Agenda – Assiniboia Community Committee – January 6, 2026

PUBLIC HEARINGS

Item No. 6 Variance – Country Meadow Boulevard (Waverley West Ward) File DAV 241968/2025D

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval of the application to vary the "RMF-L" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of multi-family dwelling buildings as follows:

1. On Lot 1 to permit:

    A. 265 parking spaces instead of 302 spaces;

    B. no buffering of a parking area located within 20 feet (6.10 metres) of a side lot line adjacent to a residential district;

2. On Lot 2 to permit:

    A. 275 parking spaces instead of 323 spaces;

    B. no front yard to an open parking area instead of 25 feet (7.62 metres);

    C. insufficient buffering of a parking area located within 20 feet (6.1 metres) of a side lot line adjacent to a residential district.

Subject to the following condition(s):

1. That, if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

2. That 328 bicycle parking stalls shall be provided, including a minimum of 264 secured and weather protected stalls.

3. That all of the required landscaping under Item 1b (16 trees and 86 shrubs) be planted in other areas within Lot 1 and Lot 2, to the satisfaction of the Director of Planning, Property, and Development.

File: DAV 241968/2025D

Applicant: Brad Mcgregor (Broadstreet Properties Ltd.)

Premises Affected: Country Meadow Boulevard

Legal Description: LOT 3 DASSF 548/2025, hereinafter called "the land"

Property Zoned: "RMF-L" (Residential Multi-Family Large (District))

Nature of Application: To vary the "RMF-L" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of multi-family dwelling buildings as follows:

1. On Lot 1 to permit:

    A. 265 parking spaces instead of 302 spaces;

    B. no buffering of a parking area located within 20 feet (6.10 metres) of a side lot line adjacent to a residential district;

2. On Lot 2 to permit:

    A. 275 parking spaces instead of 323 spaces;

    B. no front yard to open parking area instead of 25 feet (7.62 metres);

    C. insufficient buffering of a parking area located within 20 feet (6.1 metres) of a side lot line adjacent to a residential district.

Exhibits Filed:

1. Application dated November 6, 2025
2. Notification of Public Hearing dated December 19, 2025
3. Manitoba Status of Title 3379470
4. Letter of authorization dated September 4, 2025 from Ladco Company Limited (Michael Carruthers) to Broadstreet Properties
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Caveat 5716561/1

Exhibits Filed (continued):

7. Plans, Sheets 1 to 18 inclusive, for File DAV 241968/2025D dated November 4, 2025
8. Report from the Urban Planning Division dated November 26, 2025
9. Inspection Report

The Winnipeg Public Service to advise that all statutory requirements with respect to this application have been complied with.

Moved by Councillor

That the report of the Winnipeg Public Service be taken as read.

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

That in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance,

(a) ☐ is consistent ☐ is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) ☐ does not create ☐ does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) ☐ is ☐ is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) ☐ is ☐ is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

Moved by Councillor

That the recommendation of the Winnipeg Public Service be concurred in / not be concurred in and the Variance be approved / rejected.

Moved by Councillor

That the public hearing with respect to this application be concluded.

Exhibit “8” referred to in File DAV 241968/2025D

ADMINISTRATIVE REPORT

Title: DAV 25-241968\D – Country Meadow Blvd

Issue: For consideration of Variances associated with landscaping requirements and parking requirements.

Critical Path: Assiniboia Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
Sawyer Klassen, MCP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division recommends **approval** of the application to vary the "RMF-L" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of multi-family dwelling buildings as follows:

1) On Lot 1 to permit:

a) 265 parking spaces instead of 302 spaces;

b) no buffering of a parking area located within 20 feet (6.10 metres) of a side lot line adjacent to a residential district;

2) On Lot 2 to permit:

a) 275 parking spaces instead of 323 spaces;

b) no front yard to an open parking area instead of 25 feet (7.62 metres);

c) insufficient buffering of a parking area located within 20 feet (6.1 metres) of a side lot line adjacent to a residential district.

Subject to the following condition(s):

1. That, if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.
2. That 328 bicycle parking stalls shall be provided, including a minimum of 264 secured and weather protected stalls.
3. That all of the required landscaping under Item 1b (16 trees and 86 shrubs) be planted in other areas within Lot 1 and Lot 2, to the satisfaction of the Director of Planning, Property, and Development.

REASON FOR THE REPORT

- The applicant is proposing to build two multi-family residential buildings and requires Variances for parking lot buffering and parking requirements of the *Winnipeg Zoning By-Law*.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 25-241968\D**
RELATED FILES:	
COMMUNITY:	Assiniboia Committee
NEIGHBOURHOOD #:	2.683 - (PRAIRIE POINTE)
SUBJECT:	To vary the "RMF-L" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of multi-family dwelling buildings as follows: 1) On Lot 1 to permit: a) 265 parking spaces instead of 302 spaces; b) no buffering of a parking area located within 20 feet (6.10 metres) of a side lot line adjacent to a residential district; 2) On Lot 2 to permit: a) 275 parking spaces instead of 323 spaces; b) no front yard to open parking area instead of 25 feet (7.62 metres); c) insufficient buffering of a parking area located within 20 feet (6.1 metres) of a side lot line adjacent to a residential district.
LOCATION:	Country Meadow Blvd
LEGAL DESCRIPTION:	LOT 3 DASSF 548/2025
APPLICANT:	Brad Mcgregor (Broadstreet Properties Ltd.)

570 Camiel Sys St
Winnipeg, MB R2J 4K2

OWNER: LADCO COMPANY LIMITED
40 Lakewood Blvd 200 (DAVID BORGER)
Winnipeg, MB R2J 2M7

HISTORY

In 2023, the site underwent a rezoning through file 29/2023 DASZ.

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a Variance with respect to a property may be approved if the Variance:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject property is located on Country Meadow Blvd, in the Prairie Pointe neighbourhood of the Waverley West ward.
- The subject site is 3.89 acres (1.57 hectares) in area. The site is currently undeveloped greenfield.
- The subject site is accessed by a Country Meadow Boulevard.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Recent Community policy area. The property is zoned “RMF-L” Residential Multi-Family Large District.

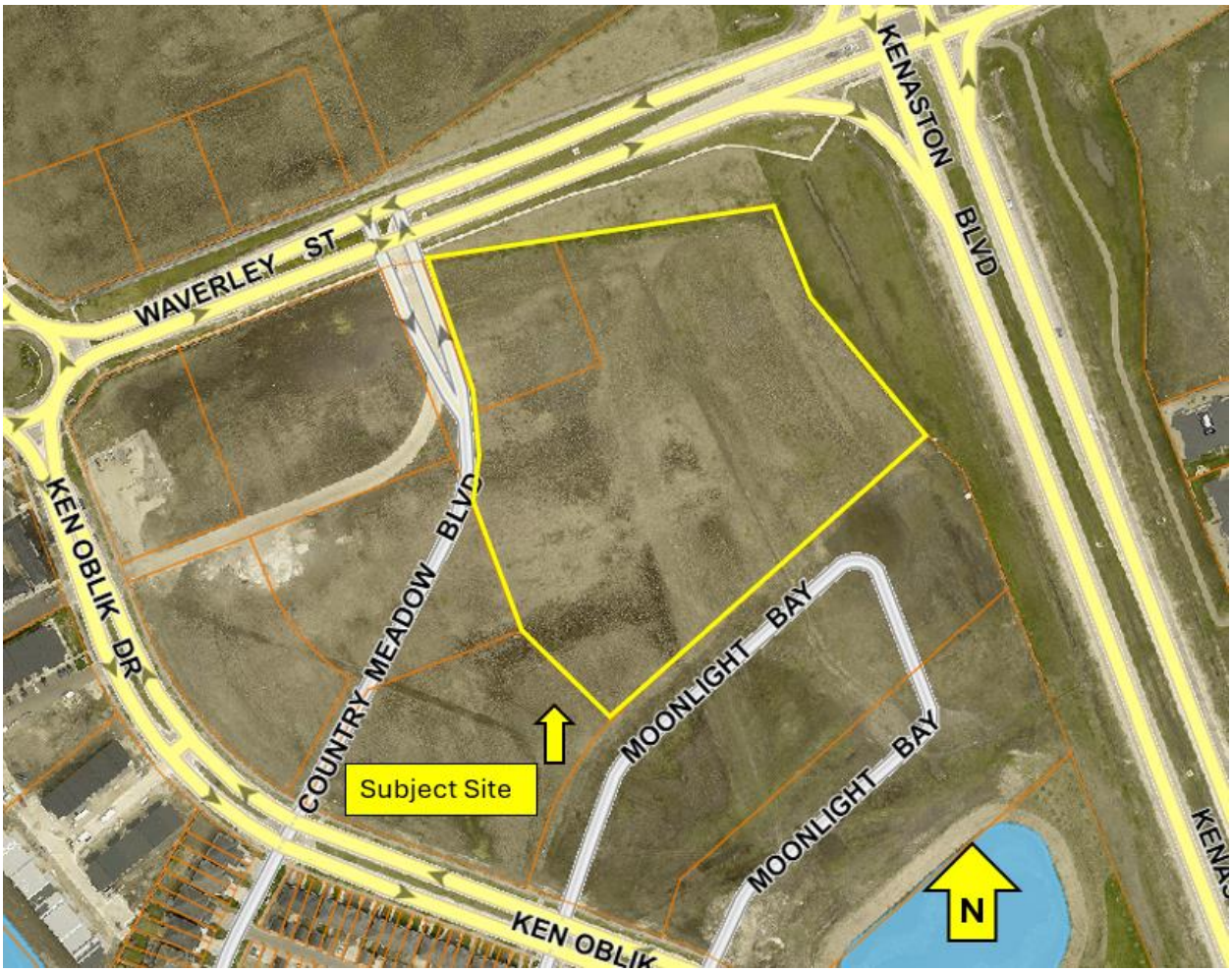


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Waverley Street, then greenfield zone “A” Agricultural.

South: Undeveloped greenfield zoned “R2” Residential Two Family.

