Minutes – Riel Community Committee – April 10, 2026

PUBLIC HEARINGS

Item No. 1 Variance – Des Hivernants Boulevard
(St. Vital Ward)
File DAV 102632/2026D

COMMUNITY COMMITTEE DECISION:

The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved a Variance on "the land" for the construction of a multi-family dwelling to permit the following:

1. A front yard of 13 feet (3.96 metres).

2. A rear yard of 9 feet (2.74 metres).

Subject to the following condition:

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.

DECISION MAKING HISTORY:

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

The Chairperson called Councillor Allard to the Chair in order to move the following motions:

Moved by Councillor Mayes,

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

Carried

Moved by Councillor Mayes,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Mayes,

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.

DECISION MAKING HISTORY (continued):

Supporting Reasons:

1. Sage Creek has been out there for over a decade now.

2. We're trying to densify. This is just a field right now.

3. This does seem in keeping with the other developments that are nearby, the aforesaid Janzen seniors buildings, some of the townhouses that are to the west.

4. Its walking distance to the town centre. Its walking distance to Transit. Its probably perfectly located in terms of walking distance to all three K-8 schools.

5. The easterly set-back doesn't adversely affect any of the neighbours because they're separated by a Hydro corridor. The variances seem relatedly minor here. The westerly variance is only for a couple of the buildings.

6. You get people complaining that it's all single family. Maybe that was the case 40 years ago. We've done some pretty good multi-family stuff in Sage Creek, and this fits in with the design of the neighbourhood. In fact, people sometimes complain its getting too dense now, but there's still a lot of space there

7. We've upgraded the transit service up there, so I think this makes sense.

Carried

Moved by Councillor Mayes,

That the recommendation of the Winnipeg Public Service be concurred in and the Variance be approved.

Carried

Moved by Councillor Mayes,

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

Carried

Councillor Mayes resumed the Chair.

THE CITY OF WINNIPEG
VARIANCE ORDER
RIEL COMMUNITY COMMITTEE

DAV 102632/2026D

Before:	Riel Community Committee Councillor Mayes, Chairperson Councillor Allard Councillor Chambers
Hearing:	April 10, 2026 Council Building, 510 Main Street
Applicant:	Streetside Development Corporation (David Hill)
Premises Affected:	Des Hivernants Boulevard
Legal Description:	LOT 3 PLAN 63108 RCMP, hereinafter called “the land”
Property Zoned:	“RMF-S” (Residential Multi-Family-Small)
Nature of Application:	To vary the "RMF-S" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of a multi family dwelling to permit the following:

A. A front yard of 13 feet (3.96 metres) instead of 20 feet (6.10 metres).

B. A rear yard of 9 feet (2.74 metres) instead of 25 feet (7.62 metres).

It is the opinion of the Riel Community Committee that subject to the conditions listed below, if any, this Variance meets the statutory criteria as outlined in Subsection 247(3) of the City of Winnipeg Charter in that it:

(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:

1. Sage Creek has been out there for over a decade now.

2. We're trying to densify. This is just a field right now.

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7. We've upgraded the transit service up there, so I think this makes sense.

ORDER:

The Riel Community Committee orders that the provisions of the "RMF-S" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 are varied on “the land” for the construction of a multi-family dwelling to permit the following:

1. A front yard of 13 feet (3.96 metres).

2. A rear yard of 9 feet (2.74 metres).

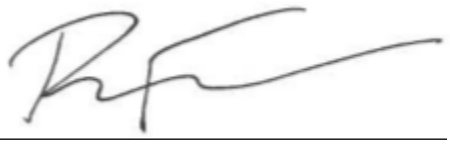
Subject to the following condition, which the Riel Community Committee considers necessary to ensure compliance with criteria (a) to (d) in Subsection 247(3) of the City of Winnipeg Charter, namely:

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.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

DATE OF ORDER: April 14, 2026

CERTIFIED BY:



Rebecca Ford
Committee Clerk

HOW TO APPEAL

If you object to this Order, you are entitled to file a notice of appeal. Your notice of appeal must:

(a) be in writing;

(b) contain your name, mailing address, and phone number;

(c) be addressed as set out below;

(d) be received at that office not later than 4:30 p.m. on May 1, 2026;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD]

(e) refer to Variance Use Order No. DAV 102632/2026D; and

(f) provide the reason(s) for the appeal

The City Clerk may not schedule an appeal hearing until your notice of appeal meets the above requirements.

Address:	City Clerk, City of Winnipeg c/o Appeal Committee Susan A. Thompson Building Main Floor, 510 Main Street Winnipeg, Manitoba, R3B 1B9
Fax:	204-947-3452
Email:	CLK-Appeals@winnipeg.ca

THE FOLLOWING PERSONS MADE REPRESENTATIONS AND ARE ENTITLED TO APPEAL:

In Support:

David Hill
Paige West

In Opposition:

Nil

For Information:

Ben McGillivary

For the City:

S. Klassen, Planner, Planning, Property and Development Department
S. Nuttall, Acting District Planner, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 102632/2026D

1. Application dated February 11, 2026
2. Poster Placement Instructions
3. Notification of Public Hearing dated March 27, 2026
4. Revised Notification of Public Hearing dated March 30, 2026
5. Manitoba Status of Title 2957362/1
6. Letter of authorization dated November 20, 2025 from Trevor Grafton on behalf of Sage Creek Development Corp. to Dave Hill and Paige West of Streetside Development
7. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
8. Plans, Sheets 1 to 7 inclusive, for File DAV 102632/2026D dated February 11, 2026
9. Report from the Urban Planning Division dated March 9, 2026
10. Inspection Report
11. Ben McGillivary submitted a communication dated April 7, 2026, with respect to the application

Exhibit “9” referred to in File DAV 102632/2026D

ADMINISTRATIVE REPORT

Title: DAV 26-102632\D – Des Hivernants Blvd

Issue: For consideration of a Variance associated with a multi-family condominium development.

