NOTED, SET AT 1'-2" ABOVE T.O. ROOF STRUCTURE @ ARCH. ROOF DRAIN, SITE VERIFY ABOVE ELEVATION, REFER TO ELEVATIONS FOR SPACING
7. OUTSIDE EDGE OF GFRC CLADDING
8. FACETED ROOF CURB
9. VERTICAL METAL SIDING ACCESS GATE
10. NOT USED
11. INTEGRATED SCUPPER WITH IN GFRC PROFILE



ROOF PLAN

GENERAL NOTES:

1. ALL DIMENSIONS ARE SHOWN TO FACE OF CONC. BLOCK OR STUD UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR OVERALL DIMENSIONS ARE SHOWN TO O/F OF CONC. BLOCK OR O/F OF EXTERIOR SHEATHING UNLESS OTHERWISE NOTED.
3. ALL INTERIOR WALLS TO TERMINATE AT UNDERSIDE OF STRUCTURE AND TO BE WALL TYPE WW* UNLESS NOTED OTHERWISE.
4. ALL WALLS TO HAVE AIRTIGHT SEALS AT FLOOR, CEILING, STRUCTURE AND WALL JUNCTIONS.
5. ALL INTERIOR STEEL STUDS TO BE 0.53mm THICK.
6. REFER TO REFLECTED CEILING PLANS FOR ALL FIRE RATED PARTITION LOCATIONS.
7. ALL DIMENSIONS FOR MILLWORK TO BE CONFIRMED ON SITE.
8. REFER TO ROOM FINISH SCHEDULE FOR LOCATION & IDENTIFICATION OF FINISHES.
9. PROVIDE WOOD BLOCKING IN INTERIOR PARTITIONS FOR STRONG FASTENING OF WALL HUNG MILLWORK, SHELVING, EQUIPMENT, FIXTURES, ETC. MOUNTING HEIGHTS TO BE CONFIRMED WITH DESIGNER WHERE NOT SHOWN ON DRAWING.
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11. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS ARE TO BE REPORTED TO NUMBER TEN.
12. ROOF ACCESS PAVING ROUTES TO BE COORDINATED WITH SHOP DRAWING SUBMISSIONS.
13. ALL STEEL COLUMNS SUPPORTING SECOND FLOOR FLOOR SLABS TO HAVE A 1 HOUR FIRE RATING CONSISTING OF 1 LAYER 16 TYPE X GWB UNLESS NOTED OTHERWISE.
14. ALL FURNITURE: NIC

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SECOND FLOOR ROOF PLAN & DETAILS