East: Kenaston Boulevard, then undeveloped greenfield zoned “C3” Commercial Corridor and “RMF-M” Residential Multi-Family Medium.

West: Country Meadow Boulevard, then undeveloped green space zoned “RMF-L.”

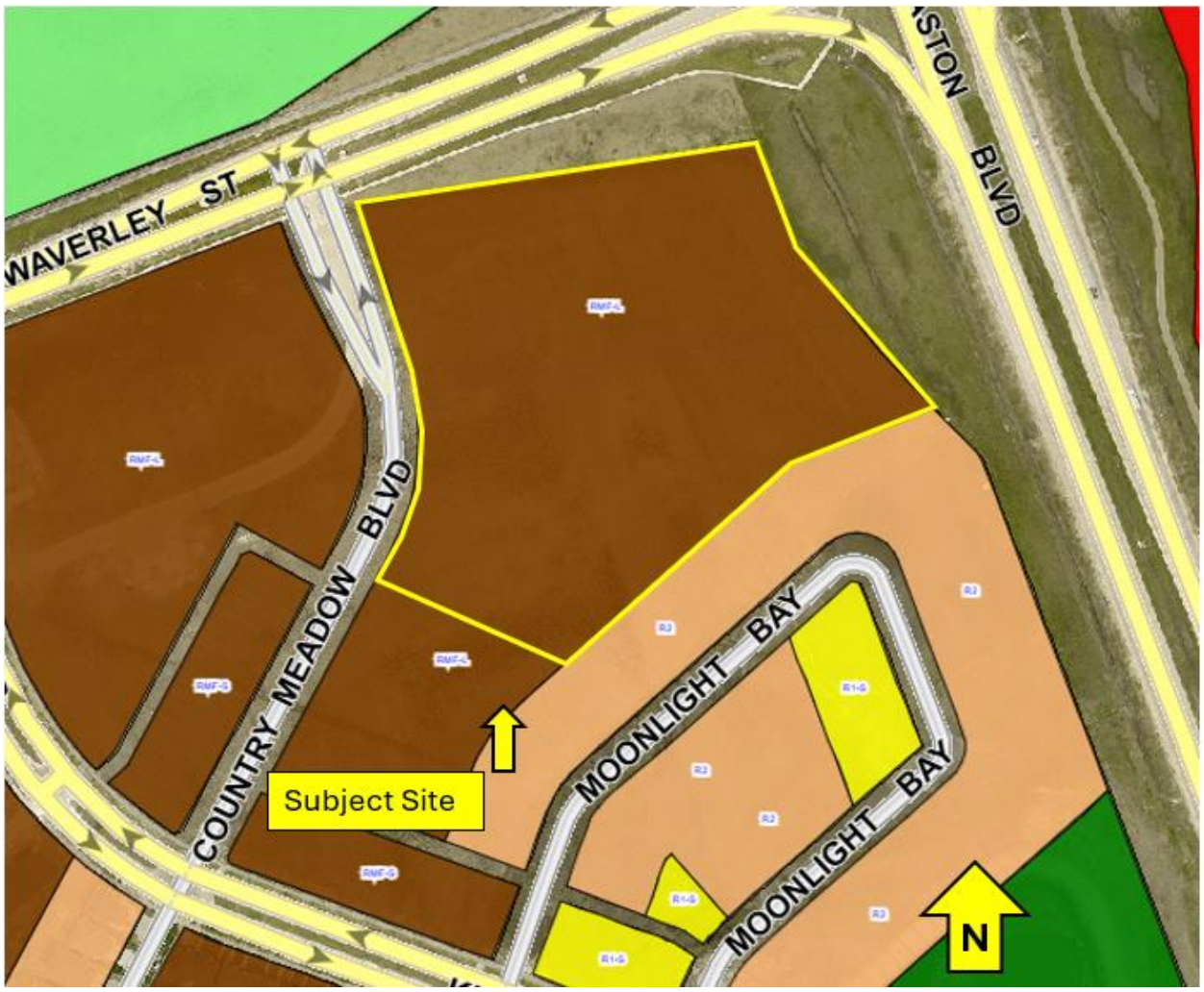


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is intending to develop four six-storey rental apartment buildings with 416 total units over two phases.
- The application includes 540 parking stalls.
- The proposal includes 228 bicycle parking spaces.
- The development will take place in two phases, with two buildings in each phase.
- The proposed land is currently vacant greenfield.
- The area surrounding the proposal is vacant greenfield with plans to be developed into residential uses.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

Goal 1

- 1.0 *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*
- 1.5 *Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*
- 1.14 *Mid-rise residential uses will generally be accommodated on arterial roads where compatible with adjacent land uses and where they can be conveniently served with transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.*

Goal 3

- 3.0 *Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.*
- 3.1 *Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*

WAVERLEY WEST SECONDARY PLAN

3.2 Goals

- *Creating a vibrant and sustainable suburban community*
- *Providing opportunities for a range of housing*
- *Achieving compatibility and connectivity with existing and future neighbourhoods*

REASON FOR VARIANCES

Parking Variances

The Winnipeg Zoning By-law requires 1.5 stalls per dwelling unit in Recent Communities. The applicant is proposing 265 parking spaces (1.32 ratio) per dwelling unit for Lot 1 and 275 spaces (1.27 ratio) for Lot 2.

Buffering

The Winnipeg Zoning By-law requires buffering of a side lot line adjacent to a residential district. The requirement is 16 trees and 86 shrubs for each of Lots 1 and 2. The applicant is requesting a variance to waive this requirement for both Lot 1 and 2. For that reason variances are required.

Front yard

The Zoning By-law requires open parking in an "RMF-L" District to have a front yard setback of 25 feet. The applicant is proposing a zero setback. For this reason, a variance is required.

VARIANCE ANALYSIS

Parking Variances

- Lot 1 has a proposed parking ratio of 1.32, while Lot 2 has a ratio of 1.27. Combined, they have a ratio of 1.3. A ratio of 1.5 for each site is required.
- Broadstreet Properties has provided evidence showing their properties have a parking stalls used to occupied unit rate of 0.83 to 1.25, with an average of 1.01.
- The application includes 328 bicycle parking stalls between the four buildings, which is significantly higher than the 63 required stalls.
- 64 of the proposed bicycle stalls are short-term outdoor stalls, while the rest are secured and weather protected stalls.
- Secured bicycle stalls are being provided at a rate of 0.39 per unit, and bicycle stalls as a whole are being provided at a rate of .55 per unit.
- The provided evidence and increased bicycle parking stalls combine to allow for an acceptable parking ratio of 1.3 between the two buildings.

Landscaping Variances

- Both Lots 1 and 2 are required to have 16 trees and 86 shrubs along the property line between the two Lots, for a total of 32 trees and 172 shrubs.
- The location of the required variances is at the property line between the two lots.
- The property line runs through the middle of the parking lot servicing all four buildings.
- The lack of landscaping is due to the property line not functioning as a barrier between properties, but rather a continuation of the site.
- The landscaping requirements of the property line can be relocated elsewhere on the properties.
- Landscaping is required for both properties along the same property line where the proposed variance is located. The Urban Planning and Design Division recommends a condition that allows for the landscaping requirements for one side to be dropped, and the other side to be located elsewhere on the edge of the property.
- For one property edge, the landscaping requirements are 1 tree per 35 linear feet, and 3 shrubs per 20 linear feet. This gives a requirement of 16 trees and 86 shrubs, which will be required to be located elsewhere.

Front Yard Variance

- Lot 2 has no proposed front yard along Kenaston Boulevard, where 25 feet is required.
- The variance is only required for the corner of one parking stall, otherwise the requirement is met.
- The property line is approximately 224 feet from Kenaston Boulevard.
- Given the small variance required, and the distance from Kenaston Boulevard, the variance is supportable.

ADDITIONAL NOTES

- It should be noted that Plan Approval is required under File 29/2023 DASZ.

CONDITIONS OF APPROVAL

Three conditions are being recommended as part of this variance application.

- That, if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

- That a minimum of 328 bicycle stalls, with at least 265 of those stalls being secured stalls, be provided across the four buildings.

- That, in addition to what is required, a minimum of an additional 16 trees and 86 shrubs are planted in other areas of the development, to the satisfaction of the Director of Planning and Property Development.

REASONS FOR DECISION

In the context of Section 247(3), the Urban Planning and Design Division recommends **approval** of the application for the following reasons:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

In that the proposed development will increase residential density in a Recent Community.

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

In that the development will not create any adverse effects on any adjoining properties.

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

In that the landscaping requirement is unnecessary due to site design, and the parking requirements are greater than required for the site.

(d) is compatible with the area in which the property to be affected is situated.

In that the development is the first in the area.

OURWINNIPEG 2045 POLICY ALIGNMENT

Objectives

- 1. *Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan's sustainable development goals Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.*

Policies

- 6.1 *Sustainable Urban Growth The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.*
- 6.14 *Greenfield Phasing Provide for timely capital infrastructure and local area plans to enable and support the full build out of greenfield lands in accordance with Complete Communities greenfield phasing policies.*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *CAPA* and it was determined the *CAPA* is not applicable to this specific report.