Critical Path: Riel Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Nuttall, MCP	n/a	n/a	

DECISION AND CONDITIONS

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

a) a front yard of 13 feet (3.96 metres) instead of 20 feet (6.10 metres);

b) a rear yard of 9 feet (2.74 metres) instead of 25 feet (7.62 metres).

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.

REASON FOR THE REPORT

- The applicant is proposing to build a multi-family development and requires Variances for the setback 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 26-102632\D**
RELATED FILES:	25-268376 ZR
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.553 - (SAGE CREEK)
SUBJECT:	To vary the "RMF-S" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of a multi family dwelling to permit the following: a) a front yard of 13 feet (3.96 metres) instead of 20 feet (6.10 metres); b) a rear yard of 9 feet (2.74 metres) instead of 25 feet (7.62 metres).
LOCATION:	Des Hivernants Blvd
LEGAL DESCRIPTION:	LOT 3 PLAN 63108 RCMP
APPLICANT:	David Hill (Streetside Development Corporation) 1 Dr. David Friesen Dr Winnipeg, MB R3X 0G8
OWNER:	SAGE CREEK DEVELOPMENT CORPORATION 1 Dr. David Friesen Dr Winnipeg, MB R3X 0G8

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 Des Hivernants Blvd, in the Sage Creek neighbourhood of the St. Vital ward.

- The subject site is 208,719 square feet (19,390.6 square metres) in area. The site is currently a vacant greenfield.
- The subject site is accessed by an approach from Des Hivernants Boulevard.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Recent Communities policy area. The property is zoned “RMF-S” Residential Multi-Family (Small) District.

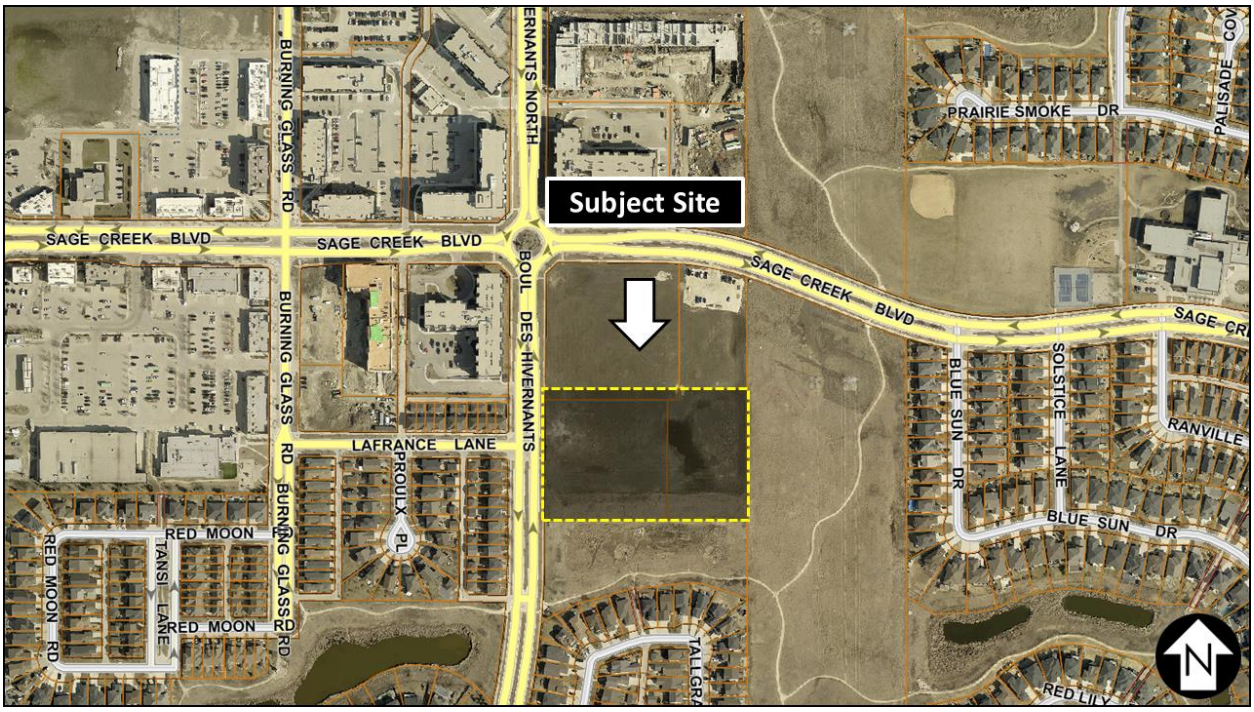


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024).* Note: Imagery does not reflect changes under DASZ 10/2025.

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Vacant land zoned “RMF-L” Residential Multi-Family (Large) district and RMF-M Residential Multi-Family (Medium) district.

South: Park land zoned “PR-1” Parks and Recreation 1 (Neighbourhood) district.

East: Manitoba Hydro transmission corridor on land zoned “RR5” Rural Residential 5 district.

West: Des Hivernants Blvd, then single-family residential on land zoned “R2” Residential Two-Family district and multi-family residential on land zoned RMF-M Residential Multi-Family (Medium) district.

