

Minutes – Council – December 18, 2025

Minute No. 63

Report – Executive Policy Committee – December 9, 2025

Item No. 14 Zoning Agreement Amendment – 545 and 549 Broadway (Fort Rouge-East Fort Garry Ward) File ZAA 8/2025

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

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.

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DECISION MAKING HISTORY:

Moved by His Worship Mayor Gillingham,

That the recommendation of the Executive Policy Committee be adopted
by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 9, 2025, the Executive Policy Committee concurred in the recommendation of the City Centre Community Committee and submitted the matter to Council.

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

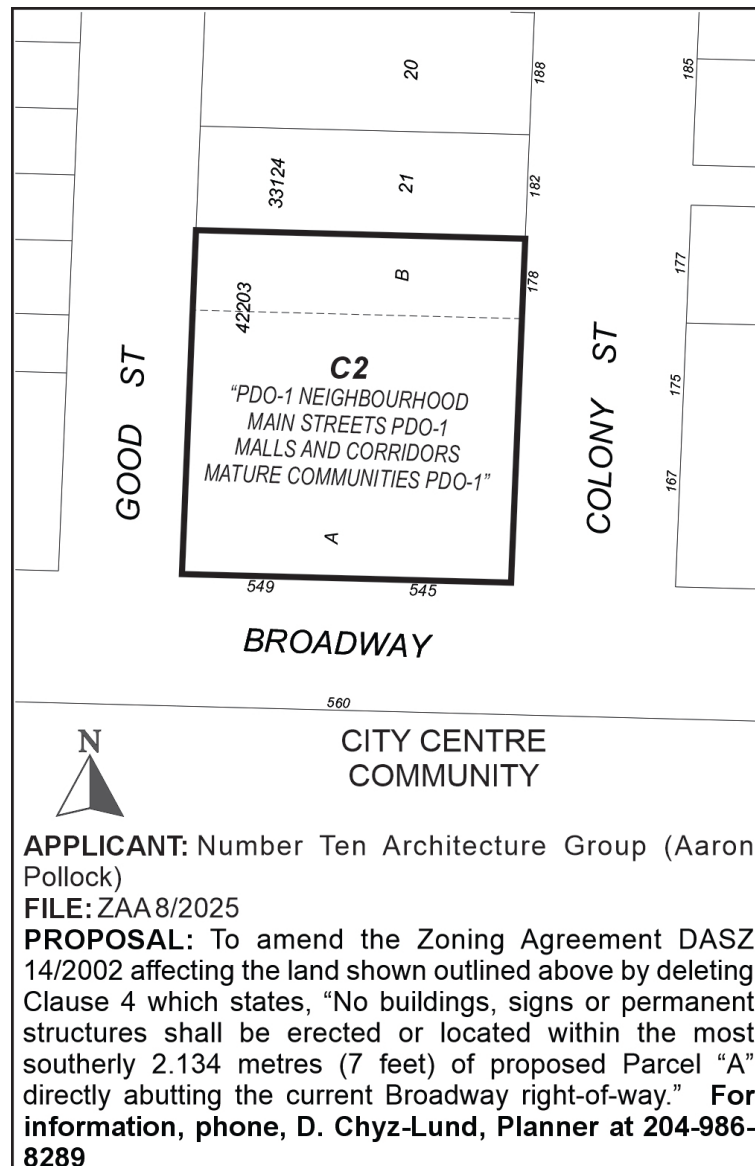
File: ZAA 8/2025

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:



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

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.

ZAA 7/2021

- 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

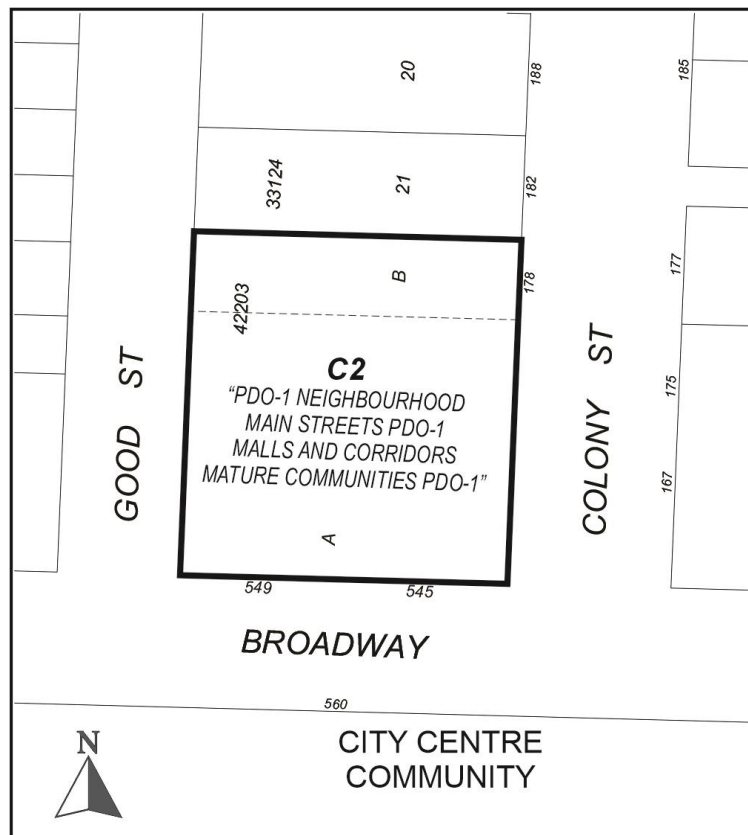
SCHEDULE 'A'

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.

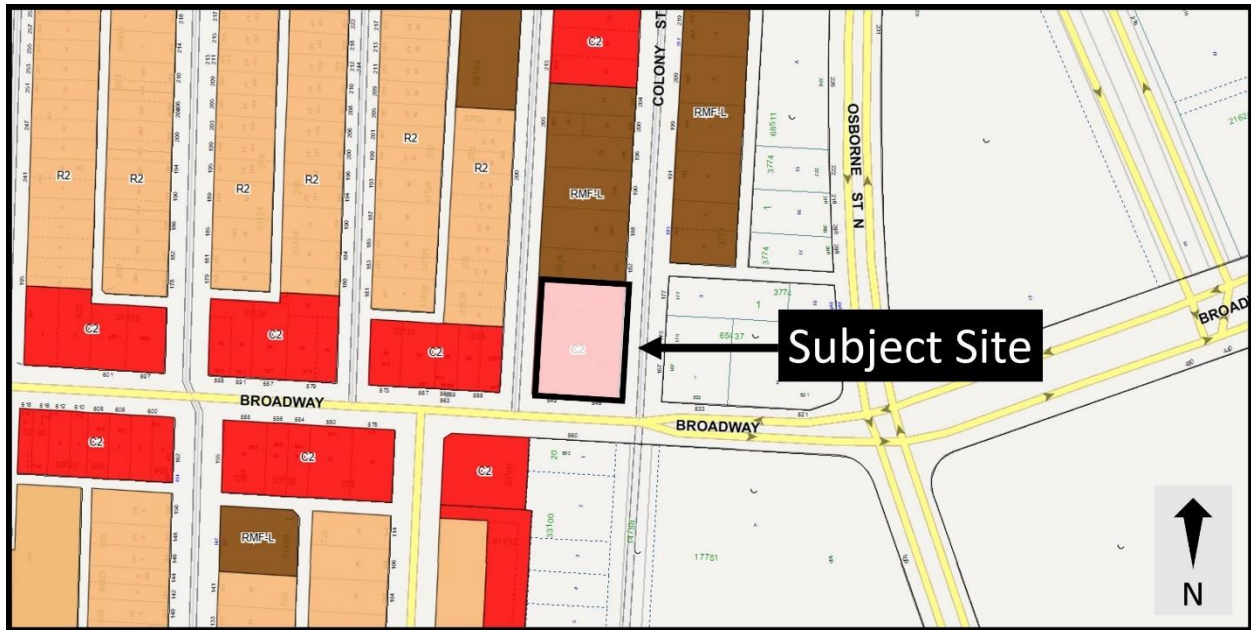


Figure 2: Zoning of the subject site and surrounding area.

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 eaves. 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.