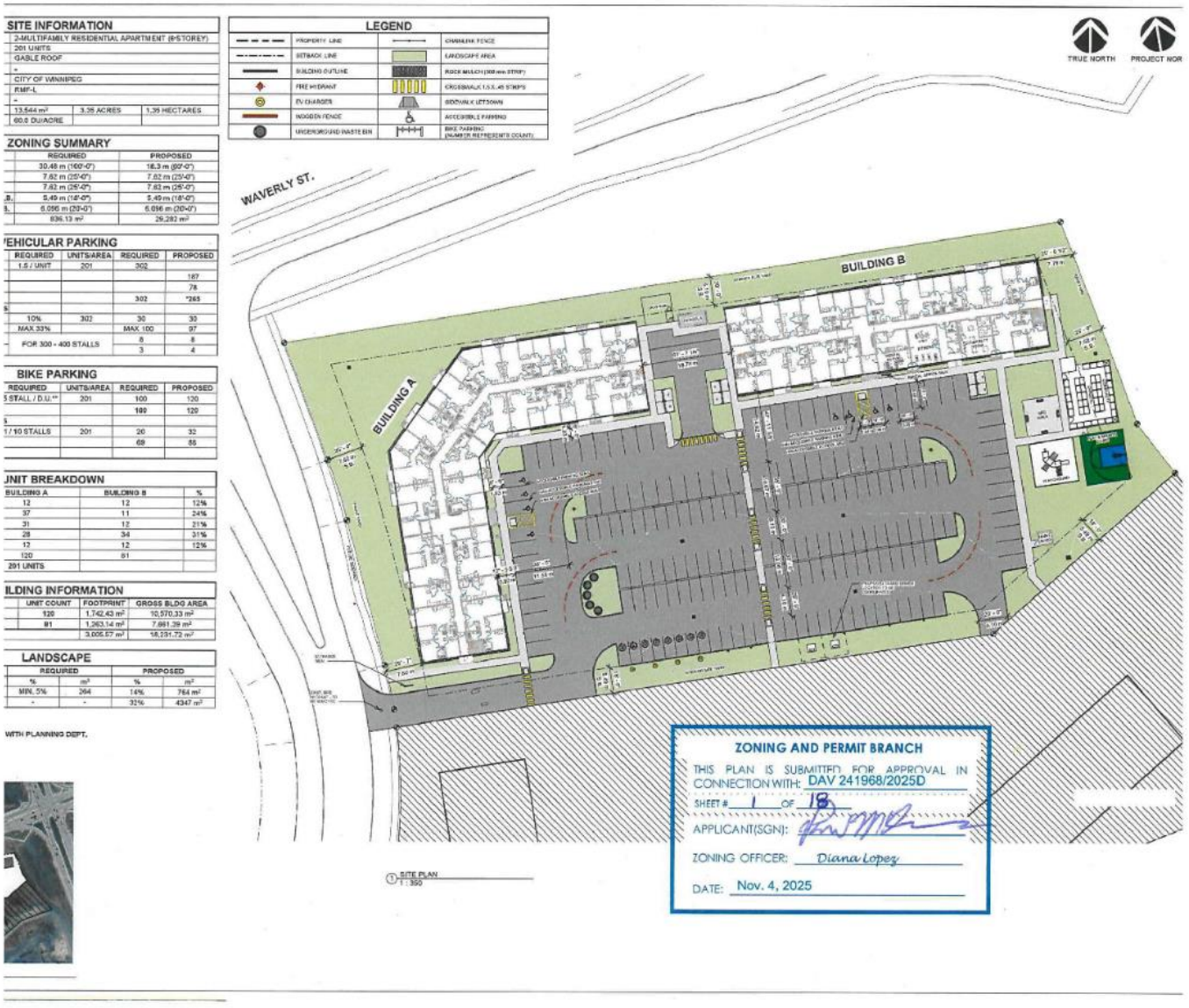
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

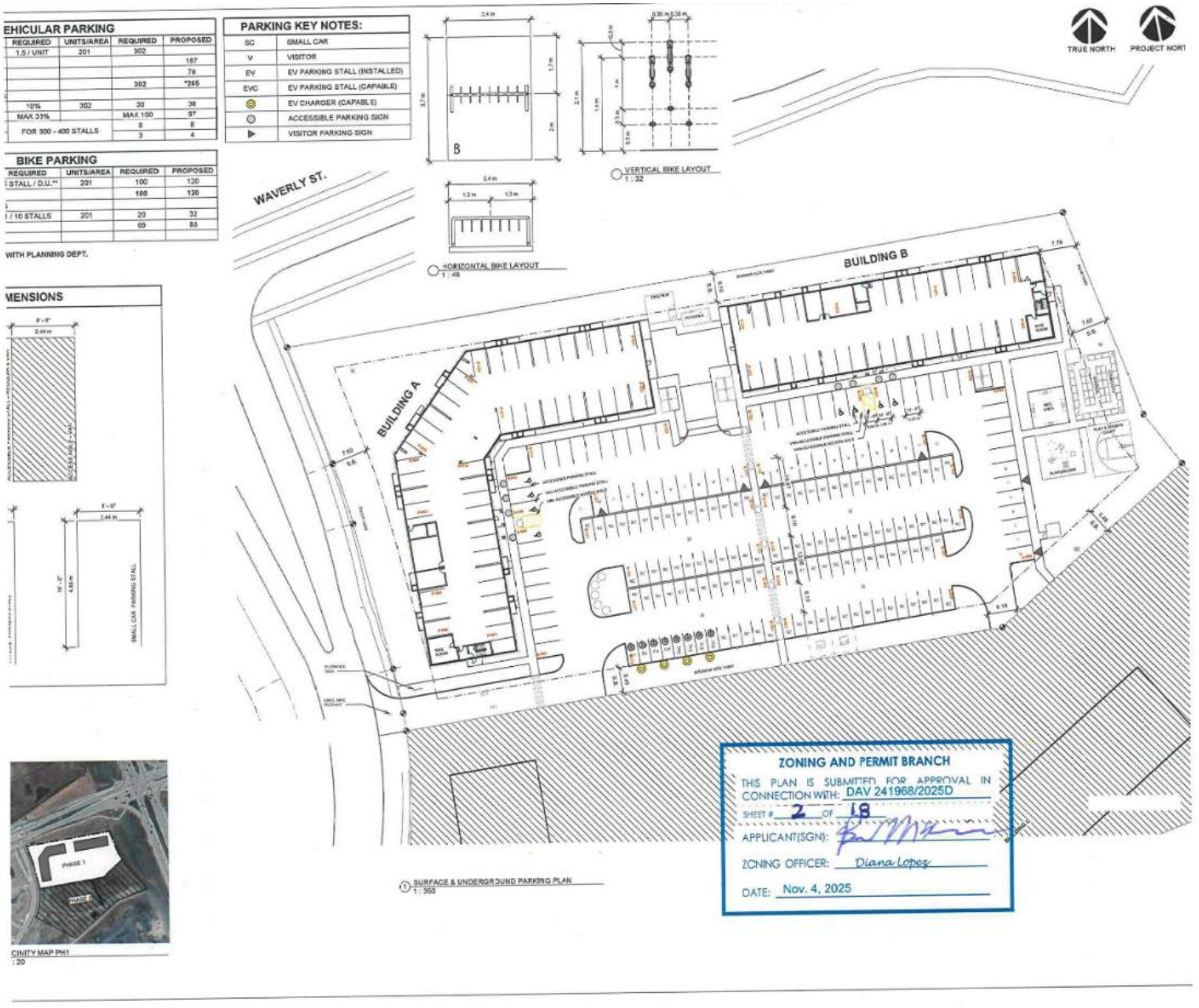
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