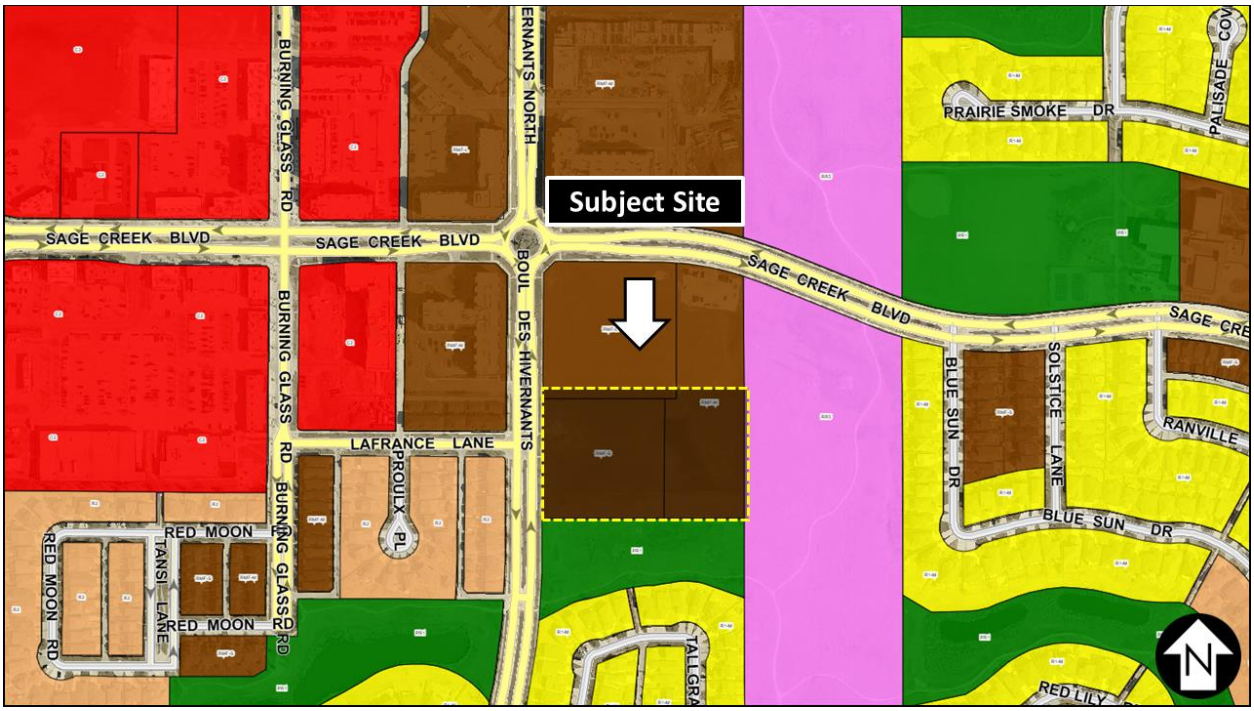


Figure 2: Zoning of the site and surrounding area. Note: Imagery does not reflect changes under DASZ 10/2025.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a condominium development with 10 buildings, each with 10 units for a total of 100 dwelling units.
    - Each building is 98 feet long (321.5 metres) by 65 feet deep (213.3 metres) and 27.9 feet (8.5 metres) in height.
    - Each unit is two storeys with an unfinished basement.
- The landscaping requirements mandate a minimum of 433 shrubs and 25 trees. The provided site plan includes 452 shrubs and 62 trees, exceeding the requirements.
- 160 parking spaces are provided, including three (3) standard accessible spaces and two (2) van accessible spaces. 15 spaces are designated for visitor parking and 15 lockable bicycle parking spaces are included.
- An Alternative Equivalent Compliance approval is required to permit earth bins instead of the standard wooden garbage enclosures.
- Plan Approval by the Riel Community Committee is required for the final plans.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The applicant engaged with the Urban Planning and Design Division prior to making an application.

With the Public

The applicant has not included any letters of support with their application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The subject site is located in an Established Neighbourhoods – Recent Communities policy area under *OurWinnipeg 2045* and *Complete Communities Direction Strategy 2.0.* Relevant policies in *Complete Communities 2.0* include the following*:*

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

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

a. Applicable City-endorsed policies or guidelines;

b. Existing zoning of the property and adjacent properties;

c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;

d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;

e. Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;

f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;

g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;

h. The supporting transit, pedestrian and active transportation network; and

i. The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.

1.16 Small-scale residential uses, not including single-family, may be accommodated on collector roads and local streets with a public lane, where compatible with adjacent land uses, and in consideration of the factors listed in Policy section 1.6.

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

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

SOUTH ST. BONIFACE AREA STRUCTURE PLAN

Under the *South St. Boniface Area Structure Plan*, the subject lands are located in the Village Centre policy area. The purpose of this area is to create a community oriented mixed use development that is strategically located within the community. The core is considered integral to the community development and should contain a cohesive grouping of retail and service commercial uses integrated with complementary uses such as a public open space, and predominantly multi-unit residential development. Policies relevant to this proposal include:

5.3.2 (1) Composition of the Village Centre

a. Subject to the policies of this Plan,

(i) a significant use of land within the Village Centre shall be retail and service commercial uses located within a comprehensively planned Village Centre,

(ii) in order to create a cohesive shopping, living and leisure environment within the Village Centre

(A) Institutional, office, recreational or public uses that complement and support the Village Centre may be allowed, and

(B) multi-unit residential shall be required and, subject to adequate demand, it is the intent to be the predominant residential housing form

5.3.2 (4) Design of the Village Centre

a. The Village Centre shall contain as part of its design a well-defined pedestrian-oriented component. The Village Centre shall emphasize such elements as:

(i) A highly visible and accessible location,

(ii) Internal pedestrian routes to buildings and amenities,

(iii) A pedestrian precinct that integrates mixed use buildings (commercial and residential) with adjacent related uses and includes walking, entertainment, and meeting areas,

(iv) Strong and convenient pedestrian connections to other uses on the site.