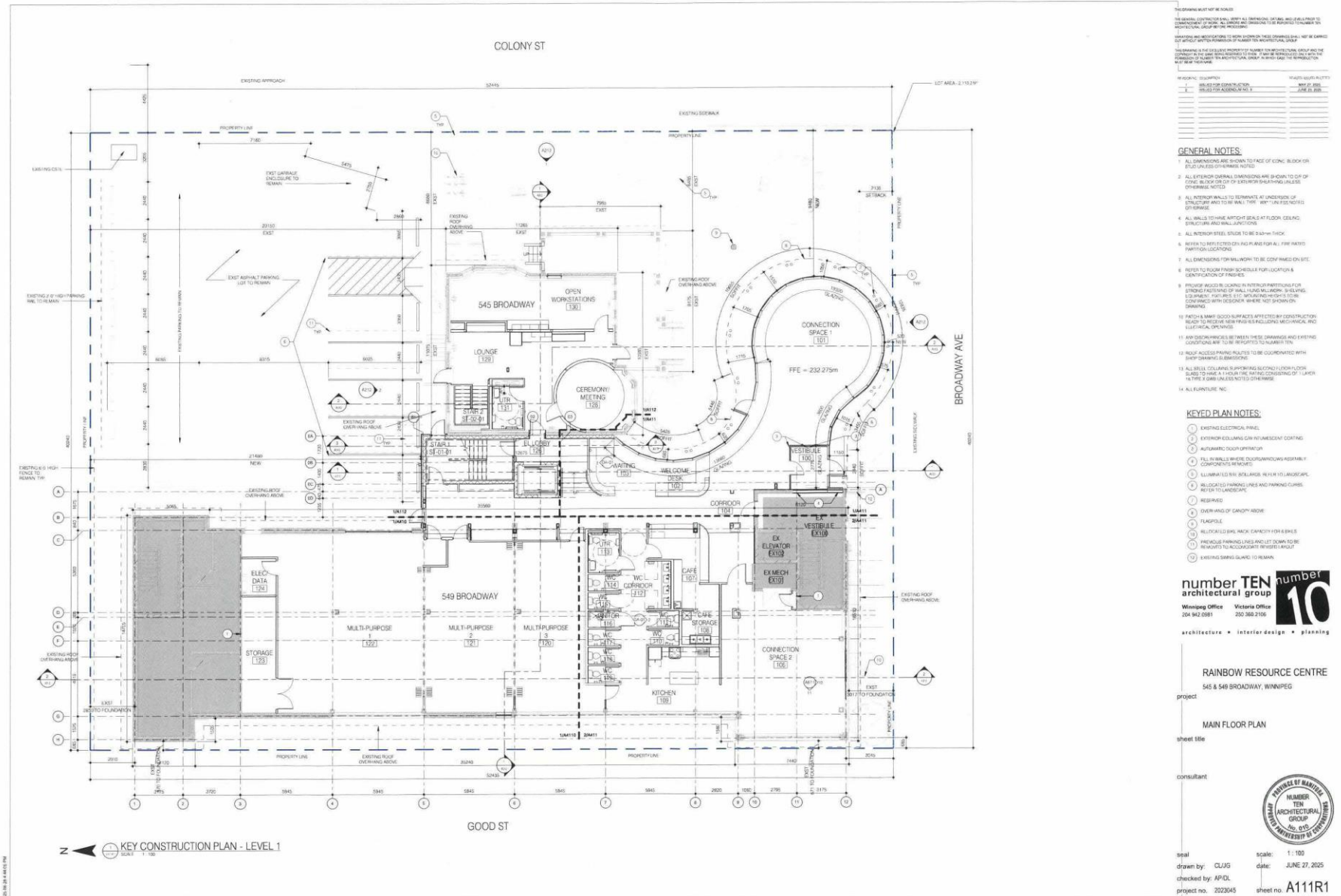
RECOMMENDATION

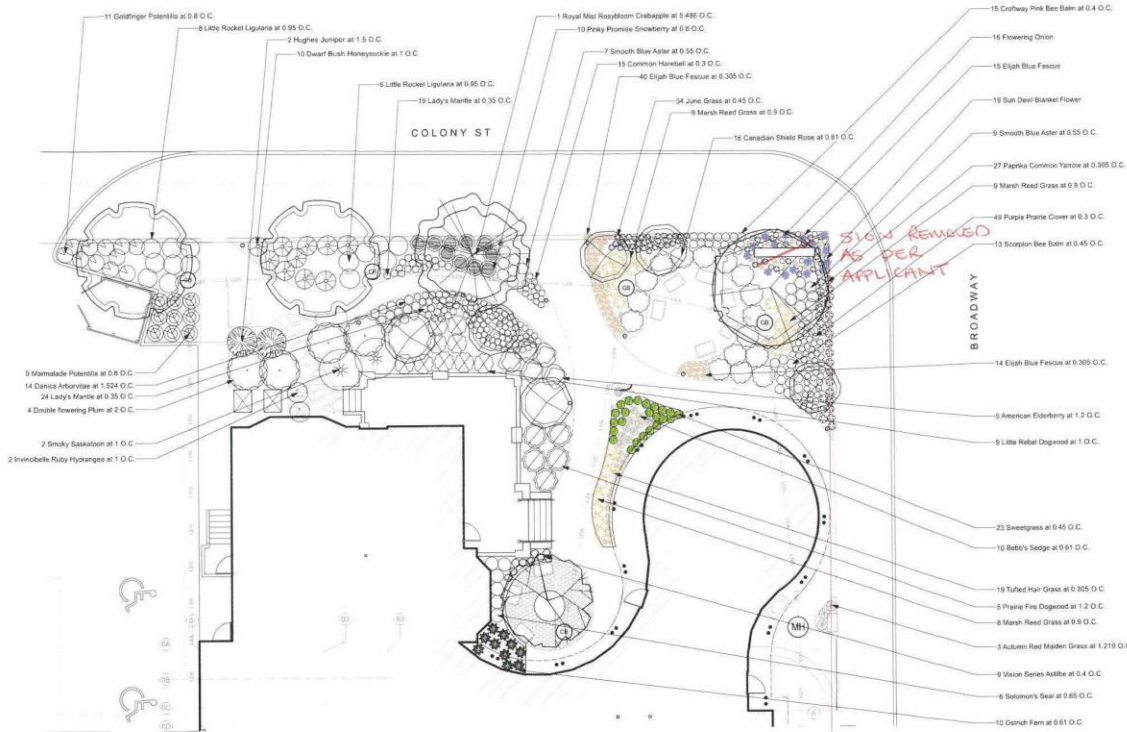
The Urban Planning Division recommends **approval** for the following reasons:

- 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.

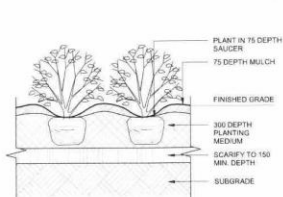
This Report Submitted by:
Planning, Property and Development Department
Urban Planning & Design Division

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

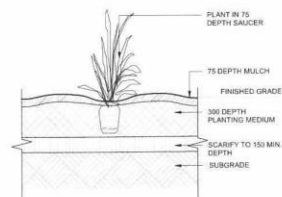




1 PLANTING PLAN
Scale: 1:100



3 SHRUB PLANTING
Scale: 1:20



4 PERENNIAL & GRASS PLANTING
Scale: 1:20

Plant Schedule

Qty	Common Name	Botanical Name	Size	Comments
Deciduous Trees				
1	Amor Maple	Acer glabrum 'Northern Star'	40 mm cal.	3.0 to 3.5 m H., 7 major branches 1.75 m above grade
1	Inferno Sugar Maple	Acer saccharum 'Inferno'	40 mm cal.	3.0 to 3.5 m H., 7 major branches 1.75 m above grade
1	Royal Mail Royalton Cobble	Malus a. attingens 'Dorset'	40 mm cal.	3.0 to 3.5 m H., 7 major branches 1.75 m above grade
1	Smooth Borneo	Rhus glabra	25 mm cal.	2.5 to 3.0 m H., 5 major branches 1.75 m above grade
1	Brandy American Elm	Ulmus americana 'Brandy'	40 mm cal.	3.0 to 3.5 m H., 7 major branches 1.75 m above grade
Deciduous Shrubs				
2	Smoky Saskatoon	Amelanchier alnifolia 'Smoky'	400 to 500 mm H.	5 major basal branches. Well formed, bushy plants. Container stock.
9	Little Rebel Dogwood	Cornus alba 'Jehol'	400 to 500 mm H.	5 major basal branches. Well formed, bushy plants. Container stock.
10	Dwarf Bush Honeysuckle	Lonicera xylosteum	300 to 400 mm H.	4 major basal branches. Well formed, bushy plants. Container stock.
11	Goldfinger Patenilla	Potentilla fruticosa 'Goldfinger'	300 to 400 mm H.	4 major basal branches. Well formed, bushy plants. Container stock.
9	Marmalade Patenilla	Potentilla fruticosa 'Marmalade'	300 to 400 mm H.	4 major basal branches. Well formed, bushy plants. Container stock.
4	Double Flowering Plum	Prunus vitacea 'Majestic'	400 to 500 mm H.	5 major basal branches. Well formed, bushy plants. Container stock.
15	Canadian Shield Rose	Rosa 'CANADIAN SHIELD'	400 to 500 mm H.	5 major basal branches. Well formed, bushy plants. Container stock.
5	American Elderberry	Sambucus canadensis	300 to 400 mm H.	4 major basal branches. Well formed, bushy plants. Container stock.
10	Pink Promise Snowberry	Symphoricarpos racemosa 'Knapstar'	300 to 400 mm H.	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	Bob's Sedge	Carex betula	100 mm (4") pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
19	Tufted Hair Grass	Deschampsia cespitosa	100 mm (4") pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
69	Elgin Blue Fescue	Festuca glauca 'Elgin Blue' (F. ovina var. glauca)	100 mm (4") pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
23	Sweetgrass	Hemiphaea stricta	100 mm (4") pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
32	June Grass	Koeleria macrantha	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	Achillea millefolium 'Lady's Mantle'	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
14	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 Asilbe	Asilbe spectabilis	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
10	Common Harebell	Campanula rotundifolia	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
125	Elgin Blue Fescue	Calluna x grandiflora 'Sun Devil'	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
19	Sun Devil Blanket Flower	Lupinus 'Little Rocket'	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
14	Little Rocket Ligularia	Mammocarpus struthocarpus	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
10	Quinch Fern	Monarda 'Crispy Pink'	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
15	Cruspy Pink Bee Balm	Monarda 'Crispy Pink'	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
13	Scorpion Bee Balm	Pygostachyum multiflorum	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
6	Solomon's Seal	Rosa 'CANADIAN SHIELD'	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
16	Canadian Shield Rose	Symphoricarpos lewisii	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SETBACKS AND ELEVATIONS TO CORRESPOND TO THE PLANS. ALL DIMENSIONS AND ELEVATIONS TO BE REPORTED TO THE ARCHITECTURAL GROUP FOR REVIEW.