sheet title

consultant

PROVINCE OF MANITOBA ASSOCIATION OF ARCHITECTS NUMBER TEN ARCHITECTURAL GROUP NO. 015

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scale: As indicated

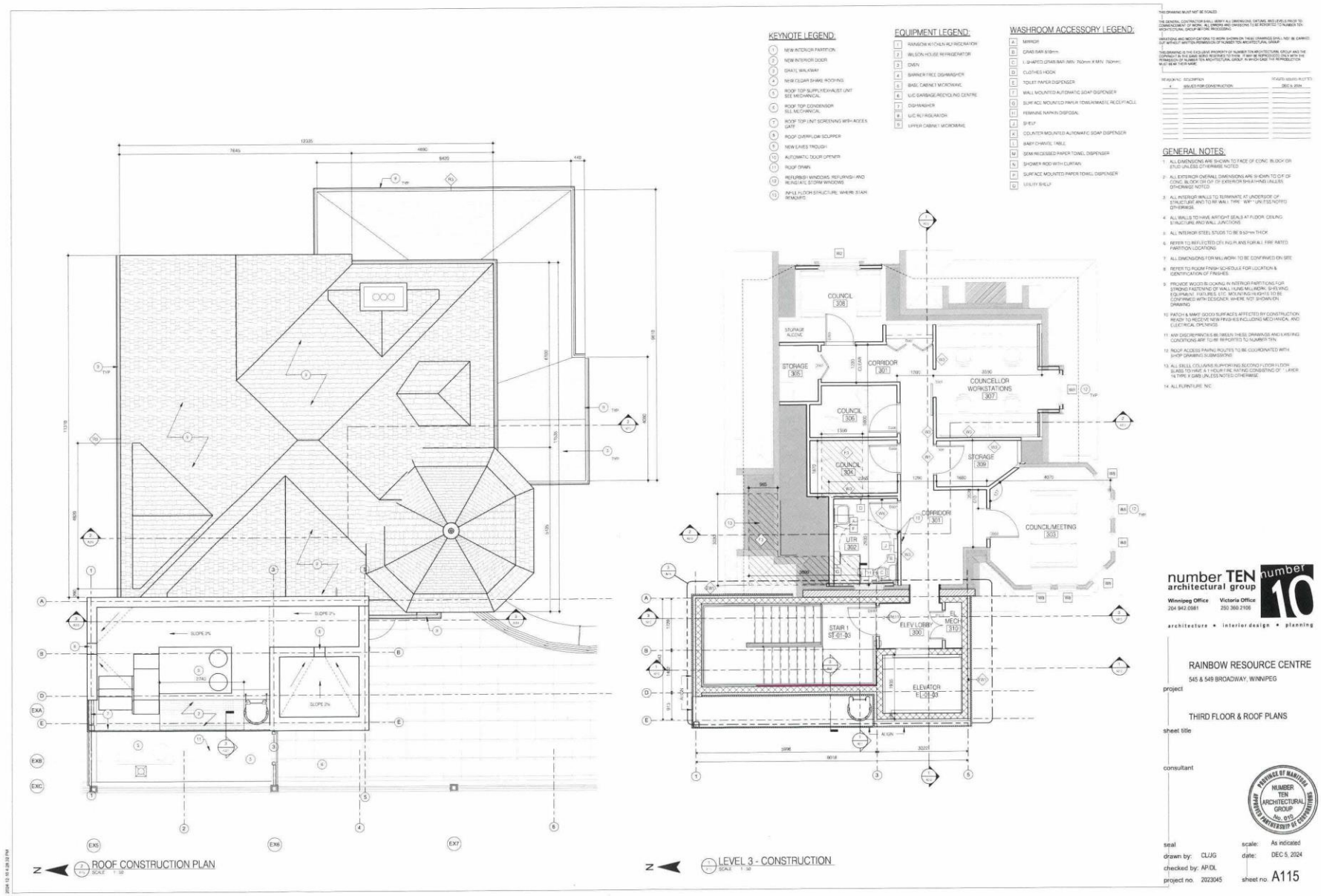
drawn by: CL/JG

date: DEC 5, 2024

checked by: AP/DL

project no. 2023045

sheet no. A114


KEYNOTE LEGEND:
EQUIPMENT LEGEND:
WASHROOM ACCESSORY LEGEND:
GENERAL NOTES:
ROOF CONSTRUCTION PLAN
LEVEL 3 - CONSTRUCTION
COUNCIL 308
STORAGE ALCOVE
STORAGE 305
CORRIDOR 301
COUNCILLOR WORKSTATIONS 307
COUNCIL 306
COUNCIL 304
STORAGE 309
CORRIDOR 301
COUNCIL/MEETING 303
UTR 302
STAIR 1 ST-01-33
ELEV LOBBY 300
EL MECH 310
ELEVATOR 1 01-33
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THIRD FLOOR & ROOF PLANS
sheet title
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project no. 2023045
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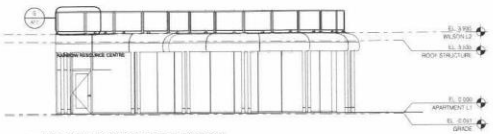
sheet no. A115



NORTH BUILDING ELEVATION
SCALE 1:100



NORTH EXTENSION ELEVATION
SCALE 1:100



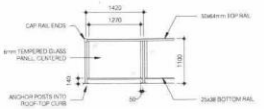
NORTH WILSON HOUSE ELEVATION
SCALE 1:100



SOUTH BUILDING ELEVATION
SCALE 1:100

KEYED ELEVATION NOTES:

1. EXISTING ALUMINUM AND GLASS RAILING
2. EXPOSED STEEL COLUMNS, PAINTED
3. NEW EAVES TROUGH AND DOWNSPOUTS
4. REFURBISH WINDOWS
5. NEW DOORS
6. NEW CEDAR SHAKE ROOFING
7. REFURBISH FASCIA BOARD AND UNDERSIDE OF EAVES AS REQUIRED
8. REPOINT MASONRY AS REQUIRED
9. NEW CEDAR SHAKE CLADDING PAINT FINISH
10. REPLACE EXISTING HISTORICAL SILLS PROFILES TO MATCH EXISTING PAINT FINISH
11. ALUMINUM GLASS RAILING, PROFILE TO FOLLOW PARAPET
12. SIGN C, SUSPENDED FROM SOFFIT
13. NEW WOOD STAIR
14. CREATE NEW WINDOW OPENING WITHIN PREVIOUSLY ENCLOSED MASONRY WALL
15. SIGN T, MOUNTED TO EXISTING BUILDING
16. INFILL EXISTING DOOR WITH NEW WINDOW OPENING
17. PAINT ALL WOOD TRIMS, RAILINGS, COLUMNS, DECKING, AND FRAMES
18. NEW WOOD LATTICE
19. RELOCATED STOREFRONT GLAZING SYSTEM
20. NEW GABLE VENT
21. MECHANICAL LOUVER
22. MECHANICAL EXHAUST VENT