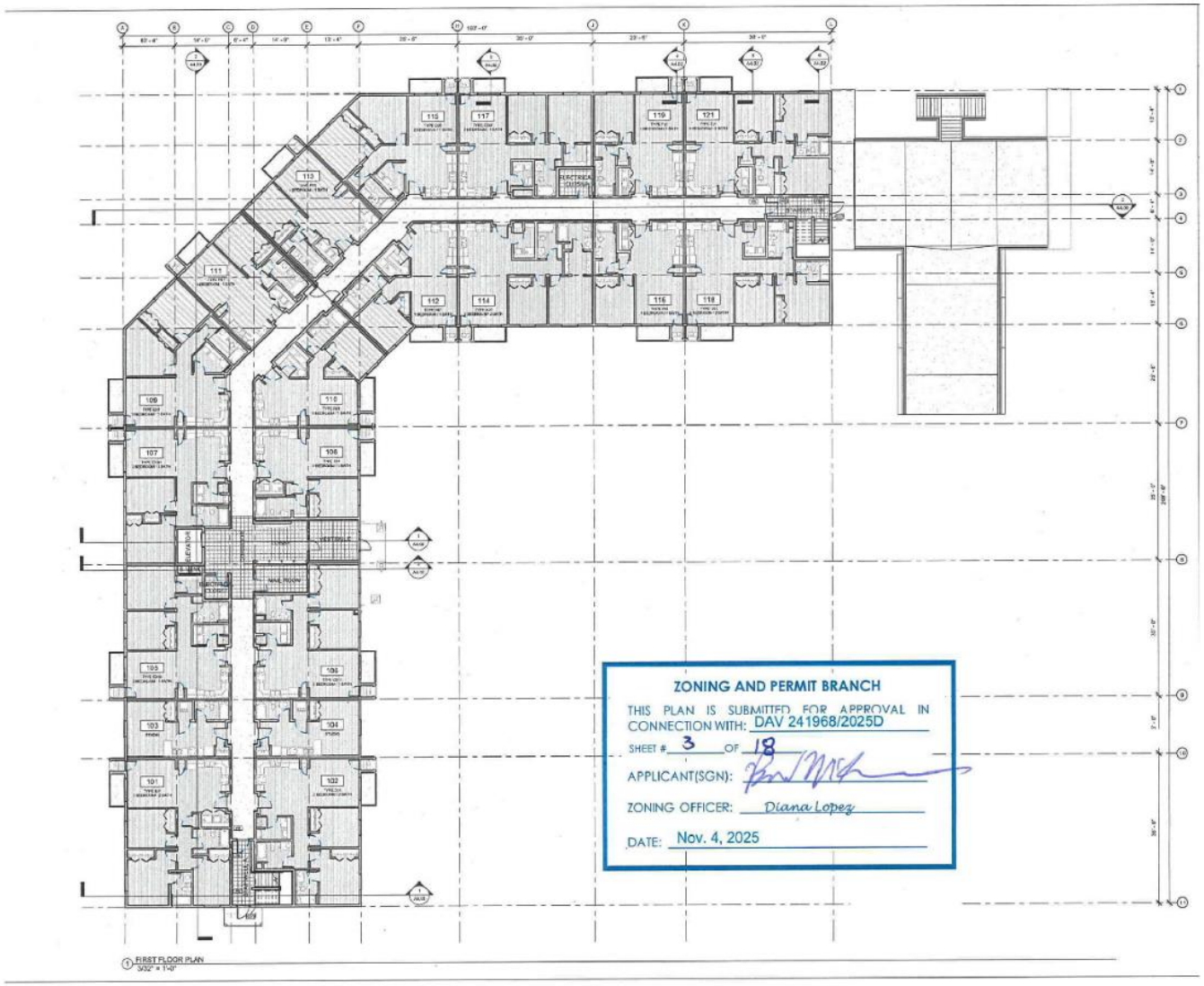
SUBMITTED BY

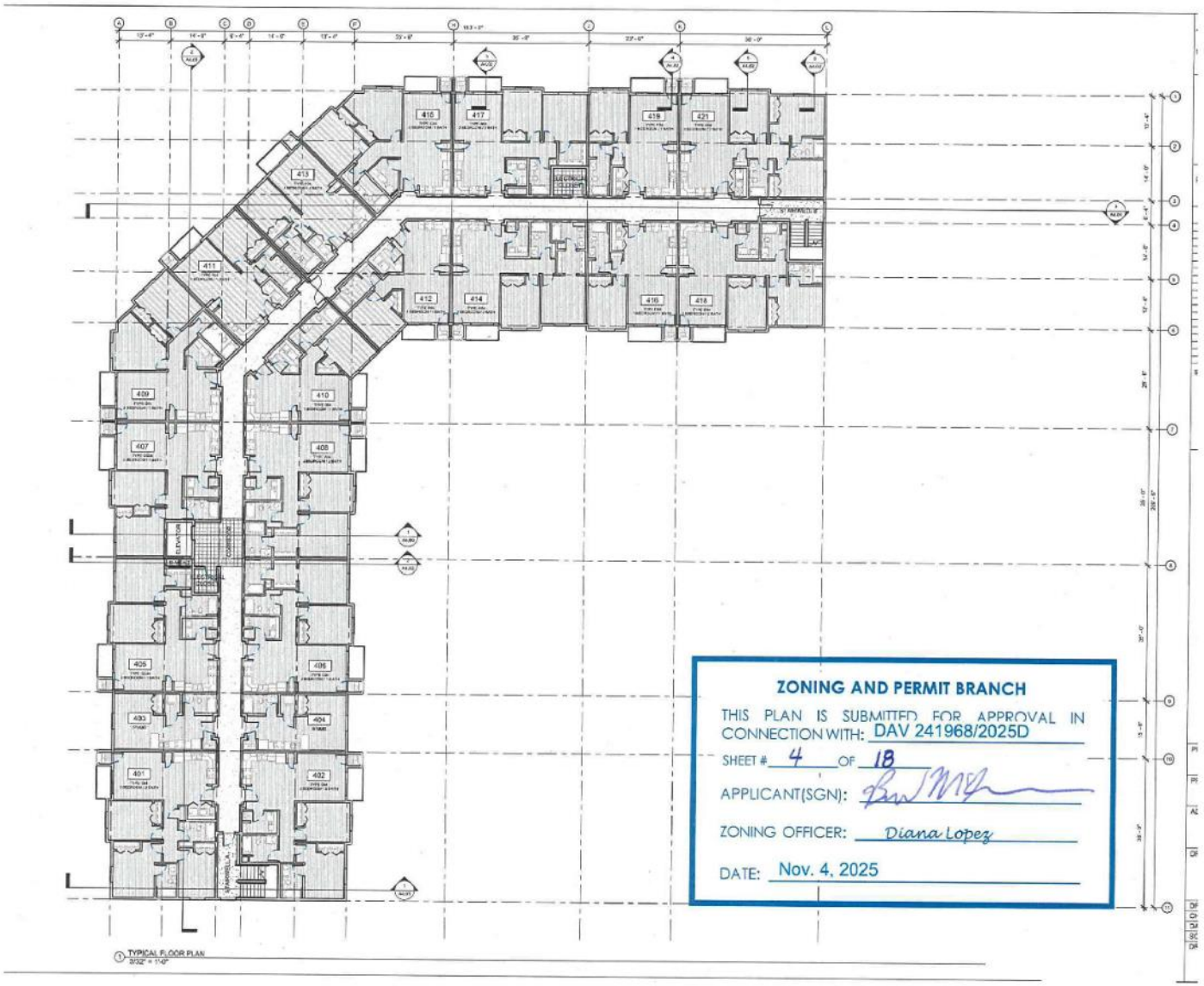
Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Sawyer Klassen, MCP
Date:	Wednesday, November 26, 2025
File No.	DAV 25-241968\D

Exhibit “7” referred to in File DAV 241968/2025D



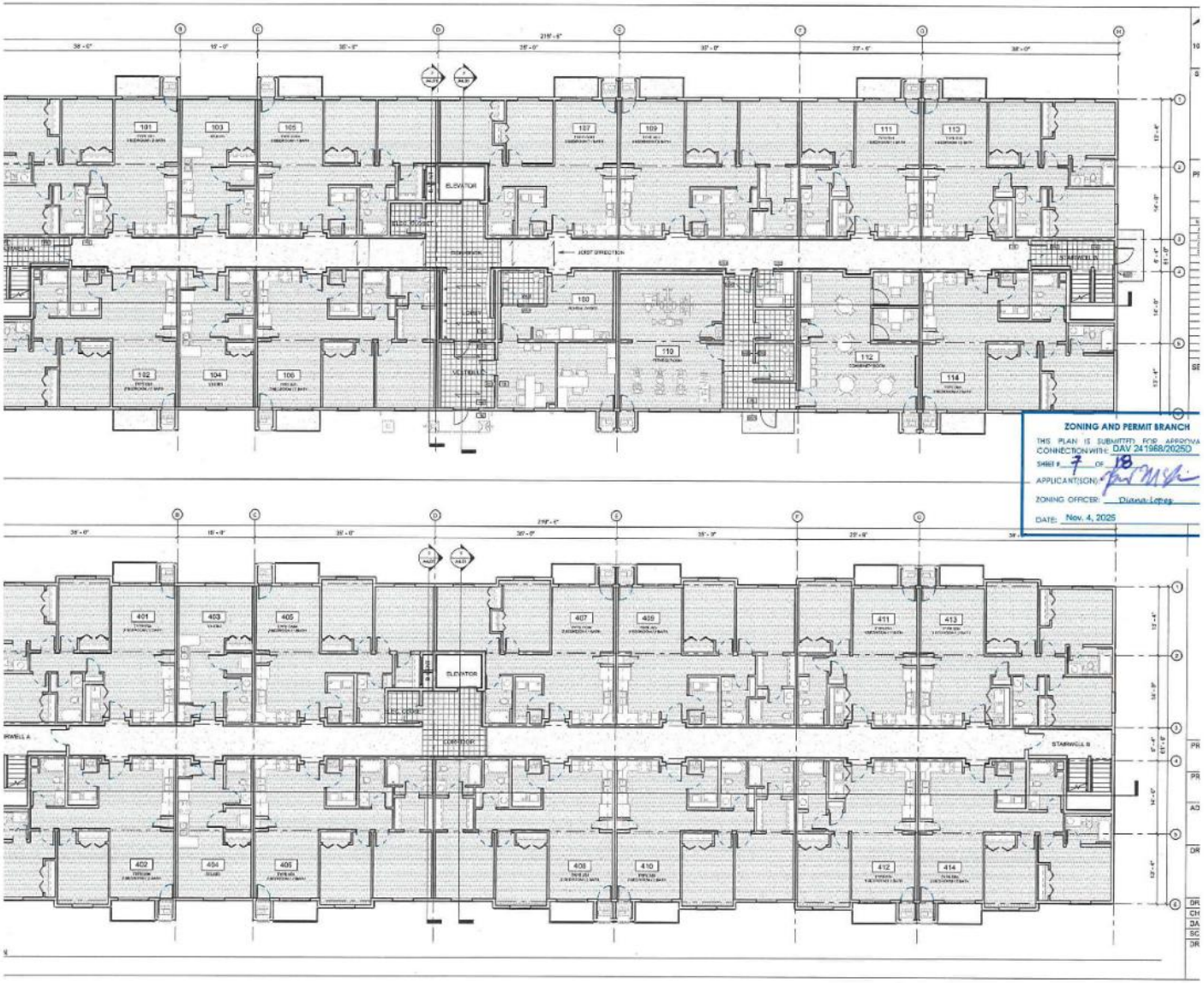

EHICULAR PARKING
REQUIRED
UNITS/AREA
REQUIRED
PROPOSED
1.5 / UNIT
201
302
187
78
302
*265
10%
302
30
38
MAX 33%
MAX 100
97
FOR 300 - 400 STALLS
8
8
3
4
PARKING KEY NOTES:
SC
SMALL CAR
V
VISITOR
EV
EV PARKING STALL (INSTALLED)
EVC
EV PARKING STALL (CAPABLE)
EV CHARGER (CAPABLE)
ACCESSIBLE PARKING SIGN
VISITOR PARKING SIGN
BIKE PARKING
REQUIRED
UNITS/AREA
REQUIRED
PROPOSED
STALL / D.U.**
201
100
120
100
120
/ 10 STALLS
201
20
32
69
86
WITH PLANNING DEPT.
VERTICAL BIKE LAYOUT
1 : 32
HORIZONTAL BIKE LAYOUT
1 : 48
TRUE NORTH
PROJECT NORT
WAVERLY ST.
BUILDING A
BUILDING B
SURFACE & UNDERGROUND PARKING PLAN
1 : 350
MENSIONS
SMALL CAR PARKING STALL
CINITY MAP PH1
: 20
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 241968/2025D
SHEET # 2 OF 18
APPLICANT(SGN):
ZONING OFFICER: Diana Lopez
DATE: Nov. 4, 2025


ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 241968/2025D
SHEET # 3 OF 18
APPLICANT(SGN):
ZONING OFFICER: Diana Lopez
DATE: Nov. 4, 2025
1 FIRST FLOOR PLAN
3/32" = 1'-0"

