Minutes – Standing Policy Committee on Property and Development – April 16, 2026

REPORTS

Item No. 19 Subdivision and Rezoning – 355-415 Centre Street (Waverley West Ward) File DASZ 49/2025 [c/r DAV 225383/2025D & SPA 7/2025]

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and recommended to Council:

1. That the subdivision proposed under Development Application No. DASZ 49/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated April 1, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the developer executing a cross-access agreement in accordance with Section II of the report of the Administrative Coordinating Group dated March 30, 2026 and attached as Appendix "B" to this Report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "CMU" Commercial Mixed Use District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated April 1, 2026, and attached as Schedule "B" to this report.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the Planned Area value of Development Application No. DASZ 49/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

5. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

STANDING COMMITTEE RECOMMENDATION (continued):

6. That Development Application No. DASZ 49/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

10. That Development Application No. DASZ 49/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

11. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 49/2025.

12. That all outstanding taxes, including local improvement taxes be paid pursuant to subsection 259(1) of The City of Winnipeg Charter.

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

DECISION MAKING HISTORY:

Moved by Councillor Santos,

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Carried

Moved by Councillor Dobson,

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

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On April 14, 2026, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

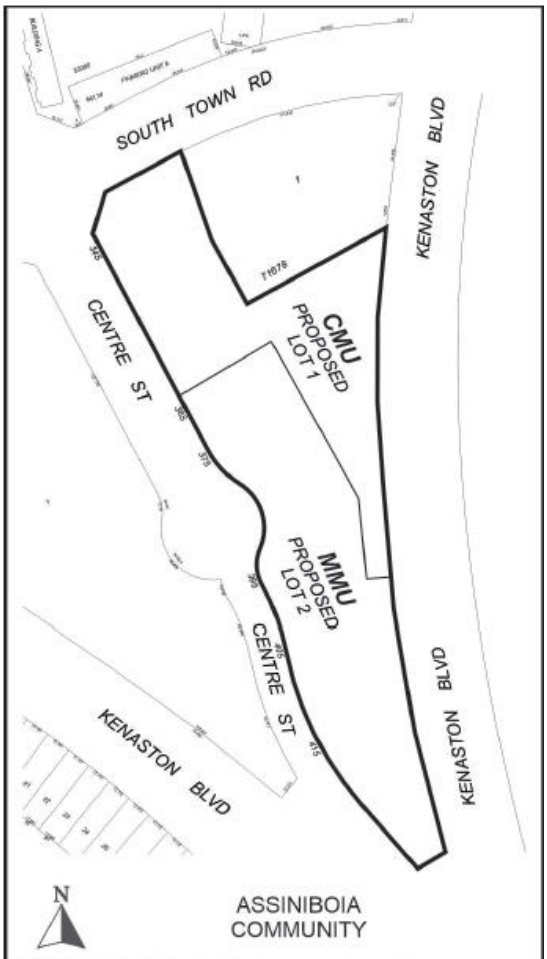
File: DASZ 49/2025

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

Public Hearing: April 14, 2026
Council Building, 510 Main Street

Applicant: MMP Architects Inc. (Aaron Simoes)

Subject:



APPLICANT: MMP Architects Inc. c/o Aaron Simoes
FILE: DASZ 49/2025
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from "MMU" MANUFACTURING MIXED USE DISTRICT to an "CMU" COMMERCIAL MIXED USE DISTRICT to allow for the construction of a mixed use commercial and multi-family residential building development. **For information, phone R. Galston, Planner at 204-986-8645.**

Premises Affected: 355, 365, 375, 395, 405 and 415 Centre Street

For submission to: The Standing Policy Committee on Property and Development

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

Report date: April 14, 2026

Community Committee Recommendation:

On April 14, 2026, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 49/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated April 1, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the developer executing a cross-access agreement in accordance with Section II of the report of the Administrative Coordinating Group dated March 30, 2026 and attached as Appendix "B" to this Report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "CMU" Commercial Mixed Use District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated April 1, 2026, and attached as Schedule "B" to this report.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the Planned Area value of Development Application No. DASZ 49/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

5. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

6. That Development Application No. DASZ 49/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

10. That Development Application No. DASZ 49/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

11. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 49/2025.

12. That all outstanding taxes, including local improvement taxes be paid pursuant to subsection 259(1) of The City of Winnipeg Charter.

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

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

1. The Waverley West Town Centre plan area was created in 2010; a lot has changed in the world from the standpoint of the need for increased housing 16 years later.

2. So because of that, I’m supportive of the recommendations that the Public Service is bringing forward.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated December 3, 2025 2. Notification of Public Hearing dated January 7, 2026 3. Letter of authorization dated September 17, 2025 from The District at Bridgwater Inc. to MMP Architects (Aaron Simoes) 4. Surveyor's Building Location Certificate and sketch dated March 4, 2021 5. Surveyor's Partial Building Location Certificate and sketch dated October 11, 2023 6. Surveyor's Partial Building Location Certificate and sketch dated April 14, 2025 7. Caveats 4174098/1, 4174099/1 8. Surveyor's Sketch 9. Plans (14 pages) 10. Report from the Urban Planning Division dated April 1, 2026 11. Inspection Report 12. Communication dated April 13, 2026, from Aaron Simoes in support of the application 13. Recording of Representations

REPRESENTATIONS:

In Support:

Melissa Neirinck
Aaron Simoes
Jaime Henao

In Opposition:

Nil

For Information:

Nil

For the City:

R. Galston, Urban Planner, Planning, Property and Development Department
S. Klassen, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department
A. McKinnon, Planner, Planning, Property and Development Department
D. Villamor, Real Property Officer, Planning, Property and Development Department

Exhibit “10” referred to in File DASZ 49/2025

ADMINISTRATIVE REPORT

Title: DASZ 49/2025 – 355-415 Centre Street

Issue: For consideration at the public hearing for a subdivision and rezoning to create two (2) lots and rezone proposed Lot 1 to the “CMU” Commercial Mixed Use District to allow a mixed-use residential development with 142 dwelling units.

Critical Path: Assiniboia Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Galston, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 49/2025 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated April 1, 2026 and attached as Schedule “B” to this report, with such minor changes as may be required, subject to the developer executing a cross-access agreement in accordance with Section II of the report of the Administrative Coordinating Group dated March 30, 2026 and attached as Appendix “B” to this Report.
2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “CMU” Commercial Mixed Use District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated April 1, 2026, and attached as Schedule “B” to this report.
3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the Planned Area value of Development Application No. DASZ 49/2025 (the “Dedication Fee”), as determined by the Director of Planning, Property and Development.
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12. That all outstanding taxes, including local improvement taxes be paid pursuant to subsection 259(1) of The City of Winnipeg Charter.
13. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- Subdivision and Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Urban Planning Division are concurred in, the subject property may be subdivided and rezoned consistent with the map provided in Schedule "B" of this report.

CONSULTATION

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

OURWINNIPEG POLICY ALIGNMENT

6.16 Established Neighbourhoods

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

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- **Key Direction 4.1:** *Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service*

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

HISTORY

NA

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Robert Galston, MCP
Date:	April 1, 2026
File No.	DASZ 49/2025

List of Schedules and Attachments

Schedule A	Planning Discussion
Schedule B	File No. DASZ 49/2025, Assiniboia Community Committee, dated April 1, 2026
Appendix A	Proposed By-law

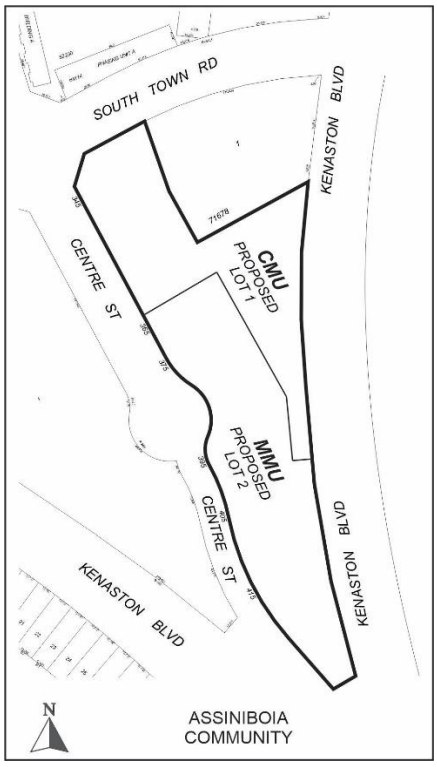
Appendix B	Report of the Administrative Coordinating Group Re: Proposed Subdivision and Rezoning of Land Located at 355-415 Centre Street, March 30, 2026

SCHEDULE 'A'

DATE:	April 1, 2026
FILE:	**DASZ 49/2025**
RELATED FILES:	SPA 7/2025; DAV 25-225383/D
COMMUNITY:	Assiniboia Community
NEIGHBOURHOOD #:	2.686 (Bridgwater Centre)

SUBJECT: For consideration at the public hearing for a subdivision and rezoning to create two (2) lots and rezone proposed Lot 1 to the "CMU" Commercial Mixed Use District to allow a mixed-use residential development with 142 dwelling units.