ROOFTOP GUARD
SCALE 1:20

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project

EXTERIOR ELEVATIONS
sheet title

consultant

PROVINCE OF MANITOBA
NUMBER TEN ARCHITECTURAL GROUP
NO. 010
REGISTERED PARTNERSHIP OF CORPORATIONS

seal

drawn by: JG
checked by: AP/DL
project no. 2023045

scale: As indicated
date: DEC 5, 2024
sheet no. A210



2 WEST BUILDING ELEVATION
SCALE 1 : 100



2 EAST BUILDING ELEVATION
SCALE 1 : 100

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1	ISSUED FOR CONSTRUCTION	DEC 5, 2024

KEYED ELEVATION NOTES:

1. EXISTING ALUMINUM AND GLASS RAILING
2. EXPOSED STEEL COLUMNS, PAINTED
3. NEW EAVES TROUGH AND DOWNSPOUTS
4. REFURBISH WINDOWS
5. NEW DOORS
6. NEW CEDAR SHAKE ROOFING
7. REFURBISH FASCIA BOARD AND UNDERSIDE OF EAVES AS REQUIRED
8. REPOINT MASONRY AS REQUIRED
9. NEW CEDAR SHAKE CLADDING PAINT FINISH
10. REPLACE LIKE/LIKE HISTORICAL SILLS, PROFILES TO MATCH EXISTING PAINT FINISH
11. ALUMINUM GLASS RAILING, PROFILE TO FOLLOW PARAPET
12. SIGN 2: SUSPENDED FROM SOFFIT
13. NEW WOOD STAIR
14. CREATE NEW WINDOW OPENING WITHIN PREVIOUSLY ENCLOSED MASONRY WALL
15. SIGN 1: MOUNTED TO EXISTING BUILDING
16. INFILL EXISTING DOOR WITH NEW WINDOW OPENING
17. PAINT ALL WOOD TRIMS, RAILINGS, COLUMNS, DECKING, AND FRAMES
18. NEW WOOD LATTICE
19. RELOCATED STOREFRONT GLAZING SYSTEM
20. NEW GABLE VENT
21. MECHANICAL LOUVER
22. MECHANICAL EXHAUST VENT

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project: RAINBOW RESOURCE CENTRE
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sheet title: EXTERIOR ELEVATIONS

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PROVINCE OF MANITOBA — NUMBER TEN ARCHITECTURAL GROUP — No. 615 — REGISTERED PARTNERSHIP OF CORPORATIONS

seal

drawn by: JG	scale: 1 : 100
checked by: AP/DL	date: DEC 5, 2024
project no. 2023045	sheet no. A211

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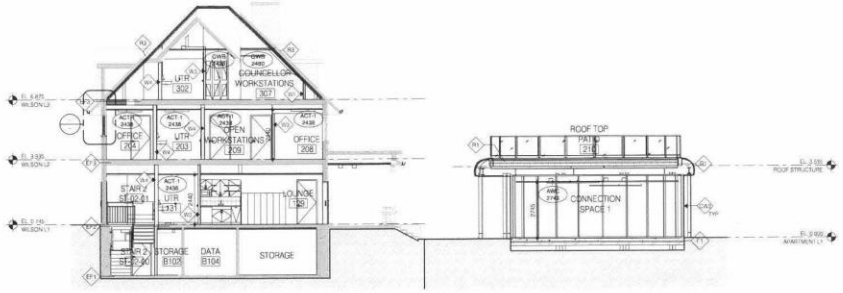
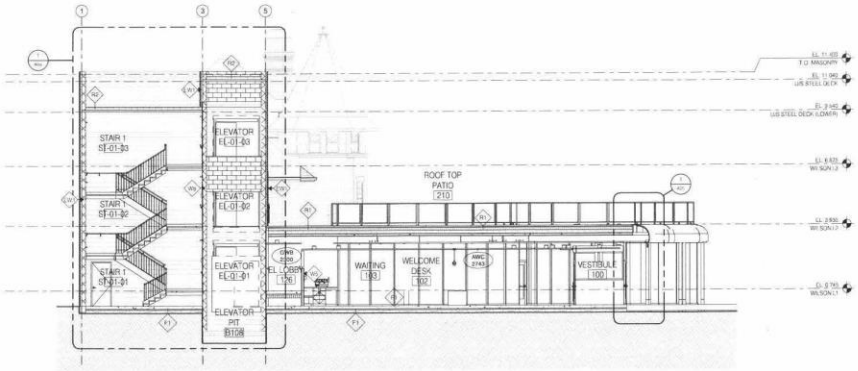