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NO.	DESCRIPTION	REMOVED/REMOVED/PLANTED
1	SHRUB FOR CONSTRUCTION	2024-08-07

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

PLACE OF PRIDE
WINNIPES, MANITOBA

project
SHRUB & PERENNIAL PLANTING PLAN
(ALTERNATE PRICE)

sheet title
HTFC
consultant

scale: AS NOTED
date: 2024-08-07
checked by: MB
1402



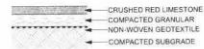
number TEN
architectural group

Winnipeg Office: 204.942.0981
Victoria Office: 250.360.2106

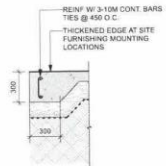
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architecture • interior design • planning

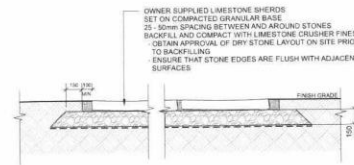
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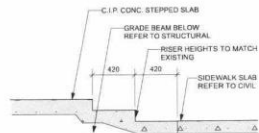
1
L301
CRUSHED STONE PAVING
Scale: 1:20



2
L301
CONC. THICKENED EDGE
Scale: 1:20

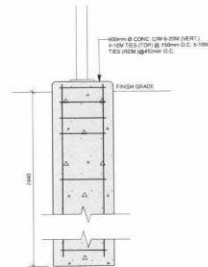


3
L301
FLAGSTONE PAVING
Scale: 1:20

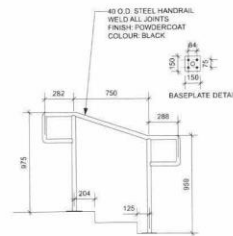


SEE STRUCTURAL FOR FOUNDATION DESIGN & REINFORCING

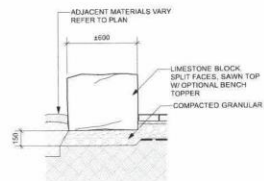
4
L301
STEP DETAIL
Scale: 1:20



5
L301
FLAGPOLE
Scale: 1:20



6
L301
HANDRAIL DETAIL
Scale: 1:20



7
L301
LIMESTONE SEAT BLOCK
Scale: 1:20

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NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	2024-06-07	MB
2	ISSUED FOR 30% REVIEW	2024-06-07	MB
3	ISSUED FOR CONSTRUCTION	2024-06-07	MB

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

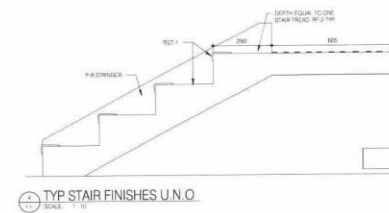
sheet title

HTFC

consultant

scale: AS NOTED
date: 2024-06-07
drawn by: AB/MB
checked by: MB

1 204

[illegible]

- DPI-1 CARPET TILE
- DPI-10 CARPET TILE
- DPI-12 CARPET TILE
- DPI-3 CARPET TILE
- DPI-5 CARPET TILE
- VW-1 WALK OFF MAT
- WM-1 WALK OFF MAT
- WM-2 WALK OFF MAT
- R23-1 RESILIENT START TREAD
- R23-4 PORCELAIN TILE
- R23-5 PORCELAIN TILE
- R2-1 SAFETY FLOORING
- DMS-5 DETECTABLE WARNING SURFACE

2. ALL WALLS TO BE PAINTED P-I-U-N-O

TS-1	CONC-1 TO WF
TS-2	CONC-1 TO CPT-1 CONC-10 CPT-3
TS-3	WF-1 TO CPT-2
TS-4	CPT-2 TO DWS-1
TS-5	CONC-1 TO PCT-4
TS-6	CONC-1 TO PCT-8
TS-7	PCT-5 TO CPT-2

- 7 FLOORING TO MATCH CONDITIONS ACROSS
SECTIONS. SEE SECTION 9 FOR
DETAILS.
- 8 FCT ON FLOOR AND WALL OF TIECLT. ALLOW
FLOOR COLOURS.
- 9 AP-1 FROM 125MM UP TO 244MM UP
S28 FROM DOWN UP TO 150MM WITH COSE CAP
AP-1 FROM 270MM UP TO 322MM UP
- 10 AP-1 FULL HEIGHT
- 11 CURVED WALL END AND TOP LAPPED WITH SS-
10 AP-1 FULL HEIGHT
- 12 AP-1 ELECTRICAL TO PROVIDE EXTENDERS FOR
WALL SWITCHES AND 100MM BUSH WITH 2 TUBES
FOR ELECTRICAL DOWNHOLE
- 13 WALL ON EITHER END OF CURTAIN WALL. 75
HORIZONTALS TO BE P-7
- 14 ALL STEEL, STAIR STRINGERS, GUARD
AND HANDRAILS TO BE P-7
- 15 ALL EXPOSED MISC. METALS AND METAL
FINISHES AT LVS OF LANDINGS TO BE P-6
- 16 ALL UNDERFLOOR STEEL, STAIR RAILS P-6
- 17 STAIR STRINGER TO BE PAINTED P-9

RAINBOW RESOURCE CENTRE
545 & 549 BROADWAY, WINNIPEG

sheet title

seal	scale:	As indicated
drawn by: CLJG	date:	DEC 5, 2024
checked by: APDL		
project no. 2023045	sheet no.	A131

[illegible]

2. ALL INTERIOR WALLS TO BE FINISHED TO FACE OF BLOCK. BLOCK OR STUD WALLS TO REMAIN EXPOSED.
3. ALL INTERIOR WALLS TO BE DAMAGED ARE TO SHOW UP TO FACE OF BLOCK OR FACE OF 4" EXTENSION BRIMMING UNLESS OTHERWISE NOTED.
4. ALL EXTERIOR WALLS TO TERMINATE AT JOINDER OF STUD WALLS TO BE FINISHED TO FACE OF BLOCK OR STUD WALLS TO REMAIN EXPOSED.
5. ALL INTERIOR WALLS TO BE FINISHED TO FACE OF BLOCK. CEILING TO BE FINISHED TO FACE OF BLOCK OR STUD WALLS TO REMAIN EXPOSED.
6. ALL EXTERIOR WALLS, STUDS TO BE FINISHED TO FACE.
7. REFER TO REPAIR/RECONSTRUCTION PLAN AND ALL FIRE RATED PARTITIONS TO BE FINISHED TO FACE OF BLOCK OR STUD WALLS TO REMAIN EXPOSED.
8. ALL DAMAGED CONCRETE TO BE RE-CONCRETE ON SITE.
9. REFER TO ROOM FINISH SCHEDULE FOR LOCATION AND FINISHES.
10. ALL INTERIOR CEILING TO BE FINISHED TO FACE OF BLOCK OR STUD WALLS TO REMAIN EXPOSED.
11. REPAIR AND FINISH GROUND FLOOR INTERIORS FOR CONSTRUCTION. LEAVE REPAIRS REPAIRS INCLUDING MEDICAL AND LIFTING.
12. ALL INTERIORS TO BE FINISHED TO FACE OF BLOCK AND EXTERIOR TO BE FINISHED TO FACE OF BLOCK OR STUD WALLS TO REMAIN EXPOSED.
13. REFER TO DAMAGED ROOMS TO BE RECONSTRUCTED WITH SHIPBOARD FINISHES TO BE COORDINATED WITH SHIPBOARD FINISHES.
14. REFER TO REPAIR/RECONSTRUCTION PLAN AND ALL FIRE RATED PARTITIONS TO BE FINISHED TO FACE OF BLOCK OR STUD WALLS TO REMAIN EXPOSED.
15. ALL EXTERIOR WALLS TO BE FINISHED TO FACE OF BLOCK OR STUD WALLS TO REMAIN EXPOSED.