LOCATION: 355-415 Centre Street
LEGAL DESCRIPTION: LOT 2 PLAN 71678



APPLICANT: Aaron Simoes (MMP Architects)
83 Garry Street, Unit 501
Winnipeg, MB R3C 4J9

OWNERS: The District at Bridgwater, Inc.
120 Donald Street, Unit 7
Winnipeg, MB R3C 4G2

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject lands include one title (5.6 acres) located at the southeastern corner of the intersection of South Town Road, and Centre Street. The parcel is located in the Bridgwater Centre Neighbourhood, within the Waverley West Ward.
- The northern portion of the title area, which is subject to the proposed Secondary Plan amendment (see Figure 1), is currently undeveloped. The southern portion of the affected title contains five existing commercial buildings and surface parking.
- Current Designations and Zoning:
    - *Complete Communities Direction Strategy 2.0*: Established Neighbourhood - Recent Community
    - *Waverley West Town Centre Neighbourhood Area Structure Plan*: Employment Lands Mixed-Use
    - *Winnipeg Zoning By-law 200/2006*: “MMU” Manufacturing – Mixed-Use



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North:

- The lands adjacent to the north are designated High Density Residential under the *Waverley West Town Centre Neighbourhood Area Structure Plan* and zoned “RMF-L” Residential Multi-Family (Large). A low rise (3.5 stories) multi-family building is located to the north, and a mid-rise multi-family building (7 stories) is located to the northwest.

South:

- The lands adjacent to the South are zoned “MMU” Manufacturing – Mixed-Use and designated Employment Lands Mixed Use under the *Waverley West Town Centre Neighbourhood Area Structure Plan.* They contain 5 existing commercial buildings and accessory parking lots.

East:

- The lot located to the east is currently vacant. The submitted site plan indicates the lot will be developed as an office building with a restaurant on the main floor. The lot is currently zoned MMU and is designated Employment Lands Mixed Use under the *Waverley West Town Centre Neighbourhood Area Structure Plan.*

West:

- A gym facility (Altea Active) and accessory parking lot are located to the west of the subject lands. The property is currently zoned ““MMU” Manufacturing – Mixed-Use.
- The northern portion of the property to the west is designated Employment Lands Mixed Use under the *Waverley West Town Centre Neighbourhood Area Structure Plan.* SPA 1/2023 redesignated the southern extent of this property from “Employment Lands Mixed Use” to “Commercial Mixed Use” (amending by-law no. 17/2024).

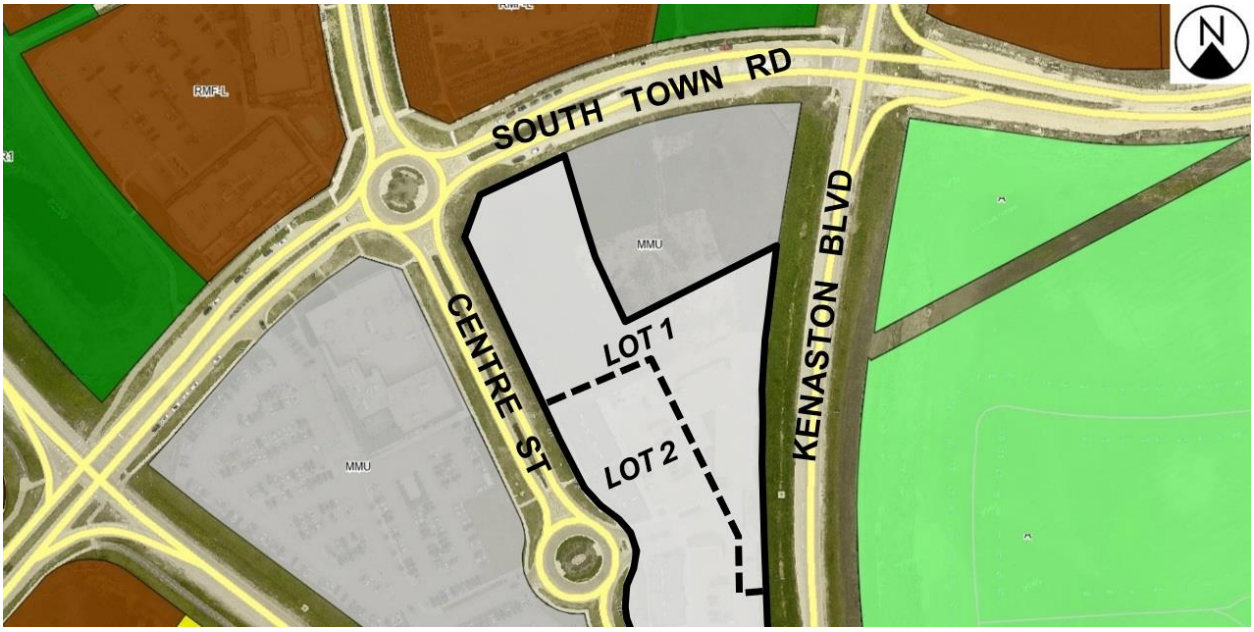


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to create two (2) separate lots, Lot 1 and Lot 2, and to rezone the proposed Lot 1 to the “CMU” Commercial Mixed Use district. This is to facilitate the development of a six (6) storey multi-family residential building with commercial uses on the main floor. Greater information on the proposal for each lot is as follows:

Proposed Lot 1

- Proposed Lot 1 is to be approximately 2.65 acres in size.

- The proposed multi-family building will be six (6) storeys tall, with a height of approximately 70 feet to the top of the roof parapet.
- 142 dwelling units are proposed.
- A total of 209 accessory parking stalls are proposed. This is a ratio of 1.47 stalls per dwelling unit, which exceeds the parking requirements of the Winnipeg Zoning By-law for the proposed development, which is 1.2 stalls per unit (for a total of 171 stalls).
- A total of 30 bicycle parking spaces are provided, including 20 indoor spaces. This exceeds the Zoning By-law requirements for bicycle parking, which is 21 spaces.
- Access to proposed Lot 1 is to be taken from an existing bi-directional private approach from Centre Street. Access will be taken through a cross-access agreement with proposed Lot 2.
- No new private approaches are proposed.
- On the ground floor of the proposed building will be commercial retail units with a total floor area of approximately 12,100 square feet.

Proposed Lot 2

- Proposed Lot 2 is to be approximately 2.99 acres in size.
- No new development is proposed on proposed Lot 2. This lot will contain existing commercial uses and accessory parking stalls.
- A total of 153 accessory parking stalls are existing on proposed Lot 2. The Winnipeg Zoning By-law requires a total of 54 stalls on this lot. As such, the parking on proposed Lot 2 exceeds the Winnipeg Zoning By-law requirements.
- Access to proposed Lot 2 is to be taken from a bi-directional private approach from Centre Street.

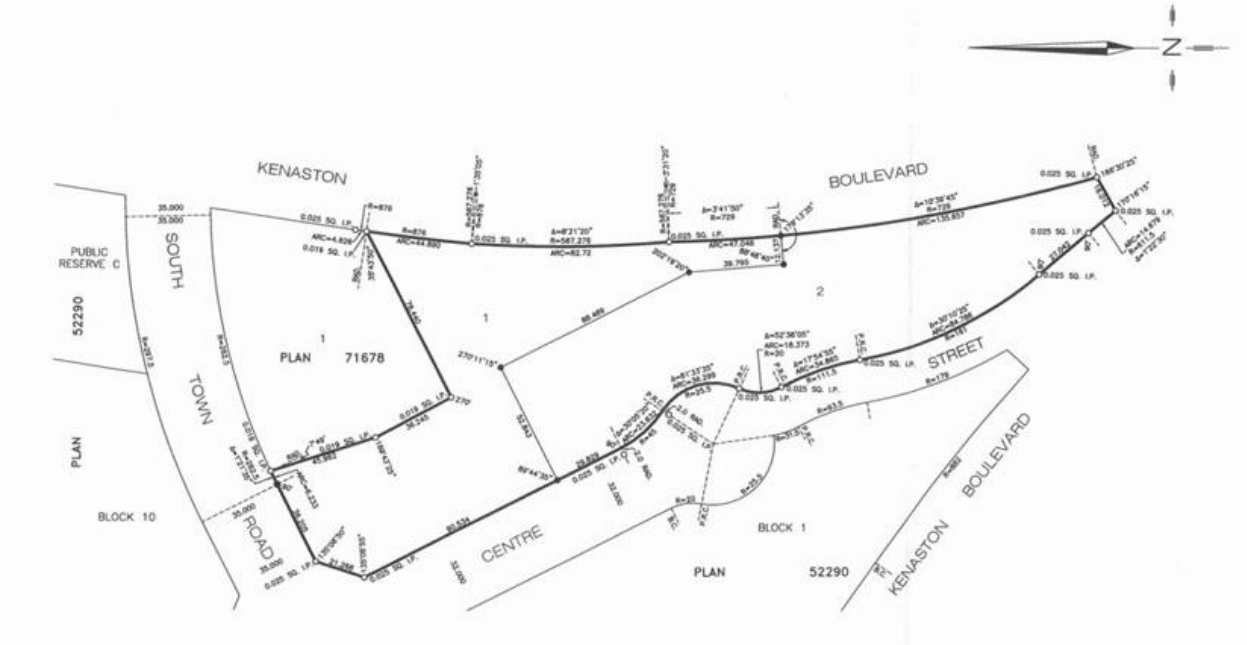


Figure 3: Plan of Subdivision showing proposed Lots 1 and 2 (submitted by applicant).

ASSOCIATED SECONDARY PLAN AMENDMENT AND VARIANCE APPLICATIONS

- The proposed development is subject to an associated Secondary Plan Amendment (SPA) application that proposes to re-designate a portion of the existing title (2.65 acres) from “Employment Lands Mixed Use” to “Commercial Mixed Use” under the *Waverley West Town Centre Area Structure Plan.* Please refer to the Administrative Report under file no. SPA 7/2025 for further information.
- The proposed development is also the subject of an associated Variance (DAV) application concerning proposed building setbacks and parking areas. Please refer to the Administrative Report under file no. DAV 25-225383/D for further information.

COLLABORATION WITH THE PUBLIC SERVICE:

- The applicant met with staff from the Urban Planning and Design Division in March of 2025 to discuss the proposed development.
- The Public Engagement Summary provided in the application package indicates the applicant consulted with the City of Winnipeg Water and Waste Department regarding servicing capacity.