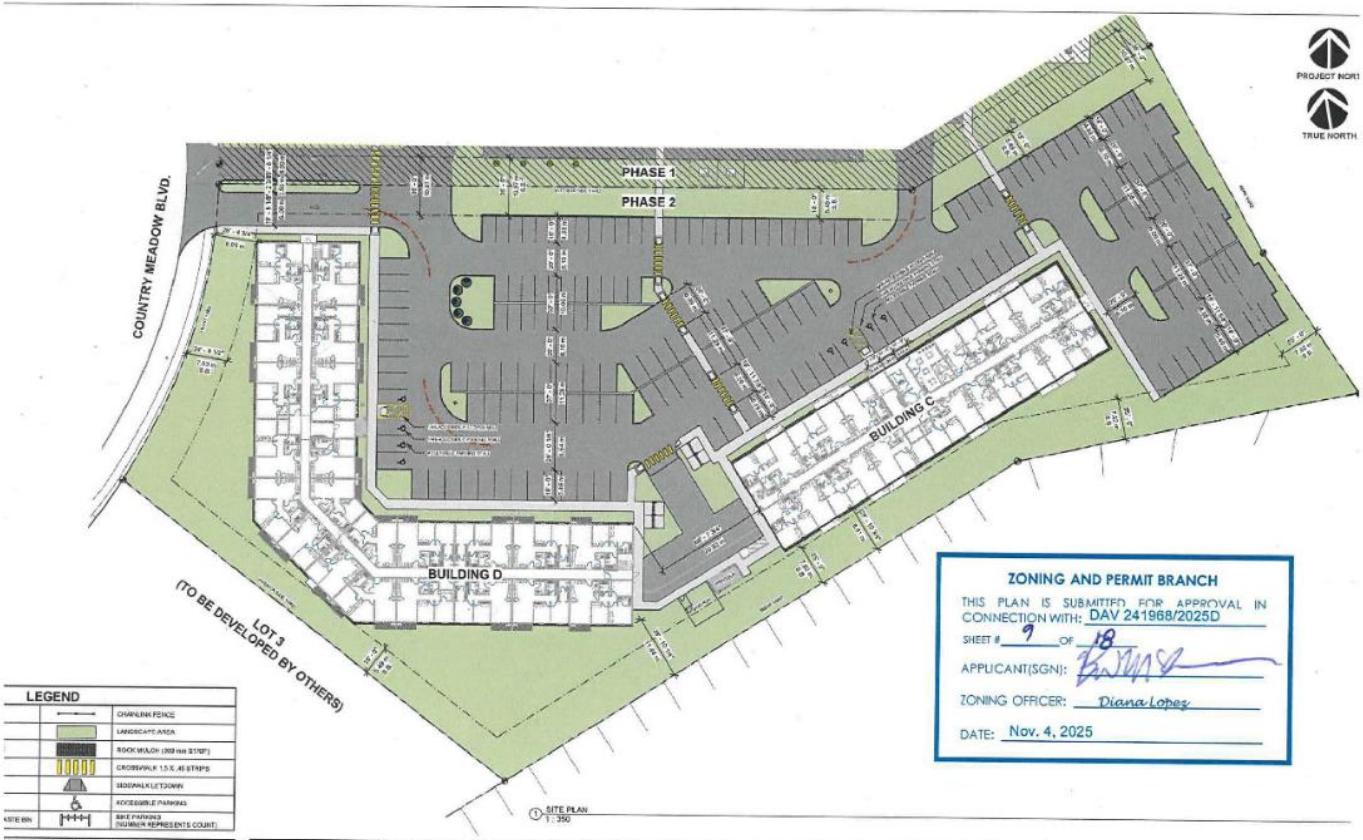

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 241968/2025D
SHEET # 4 OF 18
APPLICANT(SGN):
ZONING OFFICER: Diana Lopez
DATE: Nov. 4, 2025
1 TYPICAL FLOOR PLAN
3/32" = 1'-0"


MATERIAL LEGEND
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 241968/2025D
SHEET # 5 OF 18
APPLICANT(SGN):
ZONING OFFICER: Diana Lopez
DATE: Nov. 4, 2025
ROOF RIDGE
MEAN ROOF HT.
U/S TRUSS
T/O 6TH FLOOR
T/O 5TH FLOOR
T/O 4TH FLOOR
T/O 3RD FLOOR
T/O 2ND FLOOR
T/O 1ST FLOOR
3 NORTH ELEVATION
3/32" = 1'-0"
2 SOUTH ELEVATION
3/32" = 1'-0"


AL LEGEND
ROOF RIDGE
MEAN ROOF HT.
U/S TRUSS
T/O 6TH FLOOR
T/O 5TH FLOOR
T/O 4TH FLOOR
T/O 3RD FLOOR
T/O 2ND FLOOR
T/O 1ST FLOOR
1 EAST ELEVATION
3/32" = 1'-0"
2 WEST ELEVATION
3/32" = 1'-0"
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 241968/2025D
SHEET # 6 OF 19
APPLICANT(SGN):
ZONING OFFICER: Diana Lopez
DATE: Nov. 4, 2025


ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVA
CONNECTION WITH: DAV 241968/2025D
SHEET # 7 OF 18
APPLICANT(SGN):
ZONING OFFICER: Diana Lopes
DATE: Nov. 4, 2025
ELEVATOR
CORRIDOR
STAIRWELL A
STAIRWELL B


IAL LEGEND
SOUTH ELEVATION
3/32" = 1'-0"
WEST ELEVATION
3/32" = 1'-0"
EAST ELEVATION
3/32" = 1'-0"
ROOF RIDGE
AVG. MEAN HT.
U/S TRUSS
T/O 6TH FLOOR
T/O 5TH FLOOR
T/O 4TH FLOOR
T/O 3RD FLOOR
T/O 2ND FLOOR
T/O 1ST FLOOR



ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 241968/2025D

SHEET # 9 OF 18

APPLICANT(SGN):

ZONING OFFICER: Diana Lopez

DATE: Nov. 4, 2025

LEGEND

	CHAINLINK FENCE
	LANDSCAPE AREA
	ROCK MULCH (300 mm STEP)
	CROSSWALK 1.5 X 45 STRIPS
	SIDEWALK LETDOWN
	ACCESSIBLE PARKING
	BIKE PARKING (NUMBER REPRESENTS COUNT)

TE INFORMATION

-MULTIFAMILY RESIDENTIAL APARTMENT (6 STOREY)		
16 UNITS (PHASE 1 - 201 UNITS / PHASE 2 - 215 UNITS)		
ABLE ROOF		
ITY OF WINNIPEG		
MF-L		
OT 3		
3,544 m²	3.35 ACRES	1.35 HECTARES
5,739 m²	3.89 ACRES	1.57 HECTARES
9,283 m²	7.24 ACRES	2.92 HECTARES
0.00 DU/ACRE		
5.27 DU/ACRE		
7.48 DU/ACRE		

ONING SUMMARY

REQUIRED	PROPOSED
30.48 m (100'-0")	18.3 m (60'-0")
7.62 m (25'-0")	7.62 m (25'-0")
7.62 m (25'-0")	7.62 m (25'-0")
5.48 m (18'-0")	5.48 m (18'-0")
6.096 m (20'-0")	6.096 m (20'-0")
836.13 m²	29,282 m²

UNIT BREAKDOWN

	BUILDING A	BUILDING B	BUILDING C	BUILDING D	%
STUDIO	12	12	12	-	9%
1 BED / 1 BATH	37	11	1	25	18%
2 BED / 1 BATH	31	12	12	31	21%
2 BED / 2 BATH	28	34	46	64	41%
3 BED / 2 BATH	12	12	12	12	12%
	120	81	83	132	
TOTAL	404 UNITS				

BUILDING INFORMATION

BUILDING	STORIES	UNIT COUNT	FOOTPRINT	GROSS BLDG AREA
A	6	120	1,742.43 m²	10,570.33 m²
B	6	81	1,263.14 m²	7,661.39 m²
C	6	83	1,309.10 m²	7,854.60 m²
D	6	132	2,092.30 m²	12,953.96 m²
TOTAL			6,390.76 m²	38,164.68 m²