KEYNOTE LEGEND:

- ① OPERABLE PARTITION
- ② MILLWORK BOOK STORAGE AND SEATING
- ③ RELOCATED STOREFRONT GLAZING SYSTEM
- ④ DRAINAGE CLEAROUT RAINWATER SEE MECHANICAL
- ⑤ IN-ILLUSTRATING DOOR WITH NEW GLAZING AND PARTITION

RAINBOW RESOURCE CENTRE
545 & 549 BROADWAY, WINNIPEG

project

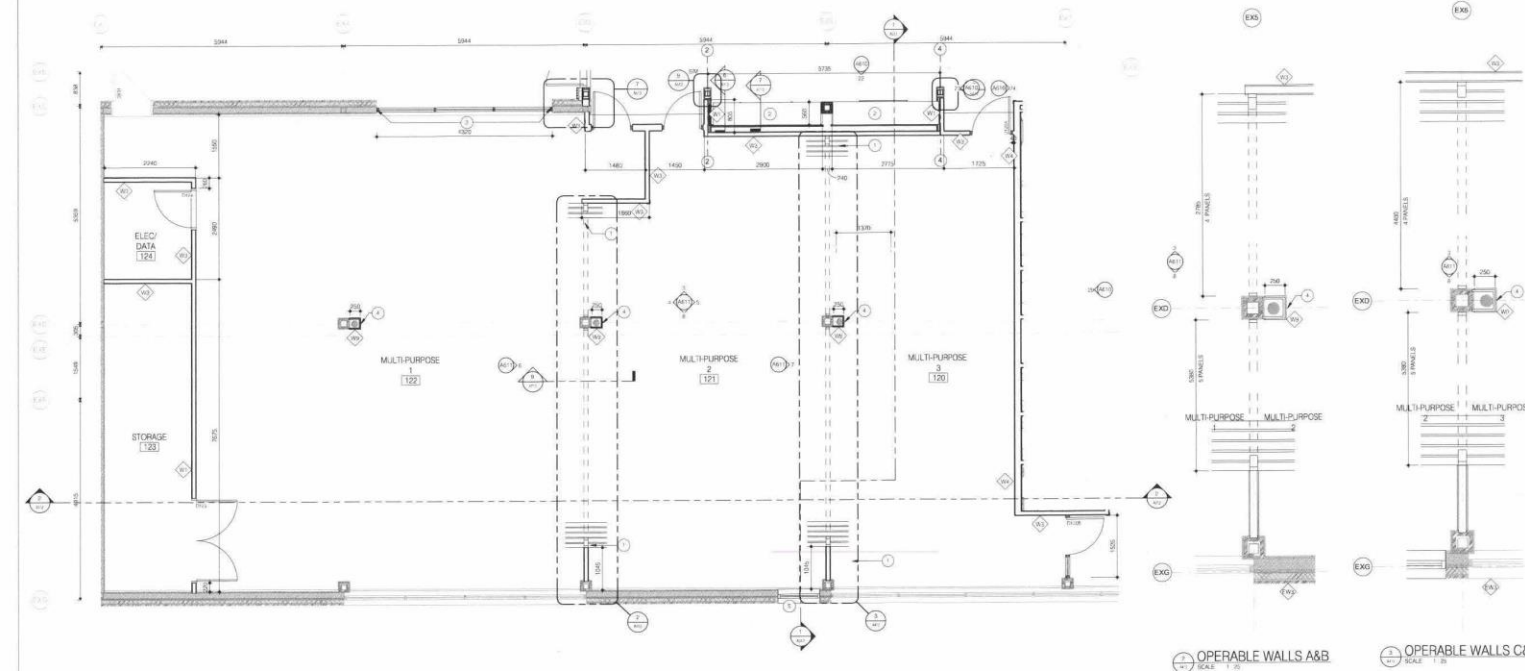
ENLARGED PLANS

sheet title

consultant



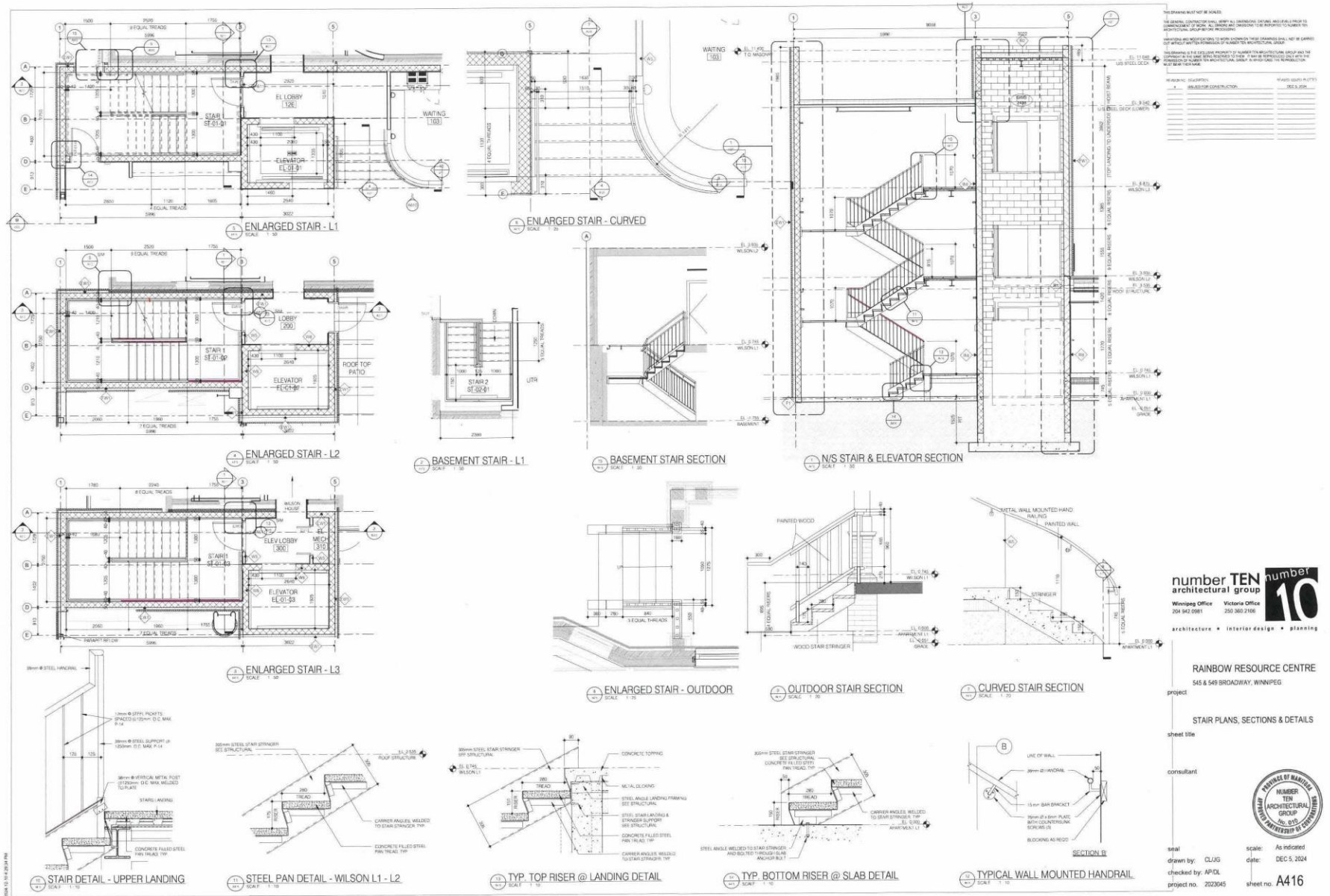
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 drawn by: CLJ/G date: DEC 5, 2024
 checked by: AP/DL
 project no. 2023045 sheet no. **A410**

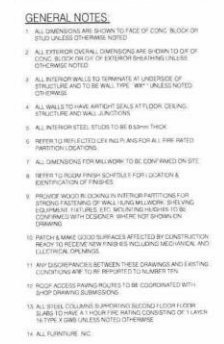


ENLARGED PLAN - MULTI-PURPOSE ROOMS

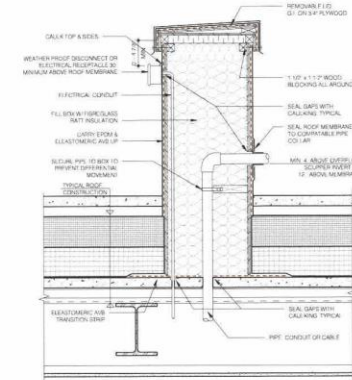
OPERABLE WALLS A&B
SCALE 1/25

3 OPERABLE WALLS C&D
SCALE 1/20

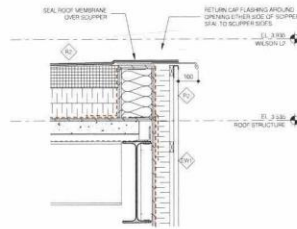




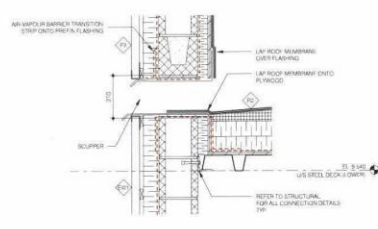
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date: DEC 5, 2024
sheet no. A113