PUBLIC ENGAGEMENT

- The Public Engagement Summary provided in the application package indicates that one in-person stakeholder open house was held in March of 2025. Information regarding the event was provided to nearby residents and developers in the area. A copy of the public engagement summary is included in Appendix “C” of associated file no. SPA 7/2025.

ANALYSIS AND ISSUES

OURWINNIPEG 2045

- *OurWinnipeg 2045* is the City’s long-range development plan. Per *OurWinnipeg 2045*, the subject site is identified as an Established Neighbourhood – Recent Community. The policy for this area states:

  6.16 Established Neighbourhoods

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

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* supports *OurWinnipeg 2045*, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- As noted above, the subject property is classified as an Established Neighbourhood – Recent Community under *Complete Communities 2.0*. Key policies for Established Neighbourhoods include:

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

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

1.3 The subdivision of land or the consolidation of land may occur when it is done in a context-sensitive manner, and only when in compliance with policy section 9.1 of the Strategic Infrastructure and Resources section.

1.4 Support opportunities for further residential intensification within approximately 400 metres of a rapid transit station, where appropriate and in accordance with the TOD Handbook.

1.5 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.*

Goal 2

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

Policies

Building setbacks

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.

Building design

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

2.5 Encourage a variety of architectural styles.

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

Pedestrian orientation

2.7 Single-family buildings should relate to the street on which they are located through the use of design elements, which may include, but are not limited to, the following:

a Front doors facing the public street;

b. Thoughtful window placement;

c. Architectural features such as porches, awnings and dormers; and

d. A variety of exterior building façade materials.

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

a. Window placement that supports passive surveillance;

b. Unit entrances with direct access to the street;

c. Front porches;

d. Balconies;

e. Awnings;

f. Lighting; and

g. Height of primary entrances.

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

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

Massing and scale

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

2.13 Where appropriate, taller buildings should use step backs and roof design to mitigate negative impacts on adjacent properties and provide a more comfortable pedestrian environment.

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

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

Parking and loading

2.17Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.

2.18Strongly discourage locating surface parking lots between streets and building fronts.

2.19Where motor vehicle parking must be accessed from a front street, it should be effectively screened or incorporated into the building in a manner that positively contributes to the attractiveness of the streetscape.

Site design

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

2.22Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.

Goal 3

3.0 Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.

General policies

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

3.2 Encourage a mix of types, tenures and unit sizes within residential developments. Make provisions for unit sizes that can accommodate varying family sizes and multi-generational households.

3.3 Increase the supply of affordable housing within Established Neighbourhoods in proximity to commercial amenities, recreational opportunities and frequent transit service.

3.4 Encourage development that incorporates affordable housing to locate close to the Primary Transit Network, rapid transit stations, and Urban Mixed Use Corridors.

3.5 Encourage multi-family residential development to incorporate affordable housing in accordance with Goal 1 and its associated policies outlined in the Housing section of this By-law.

3.6 Encourage new development that incorporates housing types that enable "aging in place" in Established Neighbourhoods.

WAVERLEY WEST TOWN CENTRE NEIGHBOURHOOD AREA STRUCTURE PLAN

Waverley West Town Centre ASP Secondary Plan

The subject lands are located within the Waverley West Town Centre Secondary Plan Area. The following goals are stated for the plan area:

- *3.2 Planning Goals*
    - *Mixed-Use: To provide a mixed-use area that includes multiple uses within buildings and on individual sites.*
    - *Compatibility: To ensure that the range of uses are complementary and compatible through the use of well-designed buildings and public spaces.*
    - *Residential Diversity: To provide a variety of medium and higher density housing options within a mixed-use environment*

The subject property is currently designated “Employment Lands Mixed Use” which is intended to provide local employment opportunities in office and business park style facilities. As prescribed in section 5.2.1, applicable policies include the following:

- *5.2.1(1) Mixed-use areas may contain a variety of uses including offices, campus-style business parks, and retail uses. Institutional uses may also be provided in this area.*
- *5.2.1(2) The composition of the mixed-use areas shall be refined and addressed through the zoning applied to the site, as determined appropriate at the Development Application stage.*

The applicant has proposed to redesignate the subject property to “Commercial Mixed Use” which is intended to provide retail, restaurant, residential and office uses along Centre Street. The character of this street is intended to be a pedestrian oriented main street. Applicable policies include the following:

- *5.3.1(1) Mixed-use areas may contain a variety of uses including general retail, restaurants, offices, clinics and residential uses. Institutional uses may also be provided in this area.*
- *5.3.1(2) Residential uses or office uses may be located along Centre Street above the first floor of commercial buildings.*
- *5.3.1(3) The composition of the mixed-use areas shall be refined and addressed through the zoning applied to the site, as determined appropriate at the Development Application stage.*
- *6.2.1 The design of Commercial Mixed-use areas along Centre Street shall be designed to provide a pedestrian-scaled environment and shall generally be located at or near the front property line. Buildings that have multiple stories may include articulation to maintain an appropriate massing.*
- *6.2.4 Parking for the mixed-use sites along Centre Street shall generally be provided at the rear of the building or gaps between buildings and shall be accessed from adjacent local streets. In order to maintain an active street presence on Centre Street, at least one entrance must be provided on Centre Street*

SUBDIVISION

- As noted above, subdivision is required in order to create two (2) separate lots, Lot 1 and Lot 2. Please refer to Figure 3, above.

REZONING

- As noted above, the subject site is currently zoned “MMU” Manufacturing Mixed Use. The applicant is proposing to rezone the proposed Lot 1 to the “CMU” Commercial Mixed Use district. The “CMU” district is intended to accommodate community-serving mixed

use development at a higher scale than is appropriate for neighbourhood locations. The "CMU" district is intended for use in Community and Regional Mixed Use Centres or Community and Regional Mixed Use Corridors.

- The district is intended to include attractive commercial, institutional, recreational, and service facilities needed to support the surrounding neighbourhooods and the community at-large. Although the area, site or building should have a predominantly commercial character, multi-family housing may be incorporated within the district, and development should facilitate pedestrian connection between residential and non-residential uses.

- The dimensional standards for multi-family residential structures in the "CMU" districts are the same standards as those for the "RMF-M" Residential Multi-Family (Medium) districts.
- Specifically, these dimensional standards are outlined in Table 1, below:

Table 1: Dimensional standards for RFM-M zoning districts

	RMF-M (applies to residential uses in the CMU district)
Min. lot size	9,000 square feet
Min. lot area per dwelling	800 square feet
Min. front yard	25 feet
Min. rear yard	25 feet
Min. interior side yard	8 feet, plus an additional 2 feet for each storey above the ground floor
Min. exterior (corner side yard	20 feet
Max. building height	70 feet

- As noted above, the proposed multi-family development on Lot 1 requires Variances to the dimensional standards of the Winnipeg Zoning By-law. These Variances are for the front yard building setback, side yard setbacks, insufficient landscaping, and vehicular access through a cross-access agreement.
- Please refer to the associated file no. DAV 25-225383/D for further discussion of these Variances.

CONSISTENCY WITH SECONDARY PLANS AND COMPATIBILITY WITH THE SURROUNDING AREA

Consistency with Complete Communities 2.0

- As noted above, the subject property is located in the Established Neighbourhood – Recent Communities policy area under the *Complete Communities Direction Strategy 2.0* (CCDS 2.0).
- CCDS 2.0 policies encourage residential development within Established Neighbourhoods where it will enhance neighbourhood character and expand housing options in a sensitive and complementary manner. In Recent Communities, residential intensification is typically directed to sites along collector and arterial roads. Vertical

mixed-use development is also encouraged, especially in areas that are well-served by transit and nearby commercial amenities.

- The proposed subdivision and rezoning is consistent with this policy direction. The proposed mixed-use building is compatible in scale and form with surrounding development, which includes high-density multi-family residential, commercial, and recreational uses. The site is located at the intersection of two collector roads (Centre Street and South Town Road) and is bound to the west by Kenaston Boulevard which is an arterial roadway.

Consistency with the Waverley West Town Centre Neighbourhood Area Structure Plan

- The subject property's current "Employment Land Mixed Use" designation allows for a range of uses, including offices, business parks, retail, and institutional uses, but does not accommodate residential uses. The proposed redesignation to "Commercial Mixed Use" would permit the establishment of a residential use on the property.
- The applicant proposes to amend the *Waverley West Town Centre Neighbourhood Area Structure Plan* be amended to allow residential uses on proposed Lot 1. Please refer to file no. SPA 7/2025 for further discussion of this amendment.
- The design of the proposed development appears consistent with design policies in the Waverley West Town Centre Secondary Plan which encourage locating buildings near the front property line, locating parking to the rear, and the use of articulation in building design to maintain a pedestrian scaled environment.
- Further, the site is adjacent to established transit routes and commercial services, and the proposal includes ground-floor commercial space. This is consistent with the goals of the *Waverley West Town Centre Secondary Plan*, which encourages the development of a mixed-use area, and the provision of a range of medium and higher-density housing options.

Consistency with the Surrounding Areas

- The multi-family development proposed for Lot 1 will have 142 dwelling units on a site. With a total site area of 115,504 square feet, this equates to a lot area per dwelling unit of 813 square feet per dwelling unit.
- As noted above the height of the proposed building on Lot 1 is approximately 70 feet, which is the maximum height permitted for residential structures in the "CMU" Commercial Mixed Use zoning district.
- This density and building height is generally consistent with other residential developments along Centre Street in the near vicinity.
- Examples include:
    - 300 Centre Street – 7 storeys and 218 units;
    - 0 Centre Street – 6 storeys and 155 units;
    - 15 Cooper's Town Road – 6 storeys and 149 units.
- It should be noted that Variances are required for front and side yard building setbacks on proposed Lot 1. These include:
    - A front yard of 16 feet (along Centre Street) instead of the required minimum 25 feet;

- A corner side yard setback of 12.25 feet (along South Town Road) instead of 20 feet;
- A south side yard setback of 11.5 feet (interior) instead of 18 feet.