5.3.2 (5) Suggested Criteria for a Design Concept of the Village Centre

a. The Village Centre Design Concept should

(i) Provide for the compatible interface treatment with adjacent development,

(ii) Minimize the intermixing of commercial and residential traffic on internal roads within an adjacent residential area,

(iii) Contain a visually appealing site design and landscape treatment particularly when visible from roads with higher volumes of traffic,

(iv) Be suitably integrated with any residential, institutional, recreational, and public uses within or adjacent to the site,

(v) Connect to local pedestrian trails, and be conveniently and directly accessible to pedestrians both within and adjacent to the site, and

(vi) Ensure convenient and efficient road, pedestrian, and pathway connections that converge on the Village Centre from the surrounding residential areas are provided,

(vii) Contain parking areas that are designed to maximize direct access to adjacent uses while not to visually overwhelm the landscape. Methods by which this can be implemented include, but are not limited to the following:

(A) Appropriate landscaping through earth berms, tree/shrub planting, and/or fencing,

(B) On-street parking,

(C) Parking areas between buildings.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reason for the Variances

Front Yard Setback

The required front yard setback is 20 feet (6.10 metres). The applicant has requested a front yard setback of 13 feet (3.96 metres). For this reason, a Variance is required.

Rear Yard Setback

The required rear yard setback is 25 feet (7.62 metres). The applicant has requested a rear yard setback of 9 feet (2.74 metres). For this reason, a Variance is required.

Analysis of Variance

Front Yard Setback

This development consists of 10 buildings, two of which directly front Des Hivernants. The requested setback is comparable to the homes on the west side of Des Hivernants and helps create a pedestrian oriented quality on the street. Further, the applicant is including landscaping to buffer the buildings from the sidewalk. For this reason, the Variance is supported.

Rear Yard Setback

The rear yard of the site abuts a Manitoba Hydro transmission corridor, as well as community walking paths. Due to the nature of this land use, it is not anticipated that this land will see further development for the foreseeable future. The Urban Planning and Design Division reached out to Manitoba Hydro, which confirmed that the requested rear yard setback would not infringe on their operation of the corridor. For this reason, the Variance is supported.

REASONS FOR DECISION

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

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

In that, *the application is consistent with the Complete Communities Direction Strategy's 2.0 policies for Established Neighbourhoods – Recent Communities.*

(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 design elements of the proposed project align with the surrounding context and help reduce any potential adverse effects on 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 front yard setback is comparable to other properties along Des Hivernants and the rear yard abuts a hydro corridor.*

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

In that, *the area includes a mixture of single-family and multi-family residential uses.*

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 Goal: City Building

Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support *Complete Communities* principles, to achieve this Plan's sustainable development goals.

- Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.

Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to health food, daily needs, employment, education, recreation, and green infrastructure.

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.

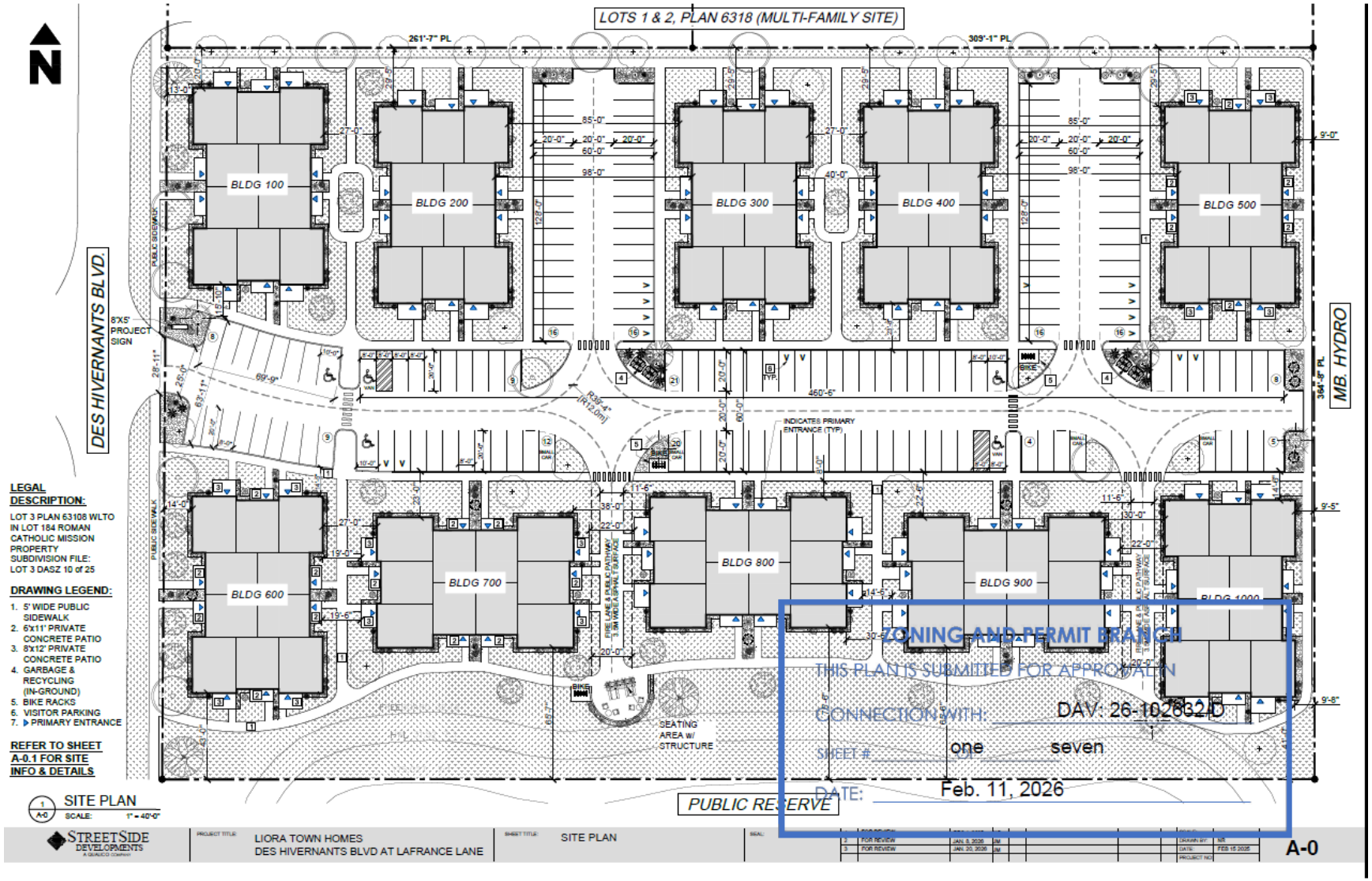
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given 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:	Steve Nuttall
Date:	Monday, March 9, 2026
File No.	DAV 26-102632\D