BUILDING SECTION - CONNECTION



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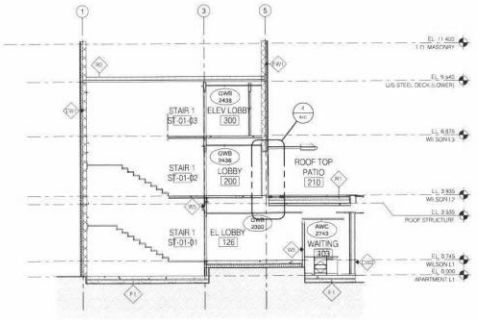
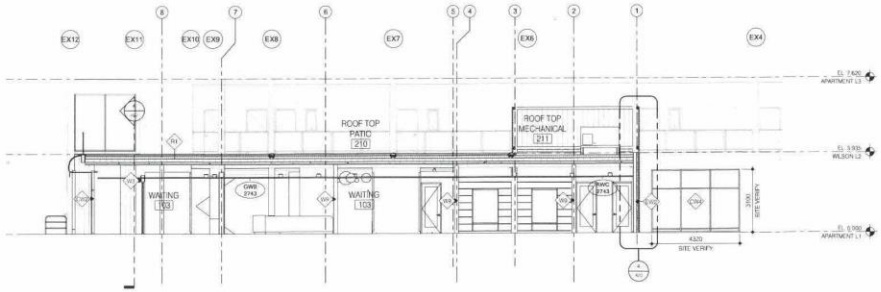


SECTION @ ELEVATOR LOBBY / STAIR



WALL SECTION @ REAR ENTRY

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4	ISSUED FOR CONSTRUCTION	DEC 5, 2024

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project: RAINBOW RESOURCE CENTRE
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sheet title: BUILDING SECTIONS

consultant

PROVINCE OF MANITOBA — NUMBER TEN ARCHITECTURAL GROUP No. 615 — APPROVED PERMIT HOLDER

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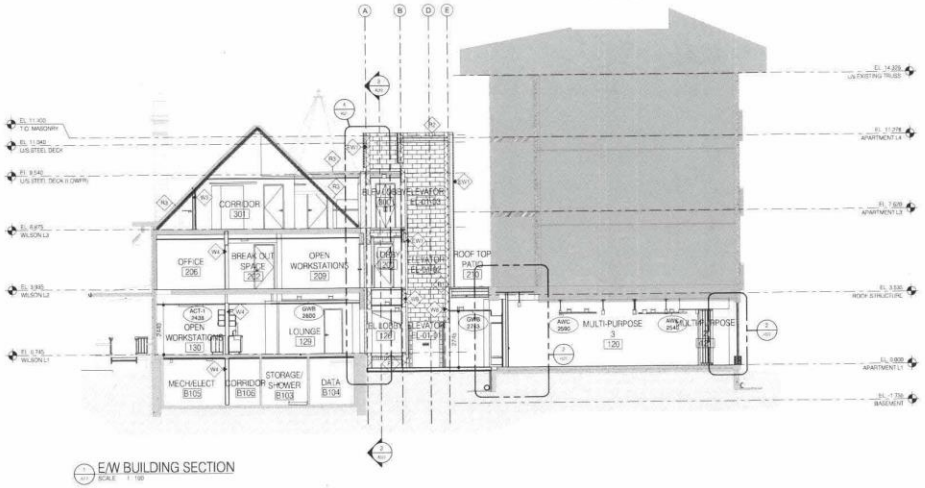
scale: 1 : 100
drawn by: JG
date: DEC 5, 2024
checked by: AP/DL
project no. 2023045
sheet no. A310



E/W BUILDING SECTION



N/S BUILDING SECTION - APARTMENT

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4	ISSUED FOR CONSTRUCTION	DEC 5, 2024