- Please refer to the Administrative Report for associated file no. DAV 25-225383/D for more information on these Variances.

Transit Service

- Under the *Transit Master Plan's* Long Term Network Plan, the Primary Transit Network would be expanded to service Waverley West, with a frequent route (O) proposed to run down Centre Street. The proposed frequent route would provide transit service every 10-15 minutes.
- The subject site is located within 125 metres (410 feet) of eastbound and west stops on South Town Road. These stops are serviced by transit routes 678, which have regular weekday service and feeds into the Southwest Rapid Transit Corridor and to the University of Manitoba's Fort Garry campus.
- The subject site is located within 540 metres (1,772 feet) of northbound and southbound stops on Bison Drive which are serviced by route 74 Kenaston-Keewatin, which has regular daily service that connects to the Southwest Rapid Transit Corridor, the University of Manitoba's Fort Garry campus, Polo Park, and Seasons of Tuxedo retail area.
- The site is also currently served by transit service in off-peak hours under on-request area 111 – Waverley West. Within this on-request area, daily transit service is provided when a trip is booked through Winnipeg Transit. Typically, an on-request bus will arrive between 10 and 20 minutes from the time a trip is booked. This on-request service provides rides to other points within the Waverley West, Waverley Heights, and St. Norbert neighbourhoods, including the Victoria Hospital, Pembina Highway and the Markham and Chancellor stations of the Southwest Rapid Transit Corridor.
- Further information on these transit routes is shown in the following table:

Table 2: Transit Service within 540 metres of subject site:

ROUTE	DAYS	TIMES	FREQUENCY
678	Mon – Fri	5:14 AM – 7:09 PM	30 mins
111 (On-Request)	7 days/week	7:05 PM – 10:15 PM (M-F) 6:45 AM – 9:45 PM (Sat) 7:00 AM – 9:30 PM (Sun)	10-20 mins from time of request (7 days/week)
74	7 days/week	5:16 AM – 10:56 PM (M-F) 5:20 AM – 10:37 PM (Sat) 6:46 AM – 9:31 PM (Sun)	10 – 30 mins

- Under the *Winnipeg Transit Master Plan,* transit service is expected to remain at this location. This level of transit service helps support the rezoning to the "RMF-M" district, given that the proposed development meets the parking requirements of the Winnipeg Zoning By-law.

PLAN APPROVAL

- Plan Approval by the Director of Planning, Property and Development and by the Assiniboia Community Committee is required for any new development under the Zoning Agreement for file no. DASZ 4/2010. As such, final design plans must be approved before permits can be issued.

CONDITIONS OF APPROVAL

Cross-Access Agreement

- The Winnipeg Public Service recommends that the developer execute a cross-access agreement between the proposed lots, in accordance with the recommended conditions in Section II of the Report of the Administrative Coordinating Group (ACG), which is attached to this report as Appendix "B." Please refer to Appendix "B" for further information.

Land Dedication

- As a condition of rezoning or subdivision of a parcel of land, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes. The amount of land is not less than 10 percent. With respect to this application, the Public Service is recommending the developer provide 'cash in lieu' as determined by the Planning, Property and Development Department.

RECOMMENDATION

The Urban Planning Division recommends **approval** of the subdivision and rezoning to the "RMF-L" district for the following reasons:

- The proposal is consistent with *OurWinnipeg 2045,* in that it is new growth designed to be compatible with the surrounding area, promoting efficient use of land and municipal services and provides enhanced housing choices in the neigbourhood.
- The proposal is consistent with *Complete Communities Direction Strategy 2.0,* in that it adds to the mix of housing types at a scale appropriate for the subject site.
- The proposal is consistent with design policies in the *Waverley West Town Neighbourhood Area Structure Plan,* which supports mixed use development that is oriented to the public street.
- The proposal is designed in a manner that is sensitive to the surrounding context, in terms of building setbacks and massing.
- The existing Zoning Agreement pertaining to the land will ensure final design details can be reviewed by the Assiniboia Community Committee and the Director of Planning, Property and Development, including final cladding materials, landscape details, setbacks, drive aisles, etc.

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

Report Prepared by: Robert Galston, MCP
PPD File #: DASZ 49/2025

Schedule "B" for File DASZ 49/2025, Assiniboia Community Committee, dated April 1, 2026

By-Law No. _____

File No. **DASZ 49/2025**

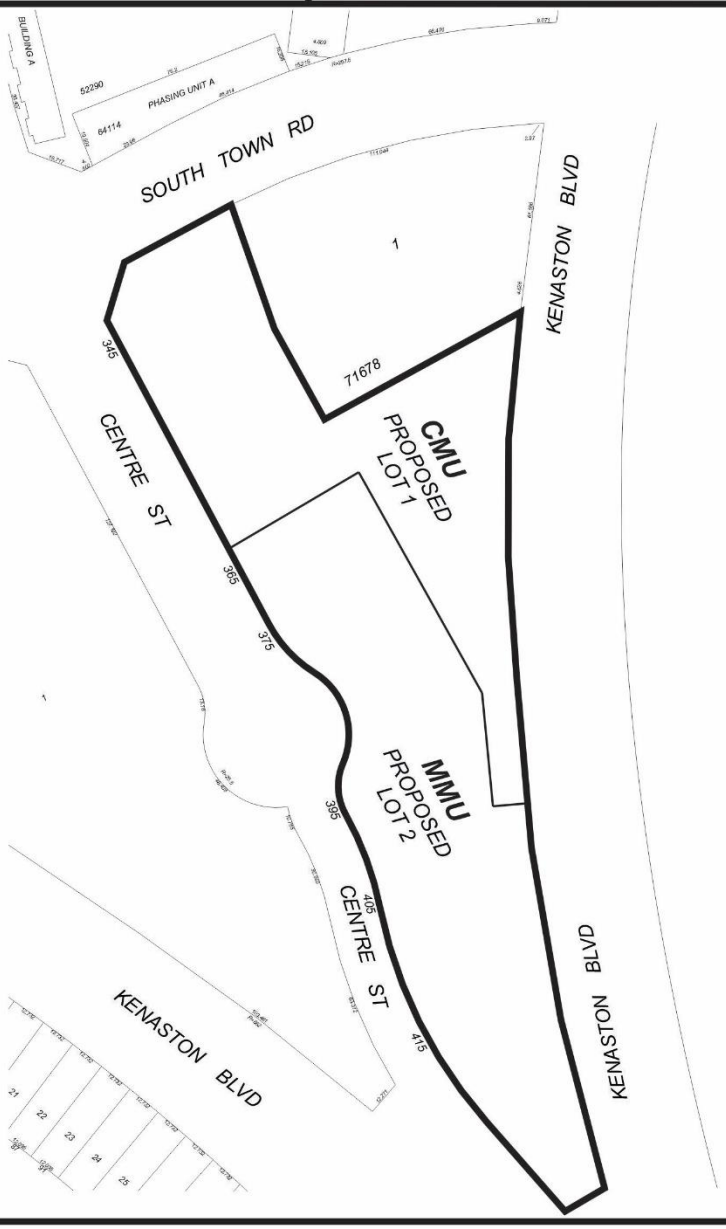
Atlas Sheet No. **M10B3**

N

ASSINIBOIA COMMUNITY

Explanation

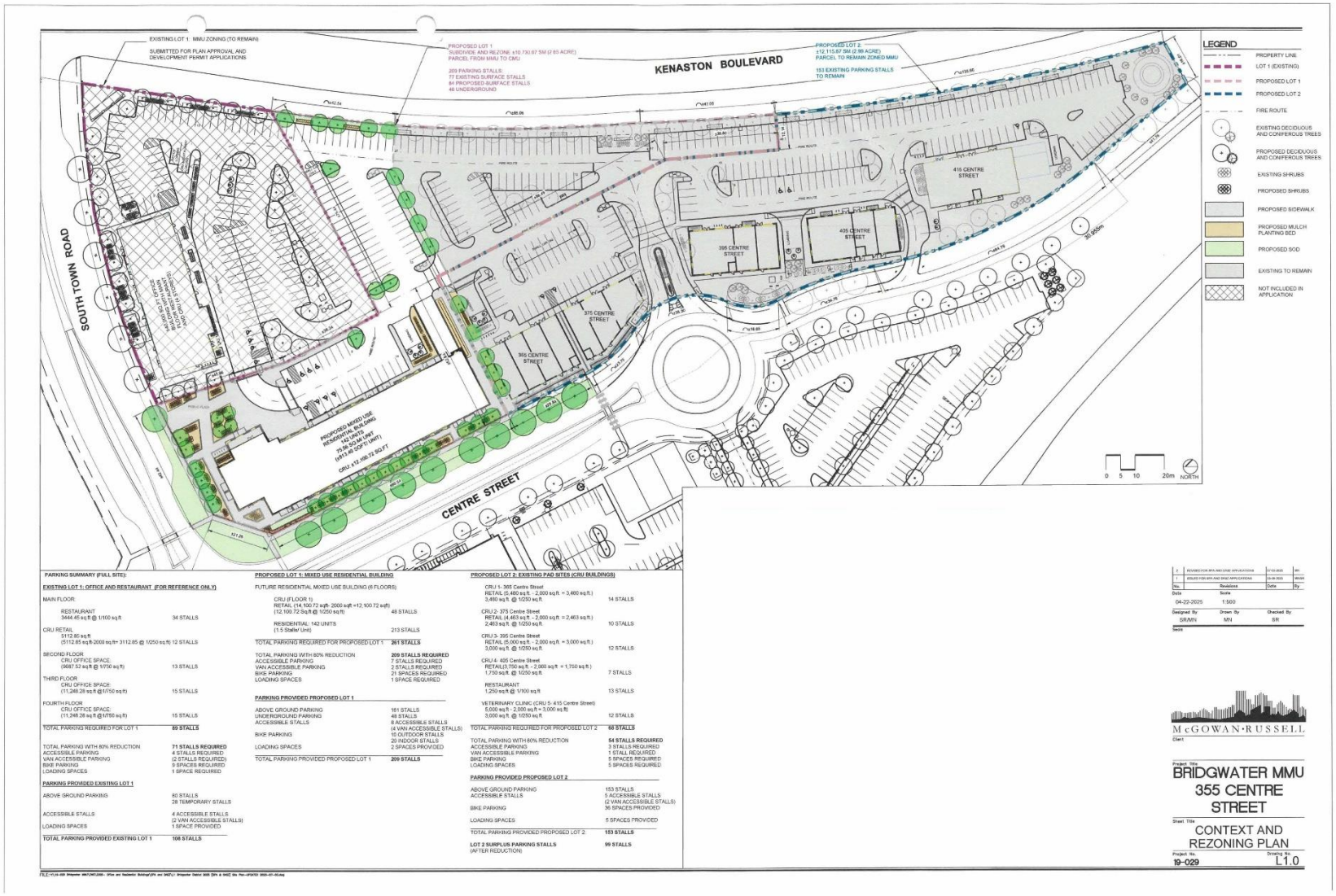
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 345 – 415 Centre Street from "MMU" MANUFACTURING MIXED USE DISTRICT to an "CMU" COMMERCIAL MIXED USE DISTRICT to allow for the construction of a mixed use commercial and multi-family residential building development.