Exhibit “8” referred to in File DAV 102632/2026D



PROPOSED DEVELOPMENT:
SAGE DRY POND PARCEL
DES HIVERNANTS BLVD. AT LAFRANCE LANE
WINNIPEG, MANITOBA
LOT 3, PLAN 63108

LEGAL DESCRIPTION:
LOT 3 PLAN 63108 WLTO
IN LOT 184 ROMAN CATHOLIC MISSION PROPERTY

SUBDIVISION FILE:
LOT 3 DASZ 10 of 25

PARKING LOT TOTAL AREA:
49,233 SF (1.13A)

LOT AREA:
36'-8" FRONTAGE X 570'-9"
20,977 SF (4.7A)

BUILDING TYPE:
10-PLEX 2-STORY TOWNHOMES
TOTAL UNITS: 100

UNIT INFORMATION (PER BUILDING)		
TYPE	LIVING AREA	# OF UNITS
CORNER (PALM)	1,232 SF	4 UNITS
INSIDE (IRIS)	1,071 SF	6 UNITS
TOTAL	11,354 SF	10 UNITS

BUILDING CODE ANALYSIS:
DESIGN SPECIFICATIONS TO BE RESIDENTIAL AND IN ACCORDANCE WITH PART 9 OF THE NATIONAL BUILDING OF CANADA 2020 FOR NEW BUILDINGS OF 3 STOREY OR LESS IN BUILDING HEIGHT AND AREA NOT EXCEEDING 600 SQ.M. (6,459 SF.)

ZONING:
RMF-S DISTRICT: MULTI-FAMILY RESIDENTIAL STRUCTURES MUST MEET THE REQUIREMENTS OF THE RMF-S ZONING DISTRICT AS PER TABLE 5-4, BY-LAW 200/2006.

REQUIREMENT	MINIMUM REQUIRED	PROPOSED
SETBACKS		
FRONT (WEST)	20'-0"	13' & 14'
REAR (EAST)	25'-0"	9' TO 9'-8"
SIDE (NORTH)	4'-0"	20' TO 29'-5
SIDE (SOUTH)	4'-0"	41' TO 75'-6"
BUILDING SEPARATION	8'-0"	27' TO 85'
MAX. BUILDING HEIGHT	35'-0"	31'-5 1/2"

VEHICLE PARKING:
STALLS REQUIRED = 100 UNITS X 1.5 = 150
STALLS PROVIDED = 160

ACCESSIBLE PARKING:
5 STALLS REQUIRED/PROVIDED INCLUDING
2 VAN ACCESSIBLE STALLS REQUIRED/PROVIDED

BICYCLE PARKING:
15 LOCKABLE SPACES REQUIRED
BIKE STORAGE PERMITTED ON PRIVATE PATIOS (UNLIMITED STORAGE)
3 BIKE RACKS PROVIDED = 15 STALLS

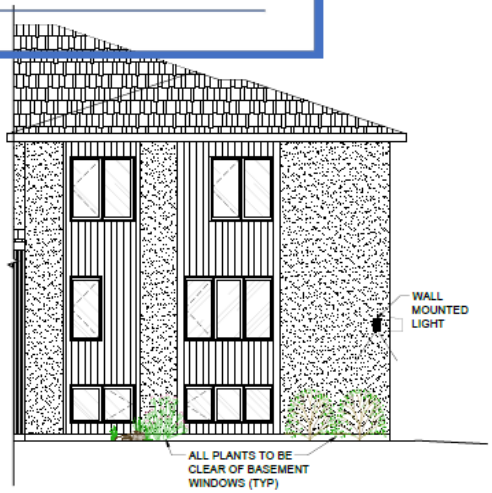
PUBLIC AMENITIES:
NO PUBLIC AMENITIES

VISITOR PARKING:
10% DESIGNATED REQUIRED OF REQUIRED VEHICLE STALLS
15 STALLS PROVIDED OF 150

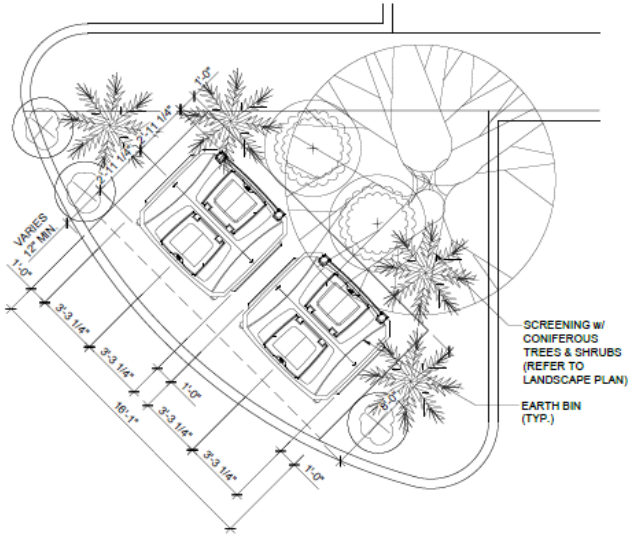
SURFACE MATERIAL OF PARKING AREA:
SPECIFICATIONS - TBD BY CIVIL ENGINEER - ASPHALT