number TEN architectural group

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number 10

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project

RAINBOW RESOURCE CENTRE

545 & 549 BROADWAY, WINNIPEG

sheet title

BUILDING SECTIONS

consultant

PROVINCE OF MANITOBA NUMBER TEN ARCHITECTURAL GROUP No. 010 APPROVED PARTNERSHIP OF CORPORATIONS

seal

drawn by: JG

checked by: AP/DL

project no. 2023045

scale: 1 : 100

date: DEC 5, 2024

sheet no. A312

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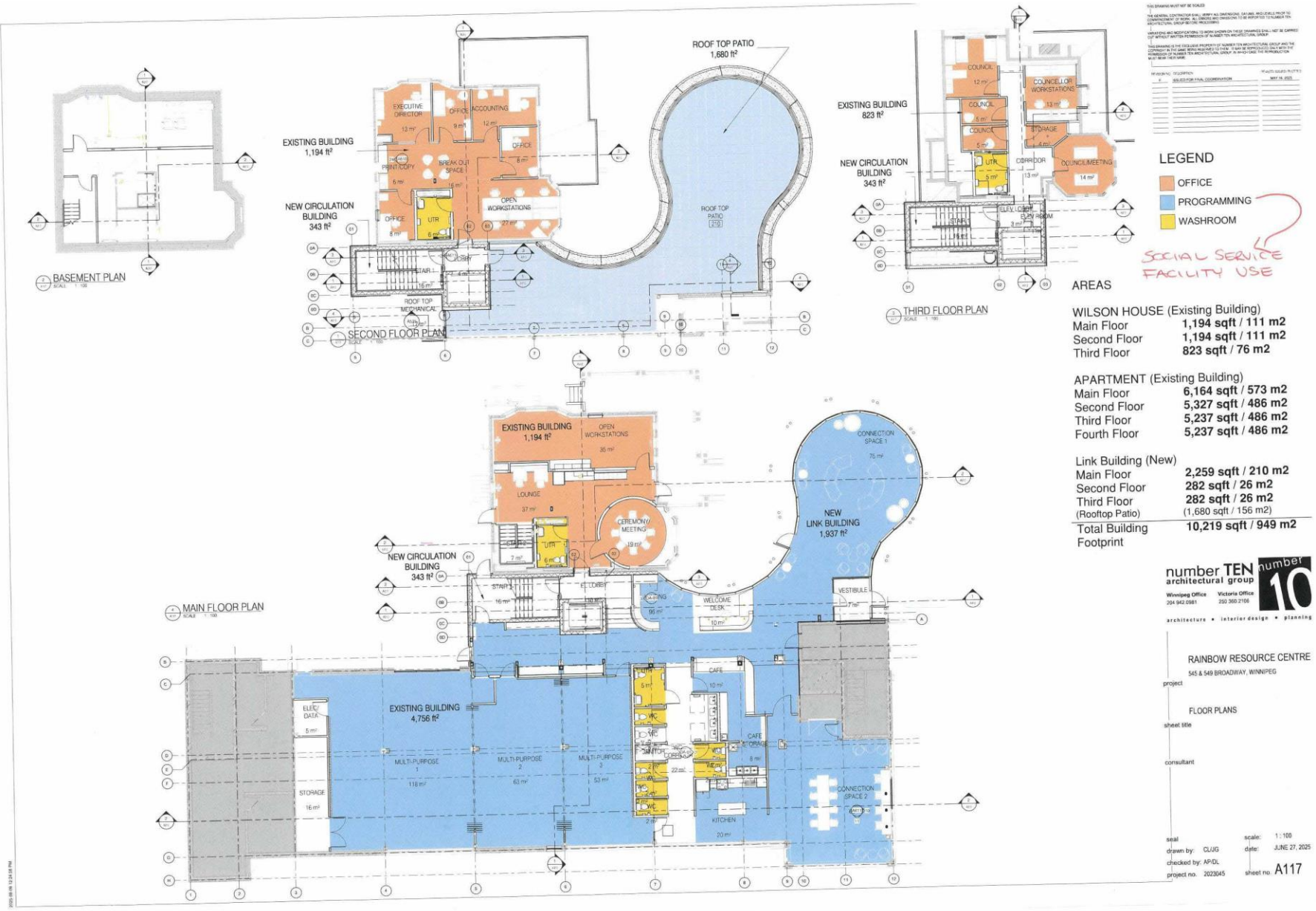


AREAS

WILSON HOUSE (Existing Building)

Main Floor	**1,194 sqft / 111 m2**
Second Floor	**1,194 sqft / 111 m2**
Third Floor	**823 sqft / 76 m2**

APARTMENT (Existing Building)

Main Floor	**6,164 sqft / 573 m2**
Second Floor	**5,327 sqft / 486 m2**
Third Floor	**5,237 sqft / 486 m2**
Fourth Floor	**5,237 sqft / 486 m2**

Link Building (New)

Main Floor	**2,259 sqft / 210 m2**
Second Floor	**282 sqft / 26 m2**
Third Floor (Rooftop Patio)	**282 sqft / 26 m2** (1,680 sqft / 156 m2)
Total Building Footprint	**10,219 sqft / 949 m2**

number TEN architectural group
Winnipeg Office 204.942.0981 Victoria Office 250.360.2106
architecture • interior design • planning