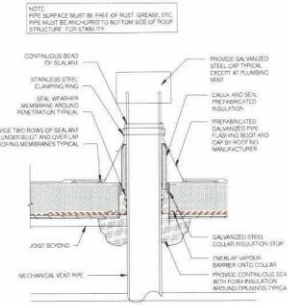
1 SERVICES PENETRATION W/ RECEPTACLE
SCALE: 1/8\"/>



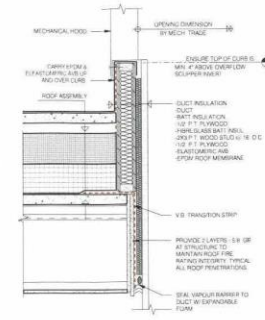
2 SECTION DETAIL - TYP. SCUPPER @ P2
SCALE: 1/8\"/>



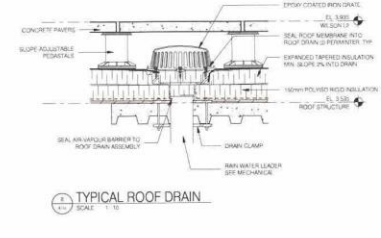
3 SECTION DETAIL - TYP. SCUPPER @ P3
SCALE: 1/8\"/>



4 PLUMBING VENT - SECTION DETAIL
SCALE: 1/8\"/>



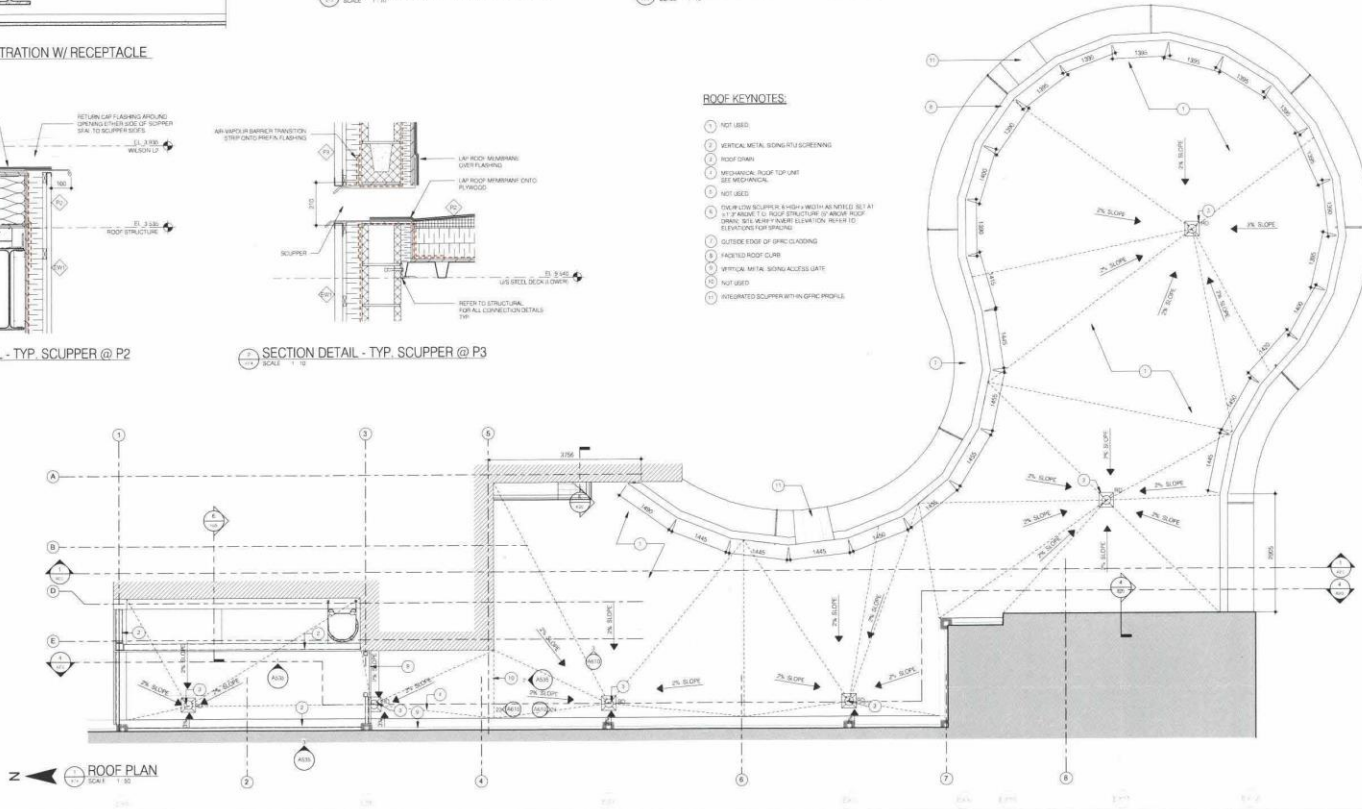
5 TYPICAL DUCT PENETRATION DETAIL
SCALE: 1/8\"/>



6 TYPICAL ROOF DRAIN
SCALE: 1/8\"/>

ROOF KEYNOTES:

- 1 NOT USED
- 2 VERTICAL METAL SCODING SCREENING
- 3 ROOF DRAIN
- 4 MECHANICAL ROOF TOP UNIT (SEE MECHANICAL)
- 5 NOT USED
- 6 OVERLAP SCUPPER 8\"/>
- 7 1/2\"/>
- 8 SCUPPER ROOF OR SPINE FLASHING
- 9 FLASHING ROOF CLAMP
- 10 VERTICAL METAL SCODING GATE
- 11 NOT USED
- 12 INTEGRATED SCUPPER WITH GUT PROFILE



7 ROOF PLAN
SCALE: 1/8\"/>

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REVISION NO.	REVISION	DATE
1	REVISION FOR CONSTRUCTION	2024.11.10
2		
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12		

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE SHOWN TO FACE OF ROUND BLOCK OR STRUCTURE UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR OVERALL DIMENSIONS ARE SHOWN TO O.C. OF CONCRETE BLOCK OR O.C. OF EXTERIOR SHEATHING UNLESS OTHERWISE NOTED.
 3. ALL INTERIOR WALLS TO TERMINATE AT UNDERSIDE OF STRUCTURE AND TO BE FINISHED TYPE "A" UNLESS NOTED OTHERWISE.
 4. ALL WALLS TO HAVE AIRPROOF SEALS AT JOINTS, CEILING, STRUCTURE AND WALL JUNCTIONS.
 5. ALL INTERIOR STEEL STUDS TO BE 6\"/>
 - 6. REFER TO REFLECTED CEILING PLAN AND FOR ALL FINE FINISHED 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 WOODEN COUNSEL IN INTERIOR PARTITIONS FOR STRONG FINISHING OF WALL-JOINT MILLWORK, SHELVES, EQUIPMENT, FURNITURE, ETC. (CONSTRUCTION TO BE CO-ORDINATED WITH DESIGNER, WHERE NOT SHOWN ON DRAWING).
 - 10. PATCH & REPAIR (S) SHOULD BE SPECIFIED BY CONSTRUCTION READY TO RECEIVE NEW FINISH INCLUDING MECHANICAL AND ELECTRICAL OPENINGS.
 - 11. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS ARE TO BE REPORTED TO MANAGEMENT.
 - 12. ROOF ACCESS RAMPING ROUTES TO BE COORDINATED WITH EXISTING DRAINAGE SUBMISSIONS.
 - 13. ALL STEEL COLLARS SUPPORTING SECOND FLOOR HOOKS SHALL BE MADE AT LEAST 4\"/>
 - 14. ALL FINISHES ARE: N.C.

number TEN architectural group
Winnipeg Office: 204.942.0981
Victoria Office: 250.360.2198
architecture • interior design • planning