TOTAL TREE FACING DES HIVERNANTS (FRONT):
TOTAL: 12 (REFER TO LANDSCAPE PLAN)

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV: 26-102632/D
SHEET # two OF seven
DATE: Feb. 11, 2026



1 A-0.1 LIGHTING DIAGRAM ON BUILDINGS
SCALE: 1/8" = 1'-0"



2 A-0.1 IN-GROUND GARBAGE & RECYCLING AREA
SCALE: 3/16" = 1'-0"

STREETSIDE DEVELOPMENTS A QUALICO COMPANY | PROJECT TITLE: LIORA TOWN HOMES DES HIVERNANTS BLVD AT LAFRANCE LANE | SHEET TITLE: SITE DETAILS | SEAL: | 1 FOR REVIEW DEC 1, 2025 NR | 2 FOR REVIEW JAN. 20, 2026 JM | SCALE: | DRAWN BY: NR | DATE: FEB 15 2025 | PROJECT NO: | SHEET: A-0.1



1 L-1.2 CONCEPTUAL STREETSCAPE ELEVATION - STREET VIEW
SCALE: N.T.S.



2 L-1.2 CONCEPTUAL STREETSCAPE ELEVATION - PARKING LOT VIEW
SCALE: N.T.S.

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV: 26-102632/D

SHEET # three OF seven

DATE: Feb. 11, 2026

STREETSIDE DEVELOPMENTS

PROJECT TITLE: LIORA TOWN HOMES
DES HIVERNANTS BLVD AT LAFRANCE LANE

SHEET TITLE: STREETSCAPE ELEVATION

SEAL:

1	FOR REVIEW	DEC 1, 2025
B		

SCALE:

DATE: FEB 15 2026

PROJECT NO:

SHEET: L-1.2

SYMBOL LEGEND:

- (Wx) WINDOW TYPE - REFER TO WINDOW & DOOR SCHEDULE SEE PAGE A-10.0
- (Dx) DOOR TYPE - REFER TO WINDOW & DOOR SCHEDULE SEE PAGE A-10.0

GENERAL NOTES:

1. P.T. WOOD ONLY LESS THAN 6" ABOVE GRADE.
2. PARGING TO BE MIN. 8" FROM FINISH GRADE.
3. 2ND AND 3RD FLOOR WINDOWS MEET MBC 9.8.8.1 & 9.9.9.1:
   - 3.1. UNOBSTRUCTED OPENING OF NOT LESS THAN 1m IN HEIGHT AND 0.55m IN WIDTH (REFER TO WINDOW SCHEDULE ON SHEET A-10.0)
   - 3.2. LOCATED SO THE SILL IS:
     - MAX 1m ABOVE FLOOR
     - MAX 7m ABOVE ADJACENT GROUND LEVEL

FINISH SCHEDULE:

1	ASPHALT SHINGLES COLOUR: TWO-TONE BLACK	6	PARGING	11	DOWNSPOUT AS PER CIVIL PLAN (RUN UNDER PATIO AT FRONT AND REAR)
2	HARDIE PANEL w/ 1" H-CLIP TRIM COLOUR: BLACK	7	MITTEN OR GENTEC BLACK ALUMINUM (FASCIA, SOFFIT & EAVESTROUGH)	12	HARDIE SMOOTH TRIM 5/4 X 4" COLOUR: TBC
3	DOMTEK 7/8" CORRUGATED, VERTICAL COLOUR: BARN RED	8	BLACK ALUM. RAILING w/ OPAQUE GLASS	13	BOX STYLE CANOPY FINISH: BLACK METAL
4	6" MAC METAL SIDING, VERTICAL INSTALL COLOUR: BLACK	9	6' HIGH BLACK ALUM. PRIVACY PANEL w/ OPAQUE GLASS	14	.
5	STUCCO COLOUR: WINTER LACE #56-1P	10	CONCRETE PATIO	15	.

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV: 26-102632/D

SHEET # four OF seven

DATE: Feb. 11, 2026



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

STREETSIDE DEVELOPMENTS

PROJECT TITLE: LIORA TOWN HOMES
DES HIVERNANTS BLVD. @ LAFRANCE LANE

SHEET TITLE: BUILDING 100
FRONT ELEVATION

SEAL:

1	FOR REVIEW	DEC 1, 2025	NR

SCALE:
DRAWN BY: NR
DATE: MAR. 23, 2026
PROJECT NO.

SHEET: A-4.0

SYMBOL LEGEND:

- (Wx) WINDOW TYPE - REFER TO WINDOW & DOOR SCHEDULE SEE PAGE A-10.0
- (Dx) DOOR TYPE - REFER TO WINDOW & DOOR SCHEDULE SEE PAGE A-10.0

GENERAL NOTES:

1. P.T. WOOD ONLY LESS THAN 6" ABOVE GRADE.
2. PARGING TO BE MIN. 8" FROM FINISH GRADE.
3. 2ND AND 3RD FLOOR WINDOWS MEET MBC 9.8.8.1 & 9.9.9.1:
   - 3.1. UNOBSTRUCTED OPENING OF NOT LESS THAN 1m IN HEIGHT AND 0.55m IN WIDTH (REFER TO WINDOW SCHEDULE ON SHEET A-10.0)
   - 3.2. LOCATED SO THE SILL IS:
     - MAX 7m ABOVE ADJACENT GROUND LEVEL

FINISH SCHEDULE:

1	ASPHALT SHINGLES COLOUR: TWO-TONE BLACK	6	PARGING	11	DOWNSPOUT AS PER CIVIL PLAN (RUN UNDER PATIO AT FRONT AND REAR)
2	HARDIE PANEL w/ 1" H-CLIP TRIM COLOUR: BLACK	7	MITTEN OR GENTEC BLACK ALUMINUM (FASCIA, SOFFIT & EAVESTROUGH)	12	HARDIE SMOOTH TRIM 5/4 X 4" COLOUR: TBC
3	DOMTEK 7/8" CORRUGATED, VERTICAL COLOUR: BARN RED	8	BLACK ALUM. RAILING w/ OPAQUE GLASS	13	BOX STYLE CANOPY FINISH: BLACK METAL
4	6" MAC METAL SIDING, VERTICAL INSTALL COLOUR: BLACK	9	6' HIGH BLACK ALUM. PRIVACY PANEL w/ OPAQUE GLASS	14	.
5	STUCCO COLOUR: WINTER LACE #56-1P	10	CONCRETE PATIO	15	.

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV: 26-102632/D

SHEET # five OF seven

DATE: Feb. 11, 2026



1 / A-4.1 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

STREETSIDE DEVELOPMENTS	PROJECT TITLE: LIORA TOWN HOMES DES HIVERNANTS BLVD. @ LAFRANCE LANE	SHEET TITLE: BUILDING 100 SIDE ELEVATION	SEAL:	1 FOR REVIEW DEC 1, 2025 MB	SCALE: 1/8" = 1'-0" DRAWN BY: MB DATE: MAR. 23, 2026 PROJECT NO:

SHEET: A-4.1


LOTS 1 & 2, PLAN 6318 (MULTI-FAMILY SITE)
REVISED AS PER ZONING - FEB 11TH
DES HIVERNANTS BLVD.
MB. HYDRO
BLDG 100
BLDG 200
BLDG 300
BLDG 400
BLDG 500
BLDG 600
BLDG 700
BLDG 800
BLDG 900
SIGN
GARBAGE & RECYCLE
LEGEND:
SOD
BLACK GRANITE STONE w/ LANDSCAPE EDGING
BOULDERS
REFER TO SHEET L-1.1 FOR PLANT SPECIFICATIONS
N
PUBLIC RESERVE
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV: 26-102682/D
SHEET # six OF seven
DATE: Feb. 11, 2026
1 L-1.0 LANDSCAPE PLAN
SCALE: 1" = 40'-0"
STREETSIDE DEVELOPMENTS
PROJECT TITLE: LIORA TOWN HOMES
DES HIVERNANTS BLVD AT LAFRANCE LANE
SHEET TITLE: LANDSCAPE PLAN
L-1.0

PLANT SPECIFICATION LIST

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
GRASSES					
	26	AUTUMN RED MAIDEN HAIR GRASS	MISCANTHUS SINENSIS PURPURASCENS "AUTUMN RED"	2 GAL. POT	MIN. 30cm HEIGHT
	314	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	2 GAL. POT	MIN. 30cm HEIGHT
	61	SHENANDOAH SWITCH GRASS	PANICUM VIRGATUM "SHENANDOAH"	2 GAL. POT	MIN. 30cm HEIGHT
TOTAL GRASS = 401					
SHRUBS					
	201	PRINCE OF WALES JUNIPER	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'	#3 CONTAINER	
	16	FALSE SPIREA	SORBARIA SORBIFOLIA	#3 CONTAINER	MIN. 30cm HEIGHT
	127	ABBOTSWOOD POTENTILLA	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	#3 CONTAINER	
	78	ANTHONY WATERER SPIREA	SPIREA X BUMALDA 'ANTHONY WATERER'	#3 CONTAINER	
	10	IVORY HALO DOGWOOD	PHILADELPHUS X 'GALAHAD'	#3 CONTAINER	MIN. 45cm HEIGHT
	20	DWARF NINEBARK			
TOTAL SHRUBS = 452 (369 REQUIRED)					
TREES					
	10	STARLITE FLOWERING CRABAPPLE	MALUS BACCATA "JEFLITE"	WIRE BASKET	65cm CAL., EVEN BRANCHING ABOVE 2m
	10	SPRING SNOW FLOWERING CRABAPPLE	MALUS BACCATA "SPRING SNOW"	WIRE BASKET	
	22	HARVEST GOLD MONGOLIAN LINDEN	TILIA X MONGOLICA "HARVEST GOLD"	WIRE BASKET	65cm CAL., EVEN BRANCHING ABOVE 2m
	11	AMERICAN ELM	ULMUS AMERICANA	WIRE BASKET	65cm CAL., EVEN BRANCHING ABOVE 2m
	5	COLORADO BLUE SPRUCE	PICEA PUNGENS	WIRE BASKET	5-6FT OR 7-8FT
	4	BABY BLUE SPRUCE	PICEA PUNGENS	WIRE BASKET	MIN. HEIGHT 6FT
TOTAL TREES PROVIDE = 62 (20 REQUIRED)					

		Req'd as per Zoning Bylaw	
		Trees	Shrubs
Street edge landscaping	Des Hivernants Blvd.	12	55
Bldg. foundation landscaping	Along principal entries (All buildings)		326
Parking lot interior landscaping	49,140sqft.	8	25
	5% = 2,457sqft.		
Buffering of parking and laoding areas	North side (120ft)	3	18
	East side (60ft)	2	9
	Total	25	433

REVISED AS PER ZONING - FEB 11TH

GENERAL NOTES:

AREAS UNDER CONSTRUCTION WILL BE FENCED OFF WITH TEMPORARY CHAIN LINK FENCING

DRAWING NOTES:

MINIMUM PLANT SIZES:
- DECIDUOUS TREES LOCATED WITHIN 5 FEET OF A WALKWAY, PATH, OR PATHWAY: 2-1/2 INCH CALIPER, AND OF SPECIES THAT NORMALLY HAVE LOWER BRANCHES AT LEAST 6 FEET ABOVE GRADE AT MATURITY.
- DECIDUOUS TREES NOT LOCATED WITHIN 5 FEET OF WALKWAY, PATH OR PATHWAY: 1-3/4 INCH CALIPER.
- CONIFEROUS TREES: 6 FEET HIGH AT THE TIME OF PLANTING.
- ALL SHRUBS: 2 GALLON CONTAINER, AND OF SPECIES THAT CAN REMAIN HEALTHY WHEN TRIMMED SO GROUNDCOVER, ANNUALS, AND PERENNIALS: NO MINIMUM SIZE.