LANDSCAPE

	REQUIRED		PROPOSED	
	%	m²	%	m²
PARKING AREA	MIN. 5%	1,464	6%	1,652 m²
LOT AREA	-	-	35%	10,298 m²

VEHICULAR PARKING

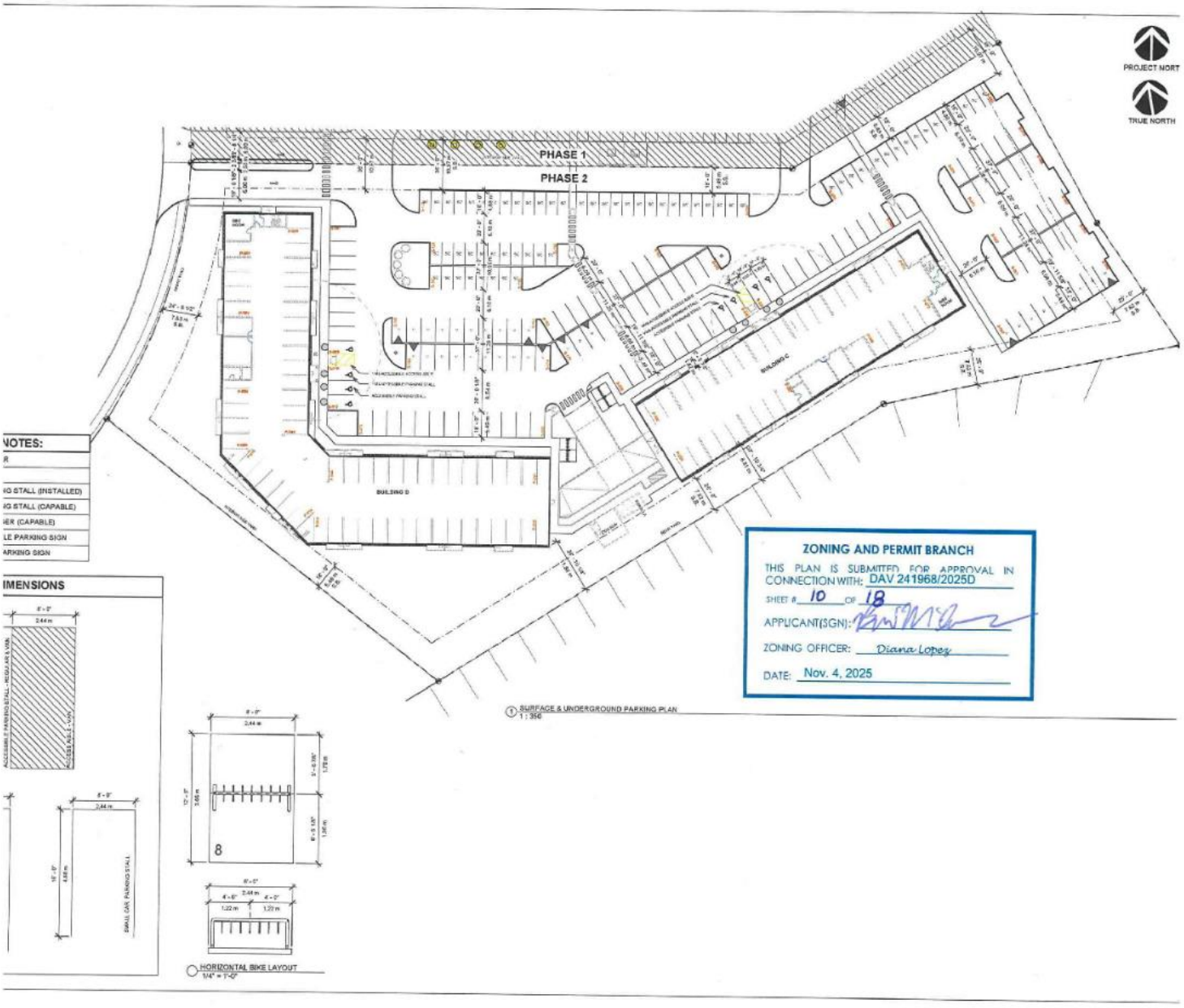
	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	1.5 / UNIT	215	323	
SURFACE				183
PARKADE				92
TOTAL PARKING STALLS			323	*275
OTHER PARKING PROVISIONS				
VISITORS	10%	323	32	32
SMALL CAR	MAX 35%		MAX 107	104
TOTAL ACCESSIBLE	FOR 301 - 400 STALLS		8	8
ACCESSIBLE - VAN			3	4

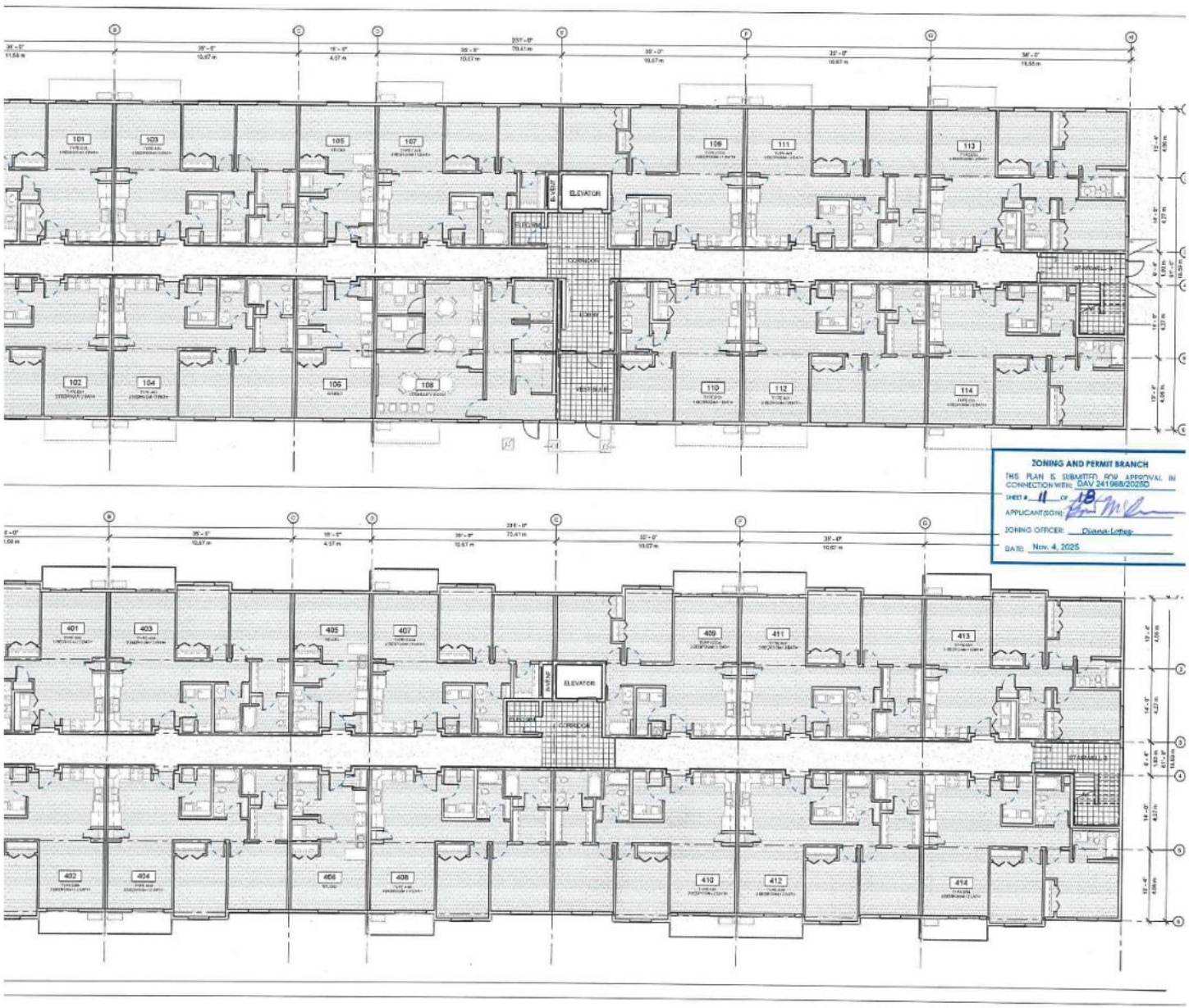
BIKE PARKING

	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
BICYCLE - APARTMENT	0.5 STALL / D.U.**	215	108	108
TOTAL BICYCLE STALLS			108	108
OTHER PARKING PROVISIONS				
BICYCLE - SHORT TERM	1 / 10 STALLS	108	11	32
BICYCLE - LONG TERM (WEATHER PROTECTED)				76

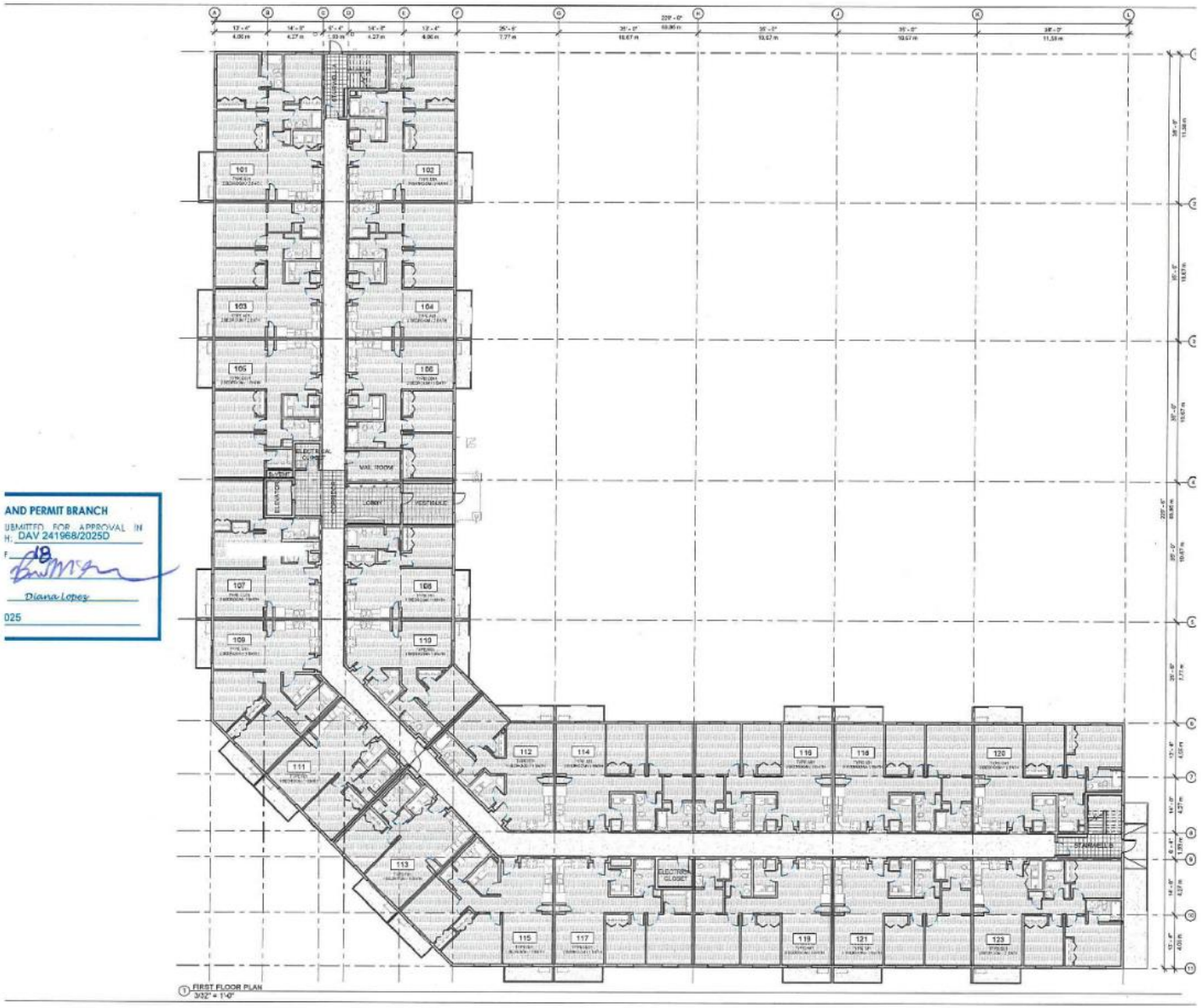
*VARIANCE REQUIRED

**BASED ON CONVERSATION WITH PLANNING DEPT.


PROJECT NORT
TRUE NORTH
PHASE 1
PHASE 2
BUILDING C
BUILDING D
NOTES:
IMENSIONS
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 241968/2025D
SHEET # 10 OF 18
APPLICANT(SGN):
ZONING OFFICER: Diana Lopez
DATE: Nov. 4, 2025
1 SURFACE & UNDERGROUND PARKING PLAN
1 : 350
HORIZONTAL BIKE LAYOUT
1/4" = 1'-0"