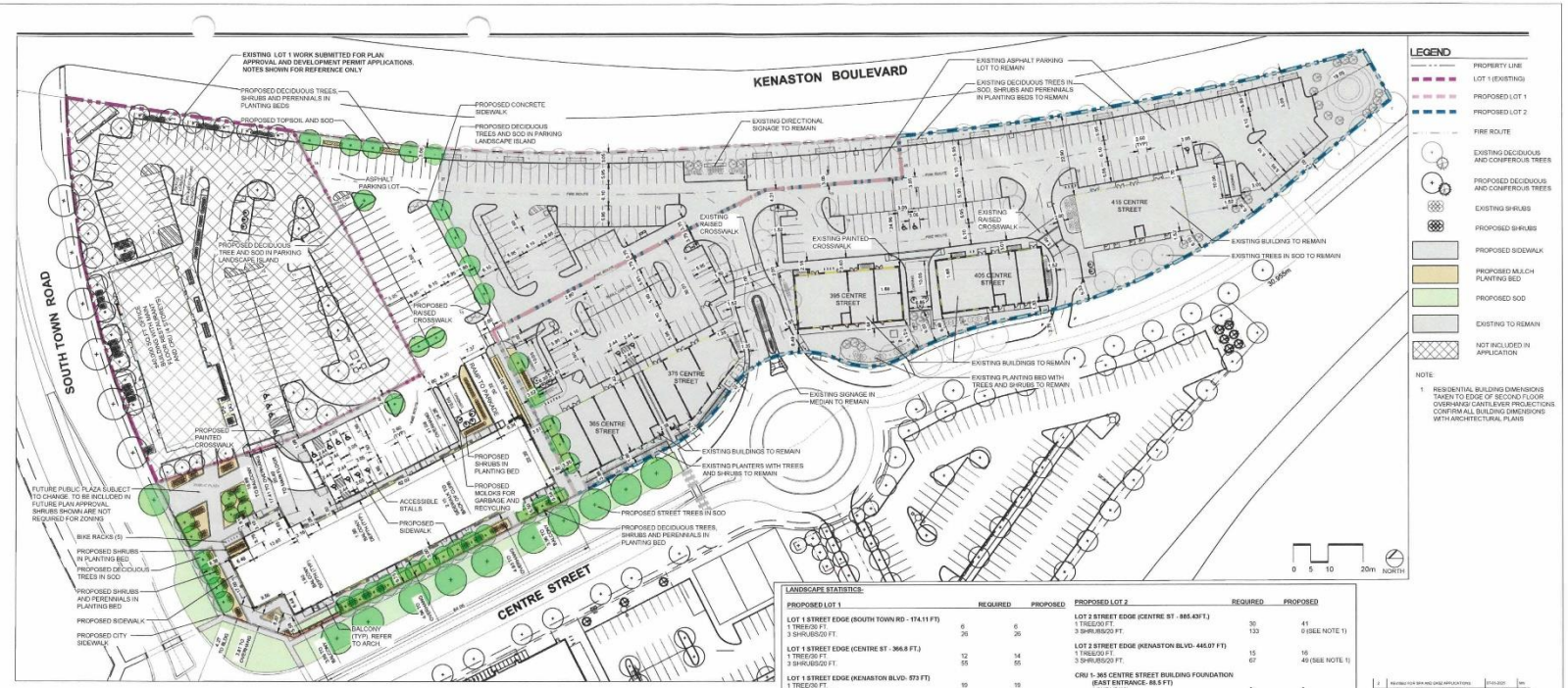


THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “9” referred to in File DASZ 49/2025





PLANT LIST- OVERALL

KEY	COMMON NAME/ BOTANICAL NAME	SIZE	SPACING	REMARKS
DECIDUOUS TREES				
A	SILVER MAPLE 'SILVER CLOUD'/ ACER SACCHARINUM 'SILVER CLOUD'	75mm cal	AS PER PLAN	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m
B	BASSWOOD/ TILIA AMERICANA	75mm cal	AS PER PLAN	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m
C	HARVEST GOLD LINDEN/ TILIA MONGOLICA 'HARVEST GOLD'	75mm cal	AS PER PLAN	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m
D	DISCOVERY ELM/ ULMUS AMERICANA 'DISCOVERY'	75mm cal	AS PER PLAN	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m
COLUMNAR DECIDUOUS TREES				
E	EMERALD SPIRE ROSYBLOOM CRABAPPLE/ MALUS X ADSTRINGENS 'JEFGREEN'	60mm cal	AS PER PLAN	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m
F	GLADIATOR ROSYBLOOM CRABAPPLE/ MALUS X ADSTRINGENS 'DURLEO'	60mm cal	AS PER PLAN	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m
CONIFEROUS TREES				
G	BLACKHILL SPRUCE/ PICEA GLAUCA 'DENSATA'	1.8M HT	AS PER PLAN	SPECIMEN, POTTED WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. 1.8m HT
DECIDUOUS SHRUBS				
H	DWARF WINGED BURNING BUSH/ EUONYMUS ALATUS 'COMPACTA'	2 gal pot	AS PER PLAN	SPECIMEN, CONTAINER GROWN WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE. MIN 400mm HT
J	ROYAL JUBILEE NINEBARK/ PHYSOCARPUS OPULIFOLIUS 'JEFROY'	2 gal pot	AS PER PLAN	SPECIMEN, CONTAINER GROWN WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE. MIN 400mm HT
K	'GOLDMOUND SPIREA/ SPIREA JAPONICA 'GOLDMOUND'	2 gal pot	AS PER PLAN	SPECIMEN, CONTAINER GROWN WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE. MIN 400mm HT
L	CHARISMA LILAC/ SYRINGA X PRESTONIAE 'CHARISMA'	2 gal pot	AS PER PLAN	SPECIMEN, CONTAINER GROWN WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE. MIN 750mm HT
PERENNIALS/ GRASSES				
M	KARL FOERSTER FEATHER REED GRASS/ CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	2 gal pot	AS PER PLAN	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 5 STALKS, IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE. MIN PLANT HT OF 450mm
N	TUFTED HAIR GRASS/ DESCHAMPSIA CAESPITOSA	2 gal pot	AS PER PLAN	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 5 STALKS, IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE. MIN PLANT HT OF 450mm
P	BLUE FESCUE GRASS/ FESTUCA OVINA GLAUCA 'SELECT'	2 gal pot	AS PER PLAN	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 5 STALKS, IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE. MIN PLANT HT OF 450mm
Q	BLUE OAT GRASS/ HELICTOTRICHON SEMPERVIRENS	2 gal pot	AS PER PLAN	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 5 STALKS, IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE. MIN PLANT HT OF 450mm
R	AUTUMN JOY STONECROP/ SEDUM SPECTABILE 'AUTUMN JOY'	2 gal pot	AS PER PLAN	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 5 STALKS, IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE. MIN PLANT HT OF 450mm
S	VIRGINIA CREEPER/ PARTHENOCISSUS QUINQUEFOLIA	2 gal pot	AS PER PLAN	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 5 STALKS, IN WELL BRANCHED PLANT, FREE OF PESTS AND DISEASE. MIN PLANT HT OF 450mm

LANDSCAPE STATISTICS:

PROPOSED LOT 1	REQUIRED	PROPOSED
LOT 1 STREET EDGE (SOUTH TOWN RD - 174.11 FT)		
1 TREE/30 FT.	6	6
3 SHRUBS/20 FT.	26	26
LOT 1 STREET EDGE (CENTRE ST - 366.8 FT.)		
1 TREE/30 FT.	12	14
3 SHRUBS/20 FT.	55	55
LOT 1 STREET EDGE (KENASTON BLVD- 573 FT)		
1 TREE/30 FT.	19	19
3 SHRUBS/20 FT.	86	56
MIXED USE- 355 CENTRE STREET BUILDING FOUNDATION (SOUTH TOWN RD- 83.92 FT)		
1 SHRUB/10'	8	8
MIXED USE- 355 CENTRE STREET BUILDING FOUNDATION (CENTER STREET- 303.96 FT)		
1 SHRUB/10'	30	30
MIXED USE- 355 CENTRE STREET BUILDING FOUNDATION (EAST SIDE- 303.96 FT)		
1 SHRUB/10'	30	30
PARKING INTERIOR LANDSCAPING (≥69,965.41 SQ.FT)		
5% OF AREA	3496.27 SQ FT	5204.45 SQ FT
1 TREE/300 SQ FT.	21	23
1 SHRUB/100 SQ FT.	64	24
TOTAL TREES PROPOSED LOT 1	58	62
TOTAL SHRUBS PROPOSED LOT 1	299	229 (SEE NOTE 1)