PLANTING BEDS:
- MINIMUM SOIL DEPTH TO BE 450mm. PLANTING BEDS WITH TREES MINIMUM DEPTH TO BE 900 mm.
- BLACK PLASTIC EDGER ALONG ALL SODDED EDGES.
- 100mm DEPTH STONE BED ON FILTER FABRIC.
- PLANT SELECTIONS TO BE CONFIRMED BY CONTRACTOR TO MEET ALL CITY OF WINNIPEG REQUIREMENTS.
- CONTRACTOR TO SUPPLY AND INSTALL SOD IN ALL AREAS INDICATED ON PLANTING PLAN TO CITY OF WINNIPEG SPECIFICATIONS ALONG BOULEVARD.

SOD MAINTENANCE:
- SUBSEQUENT TO INSTALLATION, AN INSPECTION SHALL BE MADE BY THE ADMINISTRATOR WHO WILL VERIFY SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL MAINTAIN THE SOD FOR 30 DAYS.
- THE CONTRACTOR SHALL MOW THE TURF AREA AT REGULAR INTERVALS TO A HEIGHT OF 50-60mm. NOT MORE THAN 30% OF THE GRASS HEIGHT TO BE CUT AT ANY ONE MOWING.
- THE CONTRACTOR SHALL WATER SODDED AREAS IN SUFFICIENT QUANTITIES AND FREQUENCY TO MAINTAIN SOIL CONTINUOUSLY MOIST TO MIN DEPTH OF 100mm.

CITY OF WINNIPEG LANDSCAPE REQUIREMENTS:

TOTAL LOT AREA: 208,719 SF.

STREET EDGE LANDSCAPING (DES HIVERNANTS BLVD.):
- 1 TREE FOR EACH 30FT OF FRONTAGE
- 3 SHRUBS FOR EACH 20FT OF FRONTAGE

364.5 FT STREET FRONTAGE
- TREES REQUIRED: 12
- SHRUBS REQUIRED: 18

BUILDING FOUNDATION PLANTING:
- 1 SHRUB FOR EACH 10 FT OF EACH FACADE FACING A PUBLIC RIGHT-OF-WAY OR CONTAINING A PRINCIPAL BUILDING ENTRANCE.

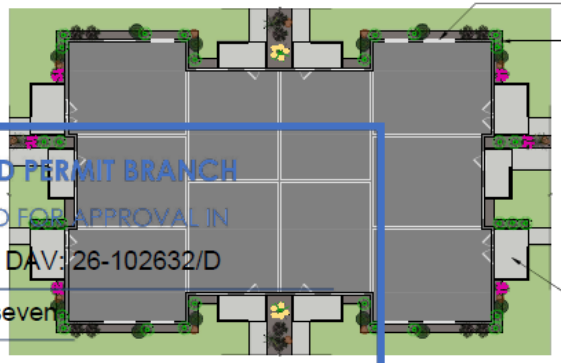
326 LINEAR FT OF BUILDING FACADE PER BUILDING X 10 BUILDINGS = 3,260 TOTAL LINEAR FT.
- SHRUBS REQUIRED: 326

PARKING LOT INTERIOR LANDSCAPING:
- 5% OF THE GROSS PARKING AREA MUST BE LANDSCAPED
- 1 TREE FOR EACH 300SF OF PARKING LOT INTERIOR LANDSCAPE AREA WITHIN THE ABOVE NOTED AREA
- 1 SHRUB FOR EACH 100SF OF PARKING LOT INTERIOR LANDSCAPE AREA WITHIN THE ABOVE NOTED AREA

GROSS PARKING LOT AREA: 49,140 SF
- 2,457 SF OF LANDSCAPED AREA
- TREES REQUIRED: 8
- SHRUBS REQUIRED: 25

TOTAL TREES REQUIRED: 25
TOTAL SHRUBS REQUIRED: 433
TOTAL SHRUBS PROVIDED: 452

NOTE:
- WHERE STANDARDS FOR LANDSCAPING OF TWO AREAS OVERLAP, OR ARE INCONSISTENT, THE STANDARD REQUIRING MORE LANDSCAPING GOVERNS.
- CITY OF WINNIPEG BY-LAW 200/2006 SECTION 190.



BUILDING PERIMETER LANDSCAPING DETAIL - ALL BUILDINGS
N.T.S.

NOTE: PLANTING MAY VARY. REFER TO LANDSCAPE PLAN.

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV: 26-102632/D
SHEET # seven OF seven
DATE: Feb. 11, 2026

STREETSIDE DEVELOPMENTS
PROJECT TITLE: LIORA TOWN HOMES
DES HIVERNANTS BLVD AT LAFRANCE LANE
SHEET TITLE: LANDSCAPE DETAILS
SEAL:

1	FOR REVIEW	DEC 1, 2025
2	FOR REVIEW	JAN 29, 2026
3	REVISED AS PER ZONING BYLAW	FEB 11, 2026

SCALE:
DRAWN BY: NR
DATE: FEB 16 2026
PROJECT NO:
SHEET: L-1.1