RAINBOW RESOURCE CENTRE
545 & 549 BROADWAY, WINNIPEG

project
SECOND FLOOR FLOOR PLAN & DETAILS

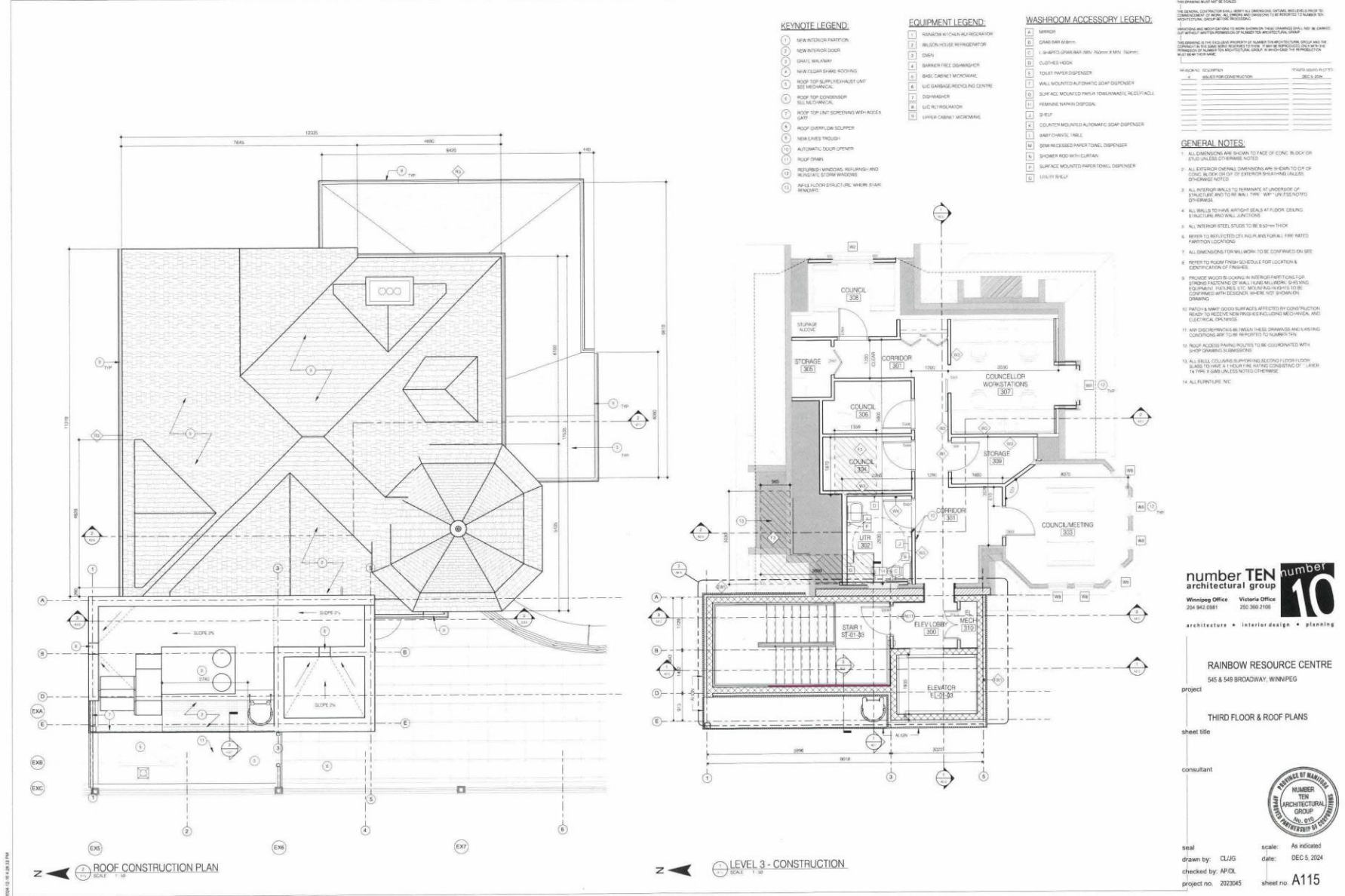
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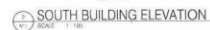
consultant

seal
drawn by: CLUG
checked by: AP/EL
project no: 2023045

scale
As indicated
date: DEC 5, 2024
sheet no: A114





[illegible]

- ① LAYED ALUMINUM AND GLASS PANELS
- ② EXPOSED STUDS, COLUMN, RAFTERS
- ③ NEW FANGL THROUGH AND DOWNPOUTS
- ④ INTERIUM WINDOWS
- ⑤ NEW DOORS
- ⑥ NEW CEILING SHAVE ROOFING
- ⑦ NEW FISHING ALGA BOLD AND UNDERPINE OF EXISTING ALGA BOLD
- ⑧ NEW FISHING ALGA BOLD
- ⑨ NEW DOOR (SHAVE) ON EXISTING PANE
- ⑩ NEW DOOR (SHAVE) ON EXISTING PANE
- ⑪ ALUMINUM SLIDER RAILING PROFILE TO FOLLOW PANE
- ⑫ SLIDER - SUSPENDED FROM GLASS
- ⑬ NEW WOOD FISHING
- ⑭ NEW WOOD FISHING
- ⑮ NEW WOOD FISHING
- ⑯ NEW WOOD FISHING
- ⑰ NEW WOOD FISHING
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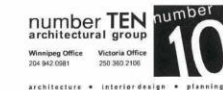


scale: As indicated
date: DEC 5, 2024
sheet no. A210



[illegible]

- 10 EXISTING ALUMINUM CLASSED PANELS
- 11 EXPOSED STEEL COLUMNS AND SPACERS
- 12 NEW EAVE TRIM AND DOWNSPOUTS
- 13 REHURSH-WANDERS
- 14 NEW DOORS
- 15 NEW CEILING SHAM ROOFING
- 16 NEW/REPAIR GLASS DOORS AND UNDERDOOR
- 17 KASEL AS REPAIRMENT
- 18 REPAIR/MAINTENANCE AS REQUIRED
- 19 NEW CEILING SHAM GLASSING PART 1
- 20 KASEL WALL PANELS (GLASS) BULLS
- 21 PROFILES TO MATCH EXISTING
- 22 ALUMINUM GLASSING SYSTEM TO FOLLOW PART 1
- 23 SIGN - SUSPENDED FROM JOINT
- 24 NEW ROOF FLASH
- 25 NEW/REPAIR WINDOW GLASSING WITH PREVIOUSLY EXISTING WINDOW WALL
- 26 SHAM - ISOLATED TO EXISTING BUILDING
- 27 NEW/REPAIR GLASSING WITH NEW WINDOW
- 28 NEW/REPAIR GLASSING WITH NEW WINDOW
- 29 EXIST. AL. SLOTTED TRIMS (TRIM) GLASS CLASSED TRIMS AND TRIMMES
- 30 NEW/REPAIR ATTACH
- 31 NEW/REPAIR GLASSING SYSTEM
- 32 NEW GLASS VENT
- 33 MECHANICAL EXHAUST
- 34 MECHANICAL EXHAUST VENT



project

EXTERIOR ELEVATIONS

sheet title

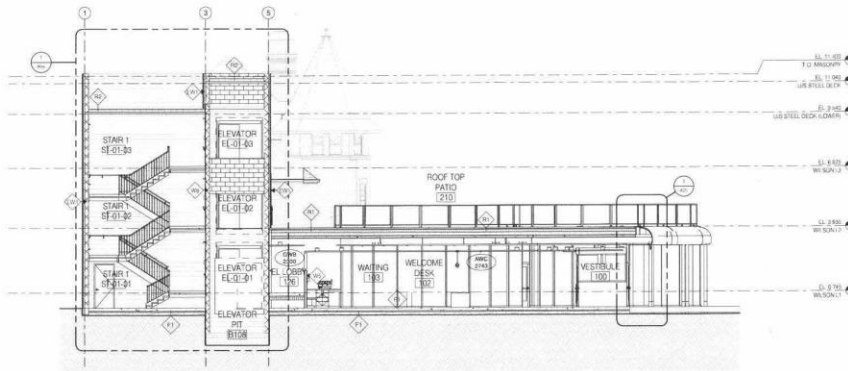
consultant



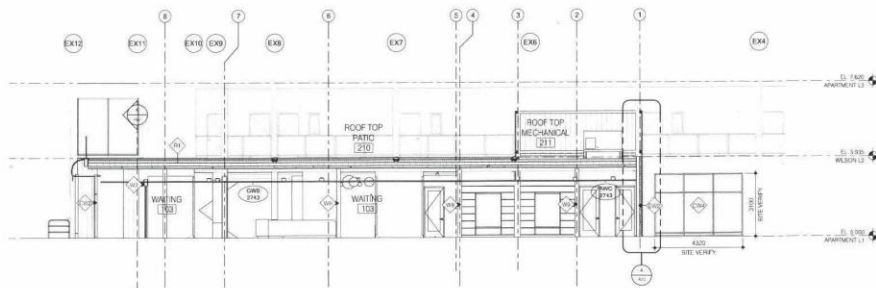
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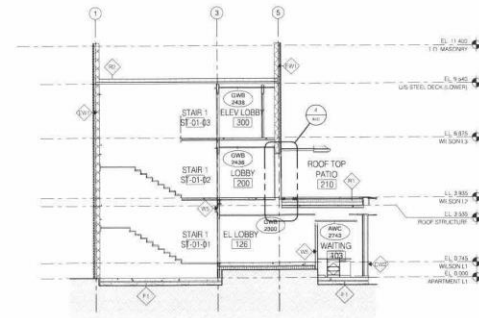
BUILDING SECTION - CONNECTION
SCALE: 1/8" = 1'-0"



N/S BUILDING SECTION
SCALE: 1/8" = 1'-0"



WALL SECTION @ REAR ENTRY
SCALE: 1/8" = 1'-0"



SECTION @ ELEVATOR LOBBY / STAIR
SCALE: 1/8" = 1'-0"

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REVISION	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	DEC 5, 2024

number TEN architectural group
 Winnipeg Office: 204 942-0881 | Victoria Office: 250 350-2100
 architects • interior design • planning