PROPOSED LOT 2	REQUIRED	PROPOSED
LOT 2 STREET EDGE (CENTRE ST - 885.43FT.)		
1 TREE/30 FT.	30	41
3 SHRUBS/20 FT.	133	0 (SEE NOTE 1)
LOT 2 STREET EDGE (KENASTON BLVD- 445.07 FT)		
1 TREE/30 FT.	15	16
3 SHRUBS/20 FT.	67	49 (SEE NOTE 1)
CRU 1- 365 CENTRE STREET BUILDING FOUNDATION (EAST ENTRANCE- 88.5 FT)		
1 SHRUB/10'	9	9
(CENTRE STREET ENTRANCE- 88.5 FT)		
1 SHRUB/10'	9	9
CRU 2- 375 CENTRE STREET BUILDING FOUNDATION (EAST ENTRANCE- 88.4 FT)		
1 SHRUB/10'	9	9
(CENTRE STREET ENTRANCE- 95 FT)		
1 SHRUB/10'	10	10
CRU 3- 395 CENTRE STREET BUILDING FOUNDATION (EAST ENTRANCE- 100FT)		
1 SHRUB/10'	10	10
(CENTRE STREET ENTRANCE- 90 FT)		
1 SHRUB/10'	10	10
CRU 4- 405 CENTRE STREET BUILDING FOUNDATION (EAST ENTRANCE- 100FT)		
1 SHRUB/10'	10	10
(CENTRE STREET ENTRANCE- 100 FT)		
1 SHRUB/10'	10	10
CRU 5- 415 CENTRE STREET BUILDING FOUNDATION (EAST ENTRANCE- 102 FT)		
1 SHRUB/10'	10	10
(CENTRE STREET ENTRANCE- 102 FT)		
1 SHRUB/10'	10	10
PARKING INTERIOR LANDSCAPING (≥64,125.56 SQ.FT)		
5% OF AREA	3209.27 SQ FT	3393 SQ FT
1 TREE/300 SQ FT.	21	26
1 SHRUB/100 SQ FT.	64	0 (SEE NOTE 1)
TOTAL TREES PROPOSED LOT 2	66	83
TOTAL SHRUBS PROPOSED LOT 2	297	140 (SEE NOTE 1)

NOTE:
1 ADDITIONAL TREES HAVE BEEN PROVIDED IN LIEU OF SHRUBS WHERE 1 TREE = 20 SHRUBS

No.	Revisions	Date	By
2	REVISED FOR SPA AND DASZ APPLICATIONS	07-03-2025	MN
1	ISSUED FOR SPA AND DASZ APPLICATIONS	03-01-2025	MN/DS

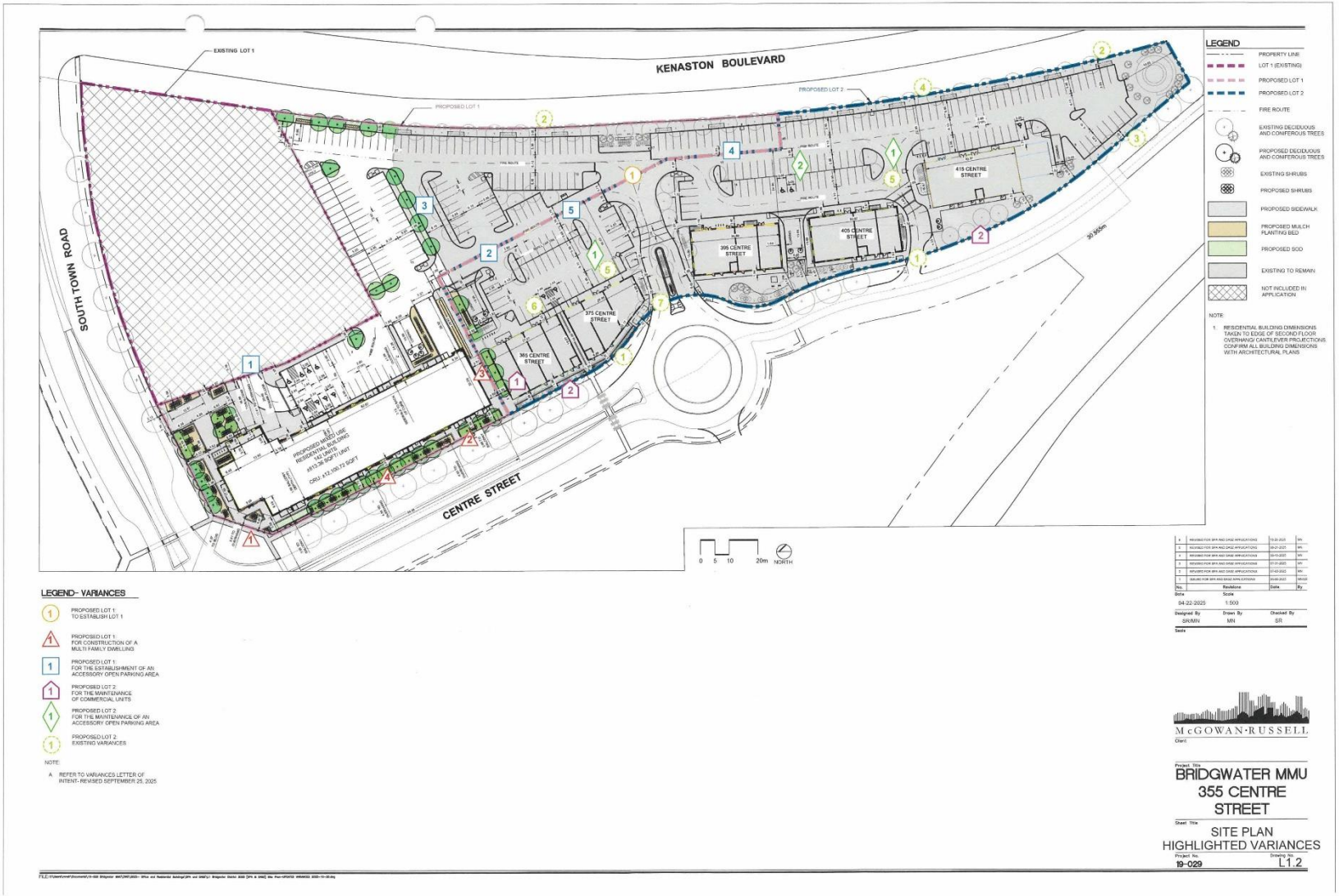
Date: 04-22-2025
Scale: 1:500
Designed By: SR/MN
Drawn By: MN
Checked By: DR
Seals

McGOWAN·RUSSELL
Client

Project Title
BRIDGWATER MMU 355 CENTRE STREET

Sheet Title
SITE PLAN

Project No. 19-029
Drawing No. L1.1



LEGEND- VARIANCES

1. PROPOSED LOT 1: TO ESTABLISH LOT 1
2. PROPOSED LOT 1: FOR CONSTRUCTION OF A MULTI FAMILY DWELLING
3. PROPOSED LOT 1: FOR THE ESTABLISHMENT OF AN ACCESSORY OPEN PARKING AREA
4. PROPOSED LOT 2: FOR THE MAINTENANCE OF COMMERCIAL UNITS
5. PROPOSED LOT 2: FOR THE MAINTENANCE OF AN ACCESSORY OPEN PARKING AREA
6. PROPOSED LOT 2: EXISTING VARIANCES

NOTE:

A. REFER TO VARIANCES LETTER OF INTENT- REVISED SEPTEMBER 25, 2025

No.	Revisions	Date	By
6	REVISED FOR SPA AND DASZ APPLICATIONS	10-30-2025	MN
5	REVISED FOR SPA AND DASZ APPLICATIONS	09-01-2025	MN
4	REVISED FOR SPA AND DASZ APPLICATIONS	06-10-2025	MN
3	REVISED FOR SPA AND DASZ APPLICATIONS	07-01-2025	MN
2	REVISED FOR SPA AND DASZ APPLICATIONS	07-07-2025	MN
1	ISSUED FOR SPA AND DASZ APPLICATIONS	05-08-2025	MN/SR