project: RAINBOW RESOURCE CENTRE
545 & 549 BROADWAY, WINNIPEG

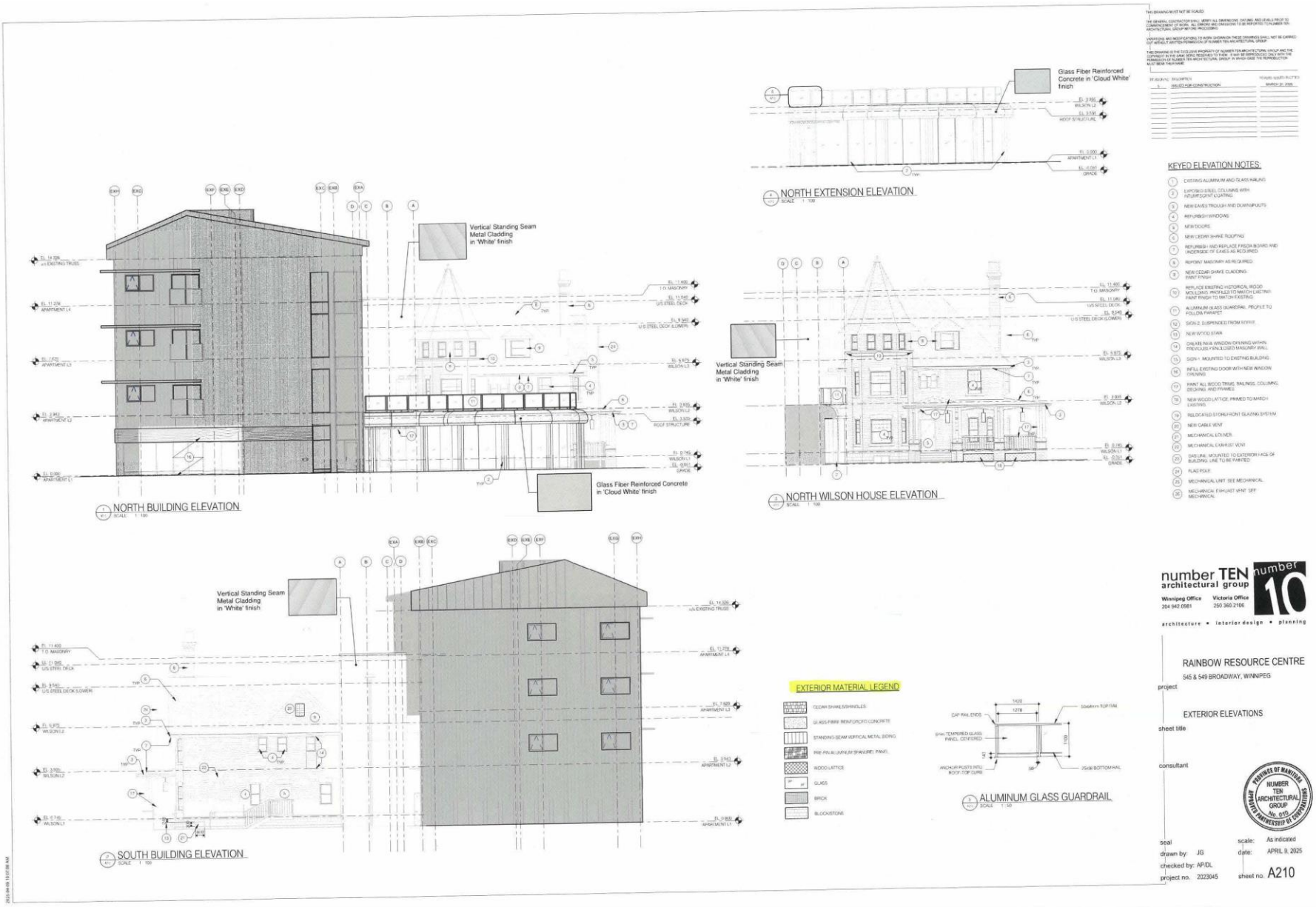
sheet title: FLOOR PLANS

consultant

seal

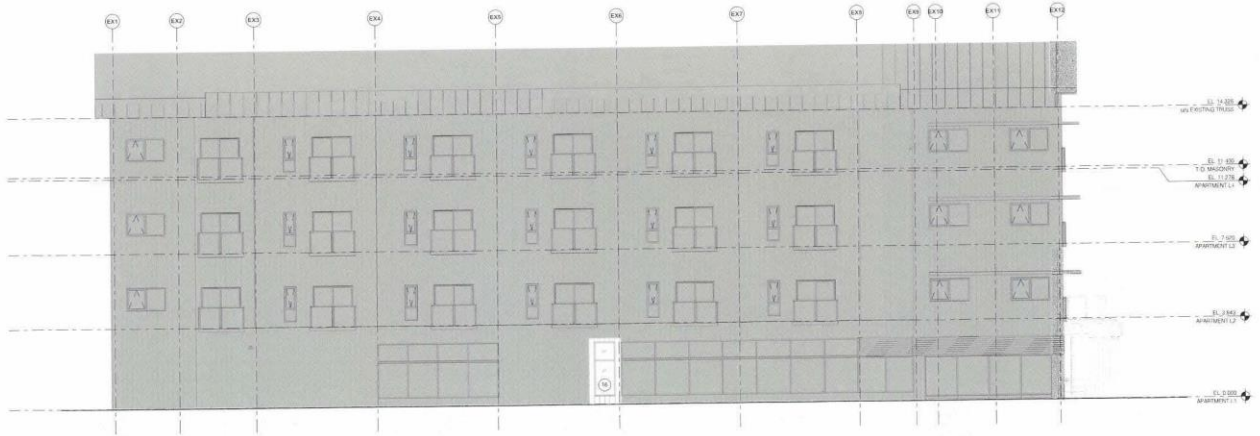
drawn by: CL/JG
checked by: AP/DL
project no. 2023045