ELEVATOR
ELEVATOR
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 241968/2025D
SHEET # 11 OF 18
APPLICANT(SIGN):
ZONING OFFICER: Diana Lopez
DATE: Nov. 4, 2025


LEGEND
NORTH ELEVATION
3/32" = 1'-0"
SOUTH ELEVATION
3/32" = 1'-0"
EAST ELEVATION
3/32" = 1'-0"
WEST ELEVATION
3/32" = 1'-0"
ROOF RIDGE
67' - 2 3/8"
MEAN ROOF HT.
60' - 3 1/4"
U/S TRUSS
53' - 4 1/4"
T/O 6TH FLOOR
49' - 1"
T/O 5TH FLOOR
38' - 0 1/2"
T/O 4TH FLOOR
27' - 0"
T/O 3RD FLOOR
17' - 11 1/2"
T/O 2ND FLOOR
8' - 11"
T/O 1ST FLOOR
0' - 0"
BUILDING HEIGHT
BRANCH
APPROVAL IN
668/2025D


AND PERMIT BRANCH
UBMITTED FOR APPROVAL IN
H: DAV 241968/2025D
Diana Lopez
025
1 FIRST FLOOR PLAN
3/32" = 1'-0"



ERMIT BRANCH
APPROVAL IN
/ 241968/2025D
ana Lopes

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 241968/2025D

SHEET # 15 OF 18

APPLICANT(SGN):

ZONING OFFICER: Diana Lopez

DATE: Nov. 4, 2025



LEGEND

RMILL (IRON GREY)

RMILL (TIMBER BARK)

ITH (NAVAJO BEIGE)

H (ARTIC WHITE)

TS - STAIN TBC

SC SOFFIT - WHITE

ALUMINUM NUMBERING - (AR ANODIZED)

EDGESTONE

NCE

ER - WHITE

ING - WHITE

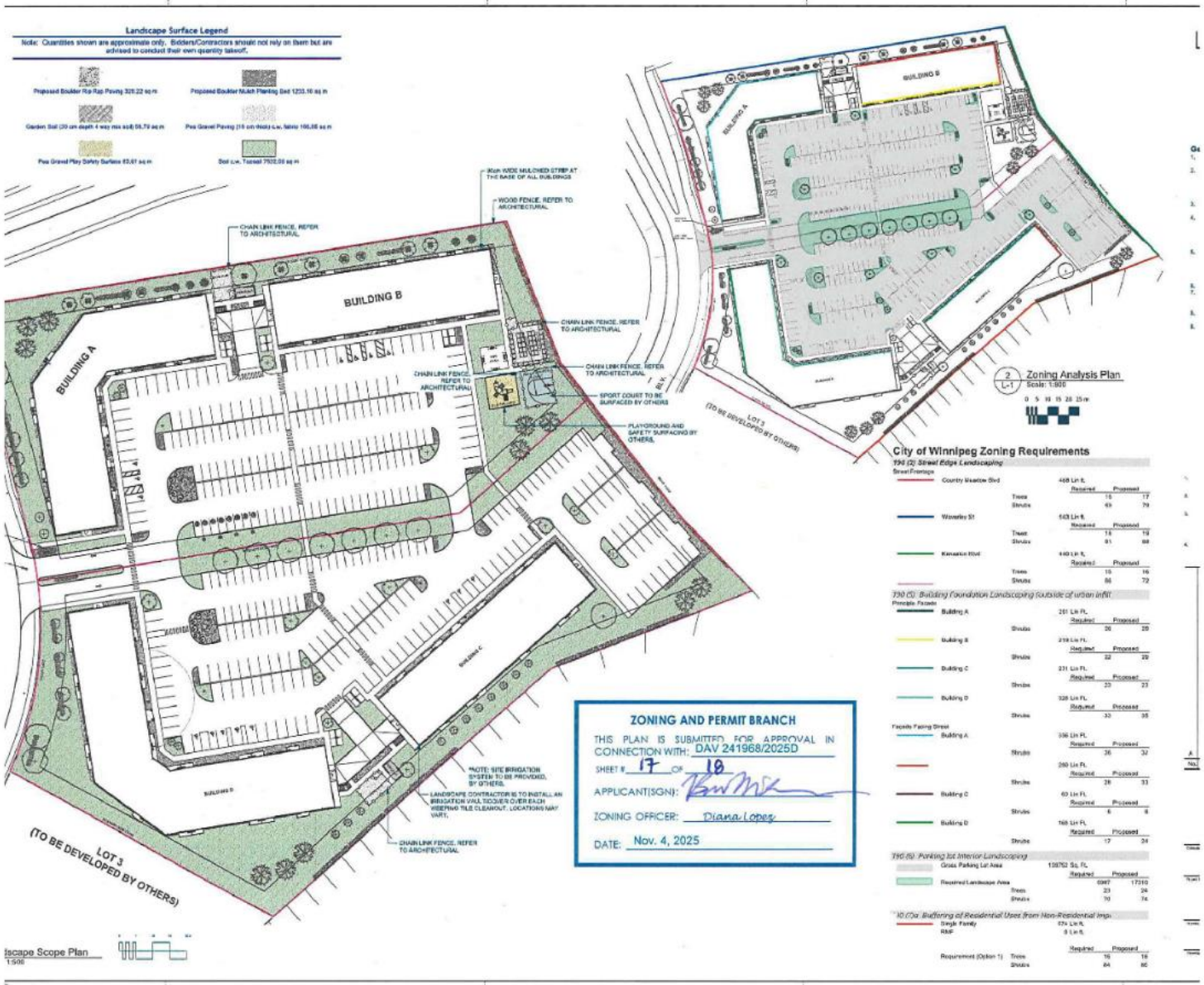
SLIDER - WHITE

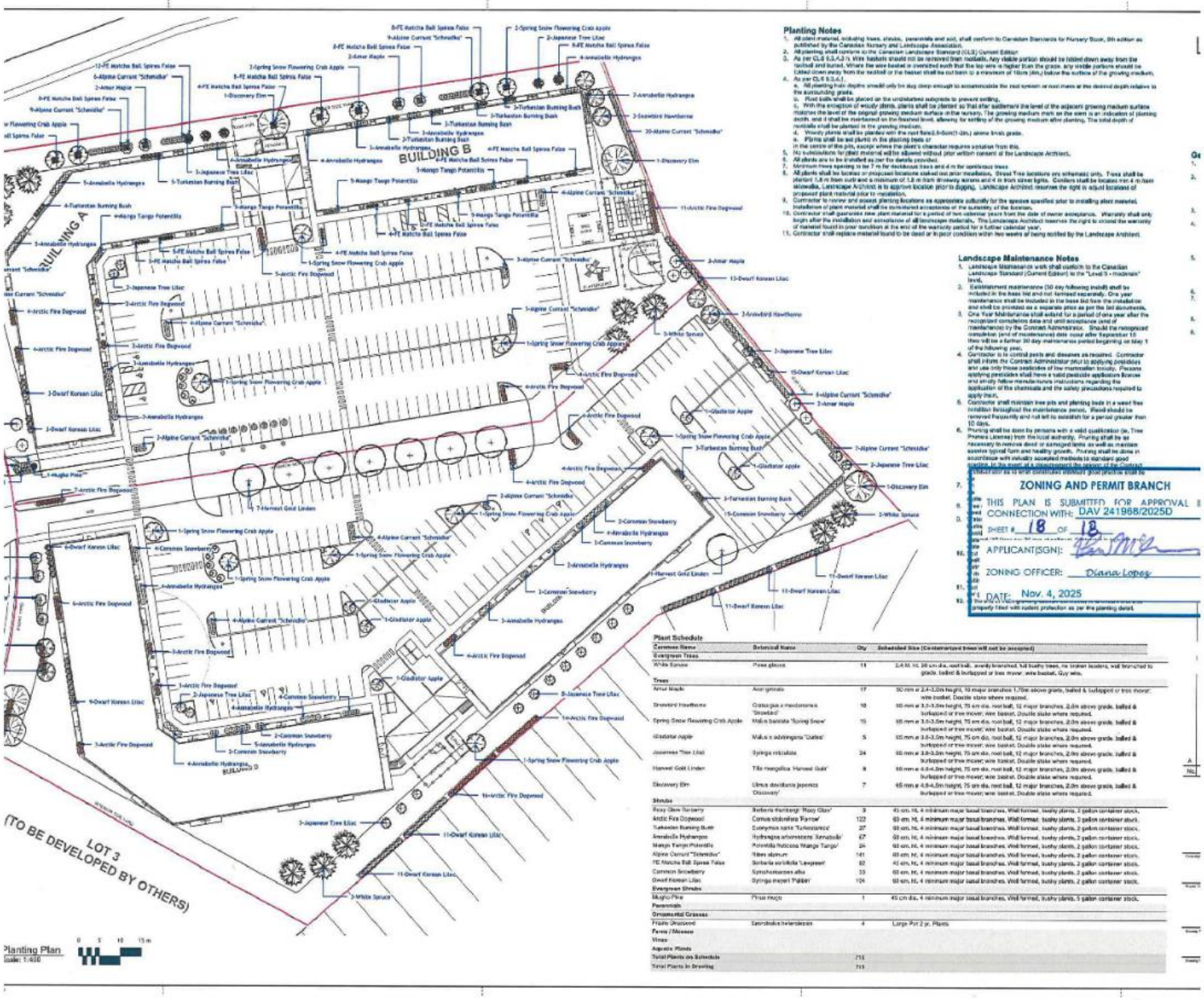
WING - ALUMINUM

ING - M - BLACK

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 241968/20250
SHEET # 16 OF 18
APPLICANT(SGN):
ZONING OFFICER: Dianna Lopes
DATE: Nov. 4, 2025