Date: 04.22.2025
Scale: 1:500
Designed By: SR/MN
Drawn By: MN
Checked By: SR

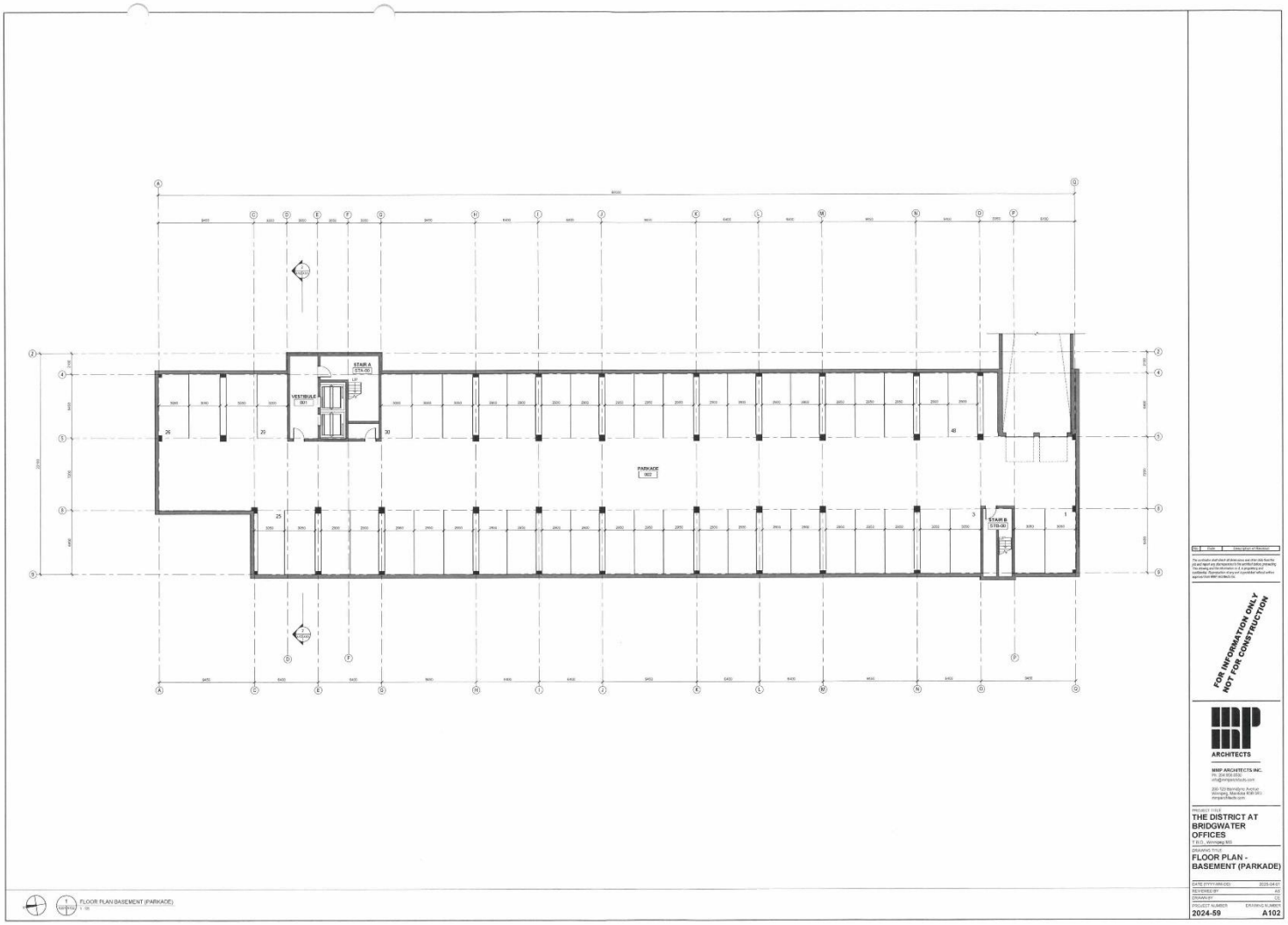
McGOWAN·RUSSELL

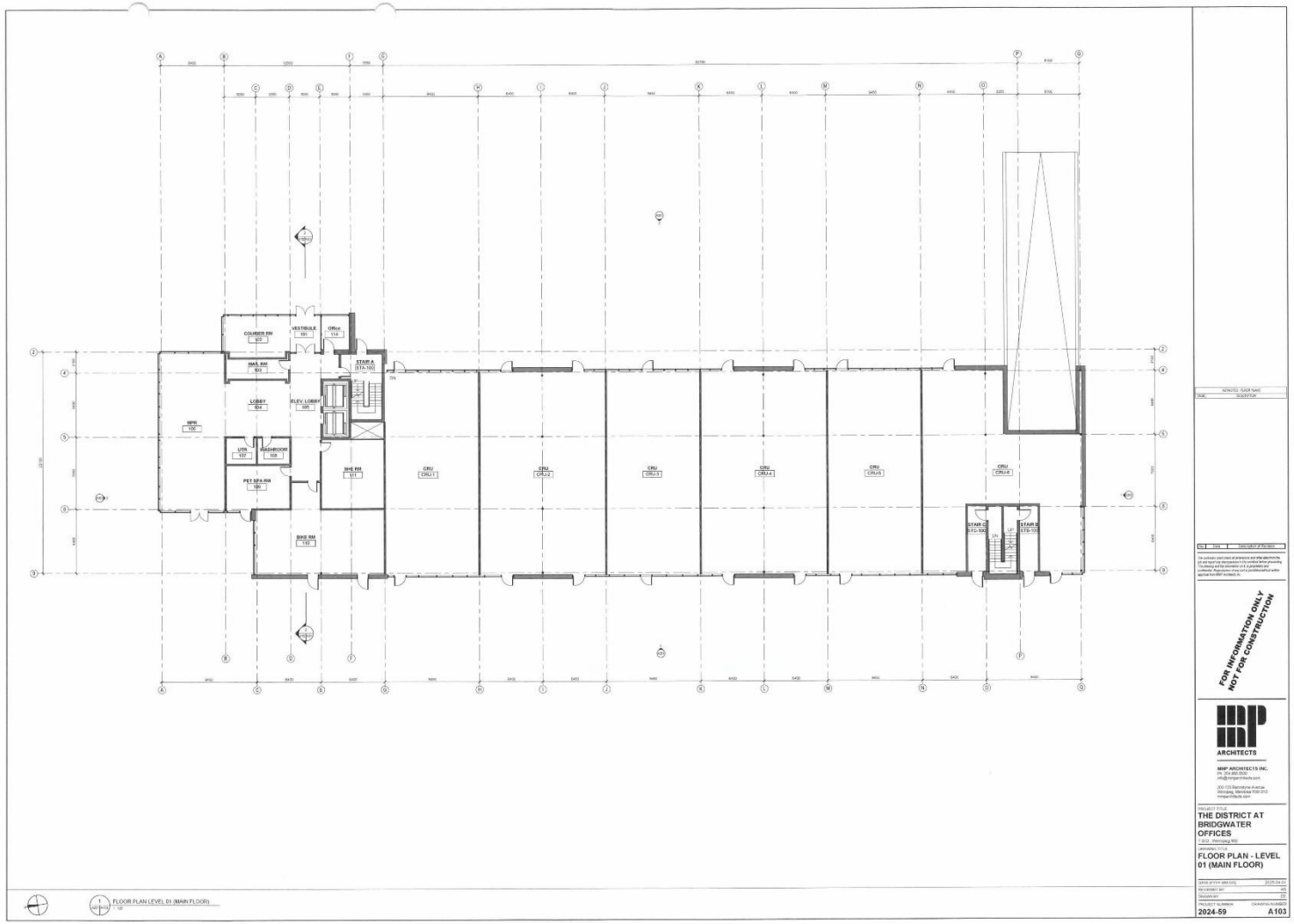
Client:

Project Title:
BRIDGWATER MMU 355 CENTRE STREET

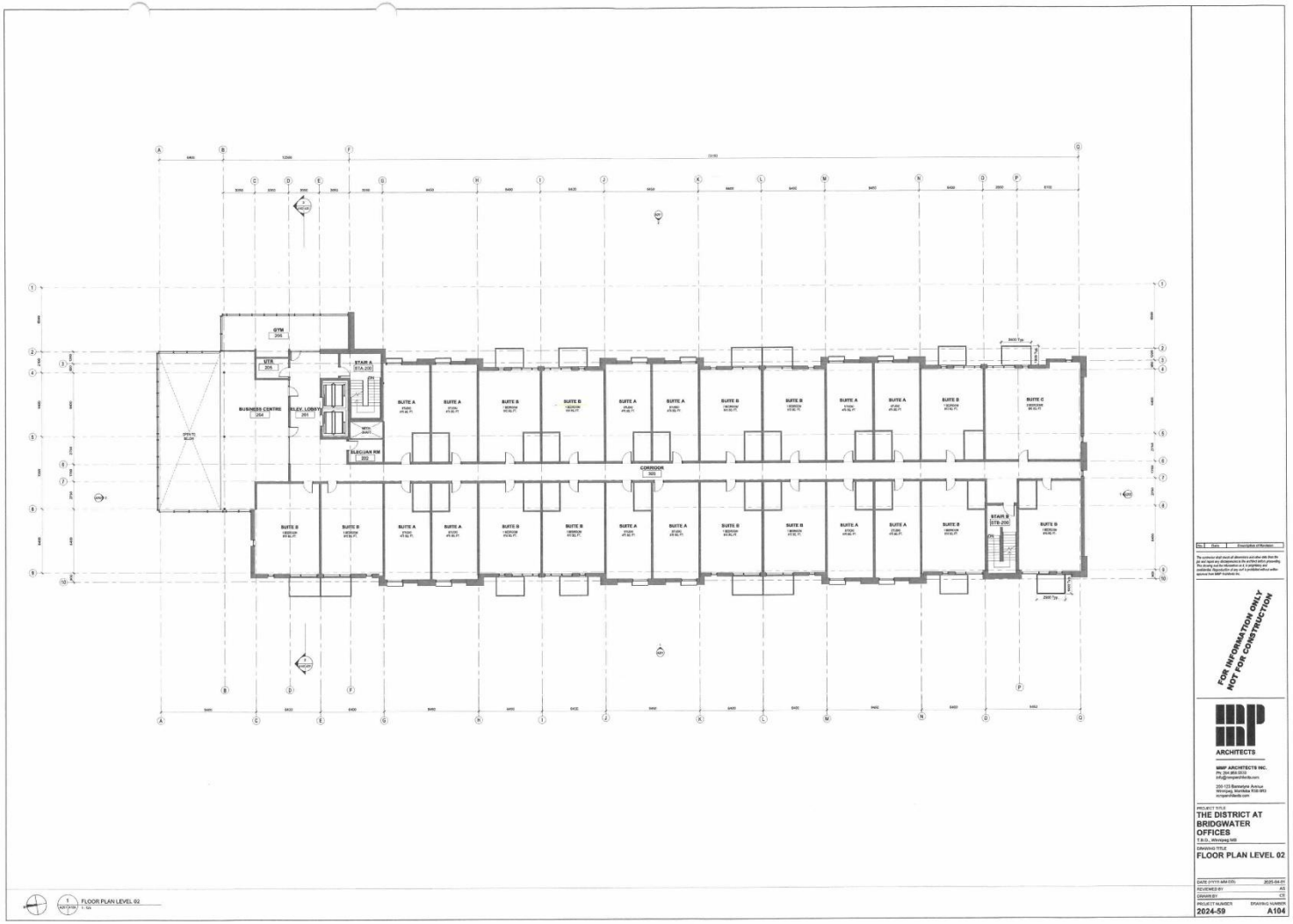
Sheet Title:
SITE PLAN HIGHLIGHTED VARIANCES