scale: 1 : 100
date: JUNE 27, 2025
sheet no. A117


Vertical Standing Seam Metal Cladding in 'White' finish
Glass Fiber Reinforced Concrete in 'Cloud White' finish
NORTH BUILDING ELEVATION
NORTH EXTENSION ELEVATION
NORTH WILSON HOUSE ELEVATION
SOUTH BUILDING ELEVATION
EXTERIOR MATERIAL LEGEND
ALUMINUM GLASS GUARDRAIL
KEYED ELEVATION NOTES
number TEN architectural group
RAINBOW RESOURCE CENTRE
545 & 549 BROADWAY, WINNIPEG
EXTERIOR ELEVATIONS
A210



WEST BUILDING ELEVATION
SCALE 1 : 100



EAST BUILDING ELEVATION
SCALE 1 : 100

KEYED ELEVATION NOTES:

1. EXISTING ALUMINUM AND GLASS RAILING
2. EXPOSED STEEL COLUMNS WITH INTUMESCENT COATING
3. NEW EAVES TROUGH AND DOWNSPOUTS
4. REFURBISH WINDOWS
5. NEW DOORS
6. NEW CEDAR SHAKE ROOFING
7. REFURBISH AND REPLACE FASCIA BOARD AND UNDERSIDE OF EAVES AS REQUIRED
8. REPOINT MASONRY AS REQUIRED
9. NEW CEDAR SHAKE CLADDING PAINT FINISH
10. REPLACE EXISTING HISTORICAL WOOD MOULDING PROFILES TO MATCH EXISTING PAINT FINISH TO MATCH EXISTING
11. ALUMINUM GLASS GUARDRAIL PROFILE TO FOLLOW PARAPET
12. SIGN-2 SUSPENDED FROM SOFFIT
13. NEW WOOD STAIR
14. CREATE NEW WINDOW OPENING WITHIN PREVIOUSLY ENCLOSED MASONRY WALL
15. SIGN-1 MOUNTED TO EXISTING BUILDING
16. INFILL EXISTING DOOR WITH NEW WINDOW OPENING
17. PAINT ALL WOOD TRIMS, RAILINGS, COLUMNS, DECKING, AND FRAMES
18. NEW WOOD LATTICE, PRIMED TO MATCH EXISTING
19. RELOCATED STOREFRONT GLAZING SYSTEM
20. NEW GABLE VENT
21. MECHANICAL LOUVER
22. MECHANICAL EXHAUST VENT
23. GAS LINE MOUNTED TO EXTERIOR FACE OF BUILDING, LINE TO BE PAINTED
24. FLAG POLE
25. MECHANICAL UNIT, SEE MECHANICAL
26. MECHANICAL EXHAUST VENT, SEE MECHANICAL

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REVISION NO.	DESCRIPTION	REVISED DATE RECEIVED
0	ISSUED FOR CONSTRUCTION	MARCH 24, 2025

EXTERIOR MATERIAL LEGEND

- CEDAR SHAKES/SHINGLES
- GLASS-FIBRE REINFORCED CONCRETE
- STANDING SEAM VERTICAL METAL SIDING
- PRE-FIN ALUMINUM SPANDREL PANEL
- WOOD LATTICE
- GLASS
- BRICK
- BLOCKSTONE

number TEN architectural group
Winnipeg Office 204 942.0981
Victoria Office 250 369.2106
number 10
architecture • interior design • planning

project: RAINBOW RESOURCE CENTRE
545 & 549 BROADWAY, WINNIPEG

sheet title: EXTERIOR ELEVATIONS

consultant

PROVINCE OF MANITOBA NUMBER TEN ARCHITECTURAL GROUP No. 010 APPROVED PARTNERSHIP OF CORPORATIONS

seal
drawn by: JG
checked by: AP/DL
project no. 2023045
scale: 1 : 100
date: APRIL 9, 2025
sheet no. A211