Landscape Surface Legend
Note: Quantities shown are approximate only. Bidders/Contractors should not rely on them but are advised to conduct their own quantity takeoff.
Proposed Boulder Rip Rap Paving 326.22 sq m
Proposed Boulder Mulch Planting Bed 1233.16 sq m
Garden Soil (20 cm depth 4 way mix soil) 58.79 sq m
Pea Gravel Paving (15 cm thick) c.w. fabric 166.86 sq m
Pea Gravel Play Safety Surface 83.61 sq m
Sod c.w. Topsoil 7502.06 sq m
BUILDING A
BUILDING B
BUILDING C
BUILDING D
LOT 3
(TO BE DEVELOPED BY OTHERS)
CHAIN LINK FENCE, REFER TO ARCHITECTURAL
WOOD FENCE, REFER TO ARCHITECTURAL
SPORT COURT TO BE SURFACED BY OTHERS
PLAYGROUND AND SAFETY SURFACING BY OTHERS.
*NOTE: SITE IRRIGATION SYSTEM TO BE PROVIDED BY OTHERS.
LANDSCAPE CONTRACTOR IS TO INSTALL AN IRRIGATION VAULT COVER OVER EACH WEEPING TILE CLEANOUT. LOCATIONS MAY VARY.
Landscape Scope Plan
1:500
2 Zoning Analysis Plan
L-1 Scale: 1:800
0 5 10 15 20 25m
City of Winnipeg Zoning Requirements
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 241968/2025D
SHEET # 17 OF 18
APPLICANT(SGN):
ZONING OFFICER: Diana Lopez
DATE: Nov. 4, 2025



Planting Notes

1. All plant material, including trees, shrubs, perennials and sod, shall conform to Canadian Standards for Nursery Stock, 8th edition as published by the Canadian Nursery and Landscape Association.
2. All planting shall conform to the Canadian Landscape Standard (CLS) Current Edition.
3. As per CLS 6.3.4.2 f) Wire baskets should not be removed from rootballs. Any visible portion should be folded down away from the rootball and buried. Where the wire basket is oversized such that the top wire is higher than the grade, any visible portions should be folded down away from the rootball or the basket shall be cut back to a maximum of 150mm (6in.) below the surface of the growing medium.
4. As per CLS 6.3.4.1
   a. All planting hole depths should only be deep deep enough to accommodate the root system or root mass at the desired depth relative to the surrounding grade.
   b. Root balls shall be placed on the undisturbed subgrade to prevent settling.
   c. With the exception of woody plants, plants shall be planted so that after settlement the level of the adjacent growing medium surface matches the level of the original growing medium surface in the nursery. The growing medium mark on the stem is an indication of planting depth, and it shall be maintained on the finished level, allowing for settling of the growing medium after planting. The total depth of rootballs shall be planted in the growing medium.
   d. Woody plants shall be planted with the root flare 2.5-5cm(1-2in.) above finish grade.
   e. Plants shall be set plumb in the planting beds or in the centre of the pits, except where the plant's character requires variation from this.
5. No substitutions for plant material will be allowed without prior written consent of the Landscape Architect.
6. All plants are to be installed as per the details provided.
7. Minimum trees spacing to be 7 m for deciduous trees and 4 m for coniferous trees
8. All plants shall be located on proposed locations staked out prior installation. Street Tree locations are schematic only. Trees shall be planted 1.8 m from curb and a minimum of 1.5 m from driveway aprons and 4 m from street lights. Centers shall be located min 4 m from sidewalks. Landscape Architect is to approve location prior to digging. Landscape Architect reserves the right to adjust locations of proposed plant material prior to installation.
9. Contractor to review and accept planting locations as approximate sufficiently for the species specified prior to installing plant material. Installation of plant material shall be considered acceptance of the suitability of the location.
10. Contractor shall guarantee new plant material for a period of two calendar years from the date of owner acceptance. Warranty shall only begin after the installation and acceptance of all landscape materials. The Landscape Architect reserves the right to extend the warranty of material found in poor condition at the end of the warranty period for a further calendar year.
11. Contractor shall replace material found to be dead or in poor condition within two weeks of being notified by the Landscape Architect.

Landscape Maintenance Notes

1. Landscape Maintenance work shall conform to the Canadian Landscape Standard (Current Edition) to the "Level 3 – moderate" level.
2. Establishment maintenance (30 day following install) shall be included in the base bid and not itemized separately. One year maintenance shall be included in the base bid how the installation and shall be provided as a separate price as per the bid documents.
3. One Year Maintenance shall extend for a period of one year after the recognized completion date and until acceptance (end of maintenance) by the Contract Administrator. Should the recognized completion (end of maintenance) date occur after September 15 then will be a further 30 day maintenance period beginning on May 1 of the following year.
4. Contractor is to control pests and diseases as required. Contractor shall inform the Contract Administrator prior to applying pesticides and use only those pesticides of low mammalian toxicity. Persons applying pesticides shall have a valid pesticide application license and shall strictly follow manufacturers instructions regarding the application of the chemicals and the safety precautions required to apply them.
5. Contractor shall maintain tree pits and planting beds in a weed free condition throughout the maintenance period. Weed should be removed frequently and not left to establish for a period greater than 10 days.
6. Pruning shall be done by persons with a valid qualification (ie. Tree Trimmers License) from the local authority. Pruning shall be as necessary to remove dead or damaged limbs as well as maintain species typical form and healthy growth. Pruning shall be done in accordance with industry accepted methods to maintain good
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 241968/2025D
SHEET # 18 OF 18
APPLICANT(SGN):
ZONING OFFICER: Diana Lopes
DATE: Nov. 4, 2025

Plant Schedule

Common Name	Botanical Name	Qty	Scheduled Size (Containerized trees will not be accepted)
Evergreen Trees			
White Spruce	Picea glauca	18	3.4 M. Ht, 90 cm dia., root ball., evenly branched, full bushy trees, no broken leaders, well branched to grade, balled & burlapped or tree mover, wire basket, Guy wire.
Trees			
Amur Maple	Acer ginnala	17	50 mm ø 2.4-2.0m height, 10 major branches 1.75m above grade, balled & burlapped or tree mover, wire basket. Double stake where required.
Snowbird Hawthorne	Crataegus x mordenensis 'Snowbird'	18	65 mm ø 3.0-3.0m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover, wire basket. Double stake where required.
Spring Snow Flowering Crab Apple	Malus baccata 'Spring Snow'	15	65 mm ø 3.0-3.0m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover, wire basket. Double stake where required.
Gladstar Apple	Malus x adirondacra 'Durleo'	5	65 mm ø 3.0-3.0m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover, wire basket. Double stake where required.
Japanese Tree Lilac	Syringa reticulata	24	65 mm ø 3.0-3.0m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover, wire basket. Double stake where required.
Harvest Gold Linden	Tilia mongolica 'Harvest Gold'	9	65 mm ø 4.0-4.0m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover, wire basket. Double stake where required.
Discovery Elm	Ulmus davidiana japonica 'Discovery'	7	65 mm ø 4.0-4.0m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover, wire basket. Double stake where required.
Shrubs			
Rosy Glow Barberry	Berberis thunbergii 'Rosy Glow'	9	45 cm. Ht, 4 minimum major basal branches, Well formed, bushy plants, 2 gallon container stock.
Arctic Fire Dogwood	Cornus stolonifera 'Farrow'	122	60 cm. Ht, 4 minimum major basal branches, Well formed, bushy plants, 2 gallon container stock.
Tukestan Burning Bush	Euonymus alatus 'Turkestanica'	27	60 cm. Ht, 4 minimum major basal branches, Well formed, bushy plants, 2 gallon container stock.
Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	67	60 cm. Ht, 4 minimum major basal branches, Well formed, bushy plants, 2 gallon container stock.
Mango Tango Potentilla	Potentilla fruticosa 'Mango Tango'	24	60 cm. Ht, 4 minimum major basal branches, Well formed, bushy plants, 2 gallon container stock.
Alpine Currant "Schmidtii"	Ribes alpinum	141	60 cm. Ht, 4 minimum major basal branches, Well formed, bushy plants, 2 gallon container stock.
PE Matcha Ball Spirea False	Sorbaria sorbifolia 'Lavgreen'	82	40 cm. Ht, 4 minimum major basal branches, Well formed, bushy plants, 2 gallon container stock.
Common Snowberry	Symphoricarpos alba	33	60 cm. Ht, 4 minimum major basal branches, Well formed, bushy plants, 2 gallon container stock.
Dwarf Korean Lilac	Syringa meyeri 'Palibin'	104	60 cm. Ht, 4 minimum major basal branches, Well formed, bushy plants, 2 gallon container stock.
Evergreen Shrubs			
Mugho Pine	Pinus mugo	1	45 cm dia, 4 minimum major basal branches, Well formed, bushy plants, 5 gallon container stock.
Perennials			
Ornamental Grasses			
Prairie Dropseed	Sporobolus heterolepsis	4	Large Pot 2 yr. Plants
Ferns / Mosses			
Vines			
Agaves Plants			
Total Plants on Schedule		715	
Total Plants in Drawing		715	