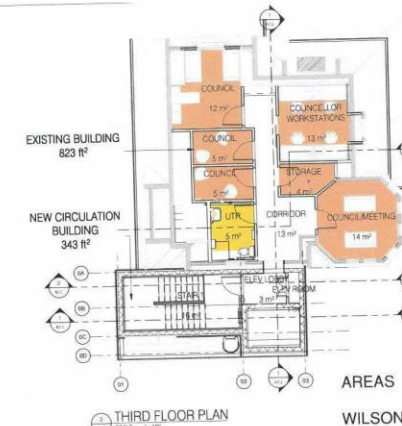
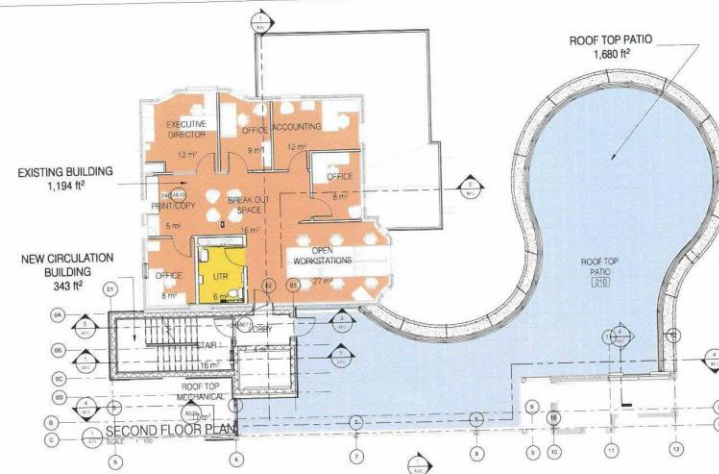
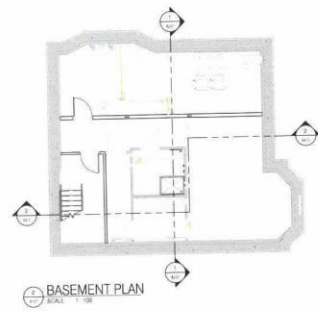
RAINBOW RESOURCE CENTRE
 543 & 549 BROADWAY, WINNIPEG
 project

BUILDING SECTIONS
 sheet title

consultant

scale: 1/8" = 1'-0"
 date: DEC 5, 2024
 drawn by: JG
 checked by: AP/CL
 project no: 2022045
 sheet no: A310





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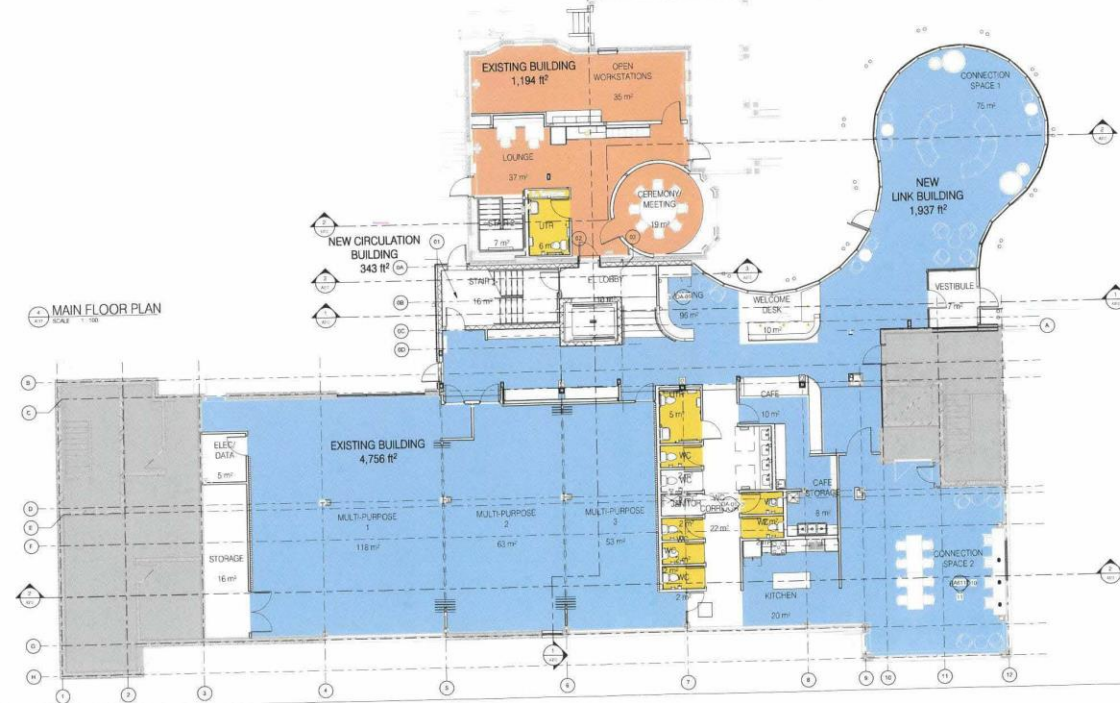
LEGEND

- OFFICE
- PROGRAMMING
- WASHROOM

SOCIAL SERVICE FACILITY USE

AREAS

WILSON HOUSE (Existing Building)	
Main Floor	1,194 sqft / 111 m ²
Second Floor	1,194 sqft / 111 m ²
Third Floor	823 sqft / 76 m ²
APARTMENT (Existing Building)	
Main Floor	6,164 sqft / 573 m ²
Second Floor	5,327 sqft / 486 m ²
Third Floor	5,237 sqft / 486 m ²
Fourth Floor	5,237 sqft / 486 m ²
Link Building (New)	
Main Floor	2,259 sqft / 210 m ²
Second Floor	282 sqft / 26 m ²
Third Floor	282 sqft / 26 m ²
(Roof top patio)	(1,680 sqft / 156 m ²)
Total Building Footprint	10,219 sqft / 949 m²



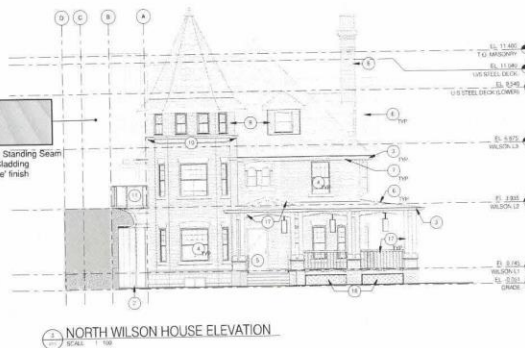
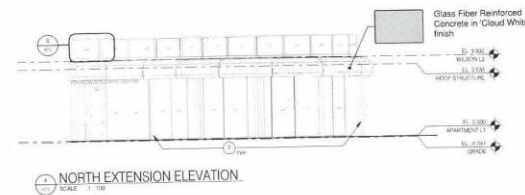
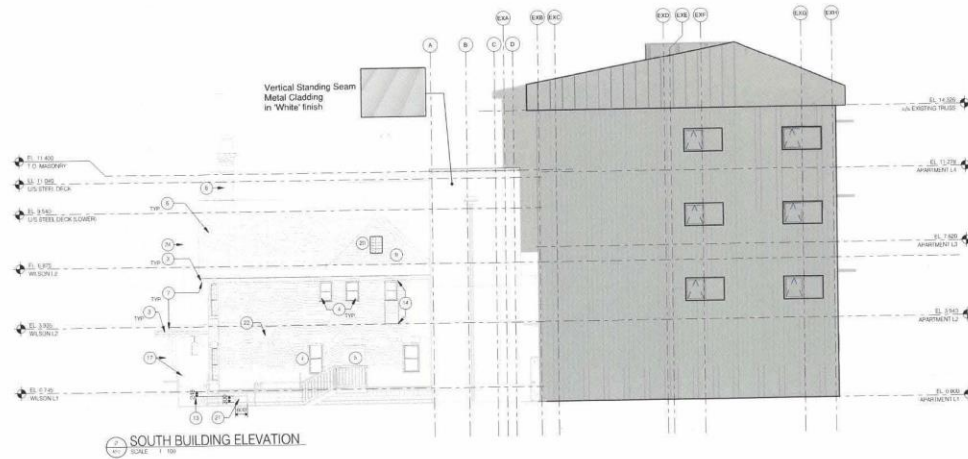
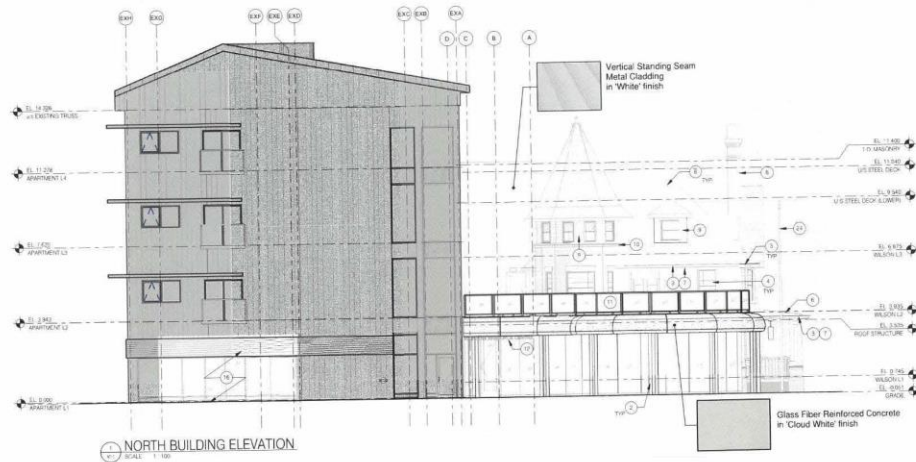
number TEN architectural group
10
Winnipeg Office: 204.942.0581
Victoria Office: 250.360.2708
architecture • interior design • planning