ARTISTIC REPRESENTATION ONLY - DOES NOT REPRESENT REALITY



ARTISTIC REPRESENTATION ONLY - DOES NOT REPRESENT REALITY



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REVISION NO.	DESCRIPTION	ISSUED/ISSUED PLOTTED
1	ISSUED FOR CONSTRUCTION	MARCH 31, 2025

number TEN architectural group

Winnipeg Office 204 942 0981

Victoria Office 250 360 2106

number 10

architecture • interior design • planning

RAINBOW RESOURCE CENTRE

545 & 549 BROADWAY, WINNIPEG

project

GRAPHIC RENDERS

sheet title

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drawn by: JG

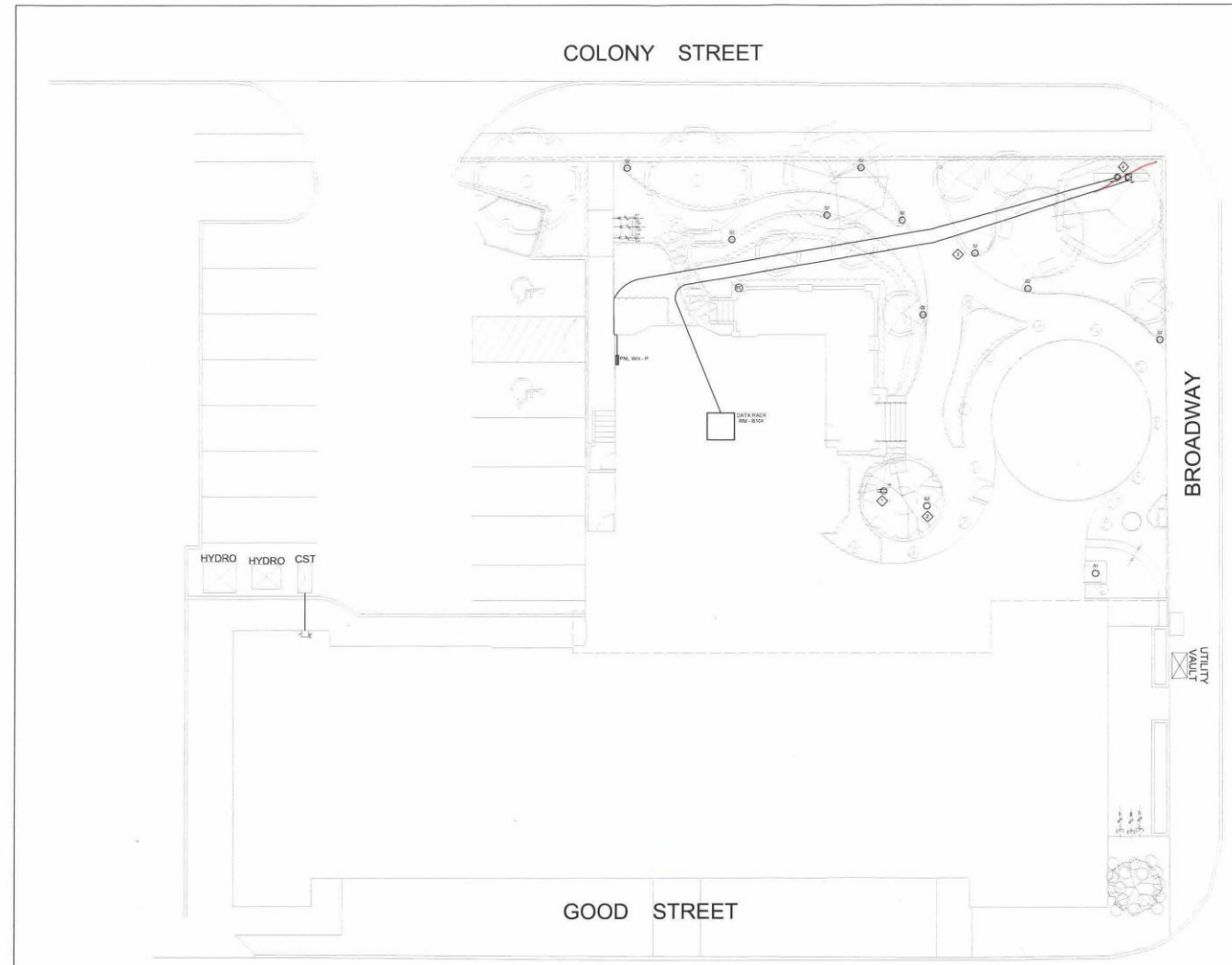
checked by: AP/DL

project no. 2023045

scale:

date: APRIL 9, 2025

sheet no. A214



1 SITE PLAN
1 : 100

NOTES:

1. PROVIDE SURFACE MOUNTED RECEPTACLES.
2. WIRE AND CONNECTED LUMINAIRES LOCATED IN TREE GRATE.
3. LUMINAIRES SHALL BE CONTROLLED VIA PHOTOCELLS.
4. WIRE AND CONNECT ILLUMINATED SIGN. CONFIRM REQUIREMENT PRIOR TO ROUGH-IN

SIGN REMOVED AS PER APPLICANT

number TEN architectural group

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architecture ■ interior design ■ planning

PLACE OF PRIDE
545 & 549 BRODWAY, WINNIPEG
project

SITE PLAN - ELECTRICAL
sheet title

consultant

MCW Consultants Ltd.

seal

drawn by: MK
checked by: MB
project no. 2023045

scale: As indicated
date: DEC 09, 2024
sheet no. E1.1