RAINBOW RESOURCE CENTRE
545 & 549 BROADWAY, WINNIPEG

FLOOR PLANS

consultant

scale: 1:100
date: JUNE 27, 2025
project no: 2023045
sheet no: A117



EXTERIOR MATERIAL LEGEND



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NO.	REVISION	DATE	BY
1	ISSUED FOR CONSTRUCTION	MARCH 21, 2025	JG

KEYED ELEVATION NOTES

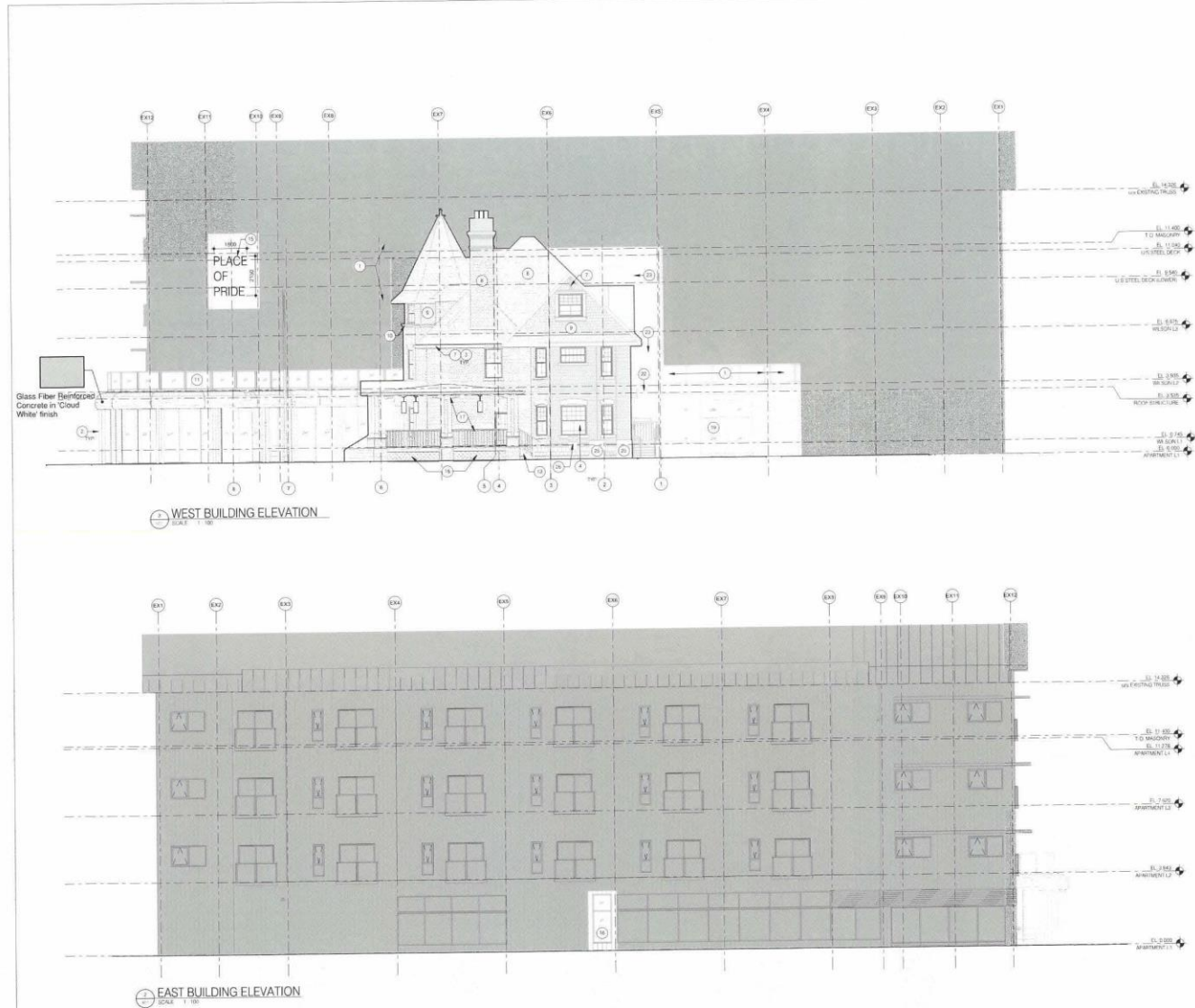
- 1 EXISTING ALUMINUM AND GLASS RAILING
- 2 EXISTING STEEL COLUMNS WITH EXISTING GUARDRAIL
- 3 NEW BRASS TROUGH AND DOWNSPOUTS
- 4 REFINISHED SHINGLES
- 5 NEW DOORS
- 6 NEW CEDAR SHAKE ROOFING
- 7 REFINISHED - AND REPLACE FROM ROOFING AND INSULATION OF CHIMNEY AS REQUIRED
- 8 REPAIR WARDEN AS REQUIRED
- 9 NEW CEDAR SHAKE CLADDING - FRONT PORCH
- 10 REPLACE EXISTING HISTORICAL WOOD MOUNTING - PROTECT TO MATCH EXISTING - FRONT PORCH TO MATCH EXISTING
- 11 ALUMINUM GLASS GUARDRAIL - REPAIRS TO FOLLOW PERMIT
- 12 SPAN-2 SUBPANELS FROM ROOF
- 13 REPAIRED STAIR
- 14 CREATE NEW WINDOW OPENING WITH PROPOSED POLYURETHANE INSULATION
- 15 SPAN-1 MOUNTED TO EXISTING BUILDING
- 16 REPAIR EXISTING DOOR WITH NEW WINDOW OPENING
- 17 PAINT ALL BRICKWORK, WALLS, COLUMNS, CEILING, AND FRAMES
- 18 NEW WOOD LATTICE - FINISH TO MATCH EXISTING
- 19 RELOCATED STONE MOUNTING SYSTEM - NEW CABLE RENT
- 20 MECHANICAL EXTERIOR
- 21 MECHANICAL EXTERIOR VIEW
- 22 INSULATION MOUNTED TO EXTERIOR FACE OF BUILDING LINE TO BE PAINTED
- 23 FINISH
- 24 MECHANICAL - SEE MECHANICAL
- 25 MECHANICAL EXTERIOR VIEW SEE MECHANICAL

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RAINBOW RESOURCE CENTRE
545 & 549 BROADWAY, WINNIPEG

EXTERIOR ELEVATIONS

project: RAINBOW RESOURCE CENTRE
sheet title: EXTERIOR ELEVATIONS
consultant: number TEN architectural group
scale: As indicated
date: APRIL 9, 2025
drawn by: JG
checked by: AP/DL
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KEYED ELEVATION NOTES

- (1) EXISTING ALUMINUM AND GLASS FINE
- (2) EXISTING STEEL COLUMN WITH ALUMINUM COATING
- (3) NEW BRIDGE THROUGH AND COMPOUND CUTS
- (4) NEW BRIDGE MEDIAN
- (5) NEW DOORS
- (6) NEW CEDAR SHINGLES ROOFING
- (7) REPAIRS AND REPLACE FASCIA BOARD AND UNDERLAY OF EXISTING ALUMINUM
- (8) REPAIRS AND REPLACE FASCIA BOARD AND UNDERLAY OF EXISTING ALUMINUM
- (9) NEW CEDAR SHINGLES CLADDING
- (10) REPLACE EXISTING HISTORICAL WOOD BUILDING PROPERTY TO MATCH EXISTING PAINT FINISH TO MATCH EXISTING
- (11) ALUMINUM GLASS SUBMITTAL PROFILE TO FOLLOW FINISH
- (12) NEW WOOD STAIR
- (13) CREATE NEW WINDOW OPENING WITH ALUMINUM GLASS WINDOW PANEL
- (14) NEW WOOD STAIR
- (15) NEW WOOD STAIR
- (16) NEW WOOD STAIR
- (17) NEW WOOD STAIR
- (18) NEW WOOD STAIR
- (19) NEW WOOD STAIR
- (20) NEW WOOD STAIR
- (21) NEW WOOD STAIR
- (22) NEW WOOD STAIR
- (23) NEW WOOD STAIR
- (24) NEW WOOD STAIR
- (25) NEW WOOD STAIR
- (26) NEW WOOD STAIR

EXTERIOR MATERIAL LEGEND

- CEMENT SHINGLES
- GLASS FINE REINFORCED CONCRETE
- STANDING SEAM VERTICAL METAL ROOFING
- ALUMINUM SHINGLES PANEL
- WOOD LATTICE
- GLASS
- BRICK
- ALUOCTONE

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EXTERIOR ELEVATIONS

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