Project No.: 19-029
Drawing No.: L1.2


STAIR A
STA-00
VESTIBULE
001
PARKADE
002
STAIR B
STB-00
FLOOR PLAN BASEMENT (PARKADE)
FOR INFORMATION ONLY
NOT FOR CONSTRUCTION
ARCHITECTS
MMP ARCHITECTS INC.
PROJECT TITLE
THE DISTRICT AT BRIDGWATER OFFICES
DRAWING TITLE
FLOOR PLAN - BASEMENT (PARKADE)
2024-59
A102



FLOOR PLAN LEVEL 01 (MAIN FLOOR)



GYM
UTR
STAIR A
BUSINESS CENTRE
ELEV. LOBBY
ELECUAN RM
CORRIDOR
STAIR B
SUITE A
SUITE B
SUITE C
FLOOR PLAN LEVEL 02
FOR INFORMATION ONLY
NOT FOR CONSTRUCTION
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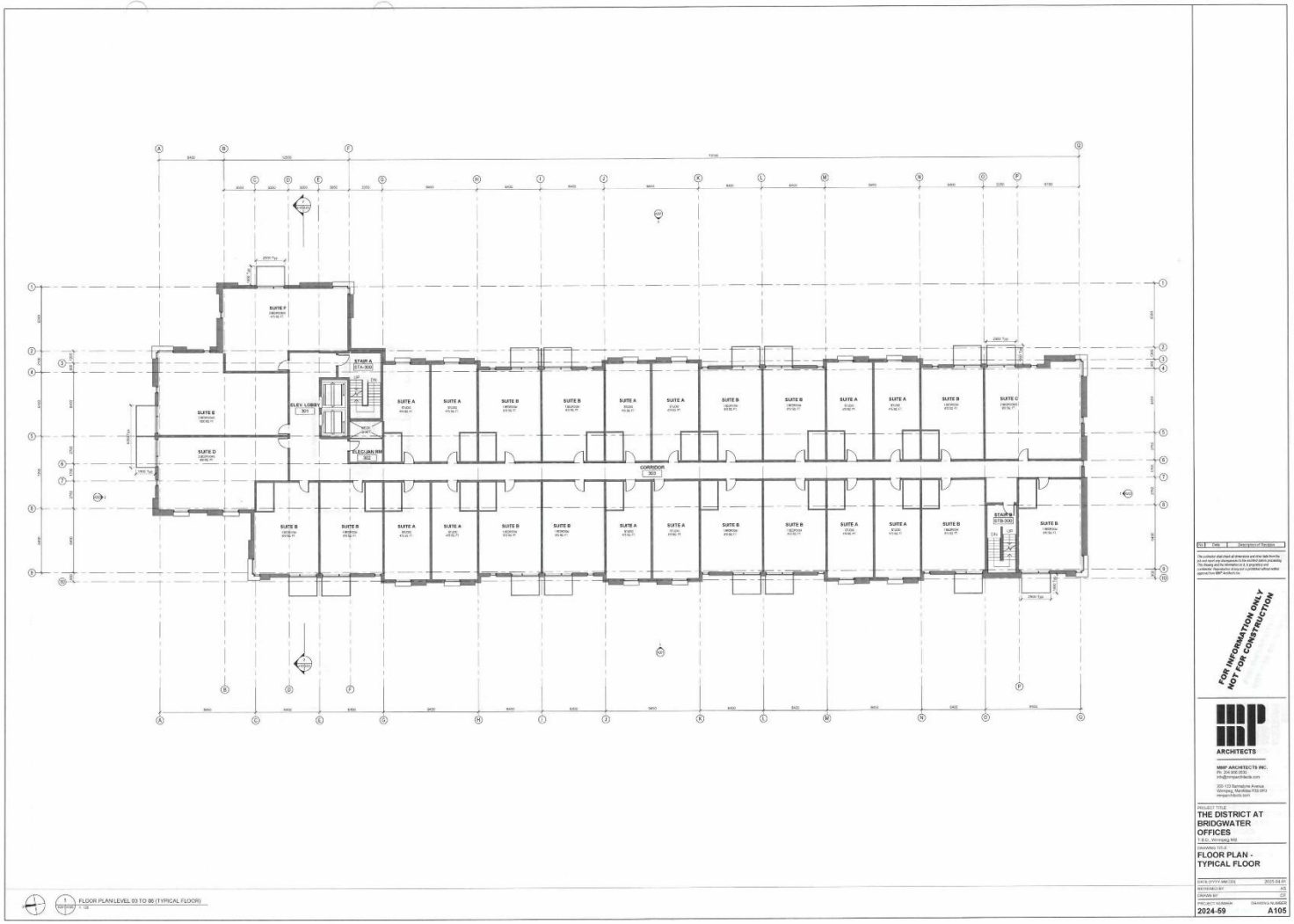
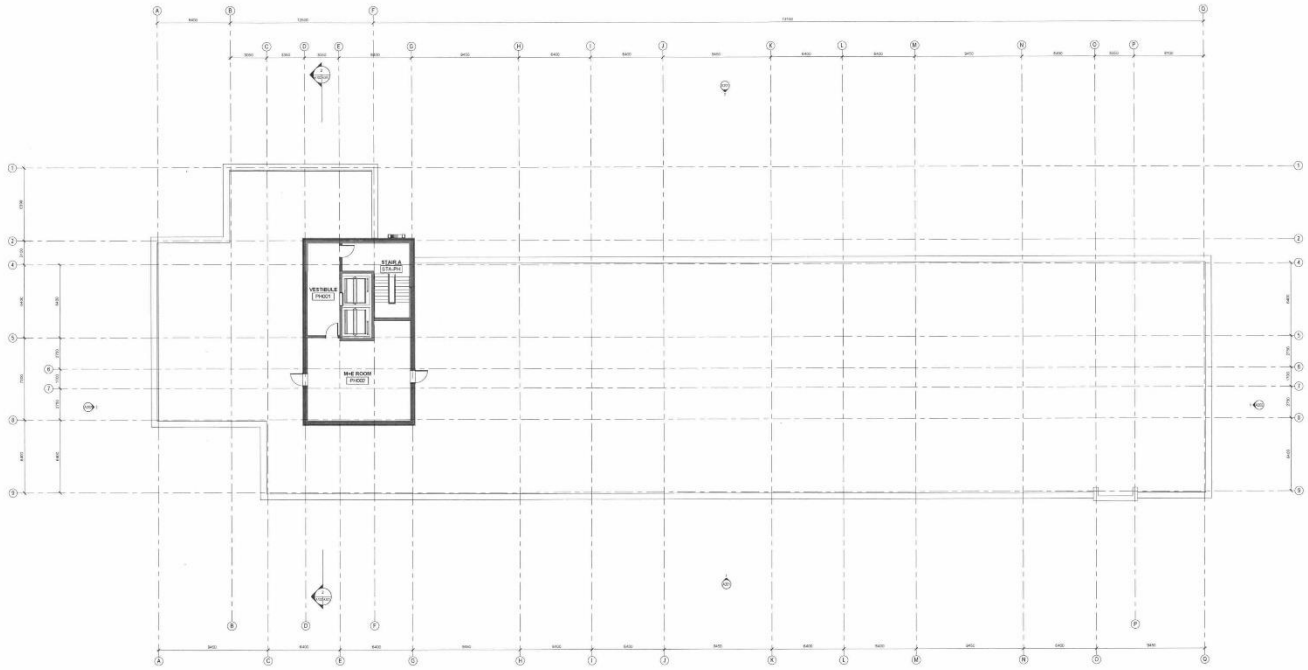
PROJECT TITLE
THE DISTRICT AT BRIDGWATER OFFICES
DRAWING TITLE
FLOOR PLAN LEVEL 02
2024-59
A104



SUITE F
STAIR A
STA-300
ELEV. LOBBY
301
ELEC/JAN RM
302
CORRIDOR
303
SUITE A
SUITE B
SUITE C
SUITE D
SUITE E
SUITE F
FLOOR PLAN LEVEL 03 TO 06 (TYPICAL FLOOR)
FOR INFORMATION ONLY
NOT FOR CONSTRUCTION
ARCHITECTS
MMP ARCHITECTS INC.
PROJECT TITLE
THE DISTRICT AT BRIDGWATER OFFICES
DRAWING TITLE
FLOOR PLAN - TYPICAL FLOOR
2024-59
A105



1 ROOF PLAN
1 : 125

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PROJECT TITLE
THE DISTRICT AT BRIDGWATER OFFICES

DRAWING TITLE
ROOF PLANS

DATE (YYYY-MM-DD)	2025-04-07
REVIEWED BY	AS
DRAWN BY	CC
PROJECT NUMBER	DRAWING NUMBER
2024-59	A106


EXTERIOR ELEVATION - E
EXTERIOR ELEVATION - W
SIGNAGE
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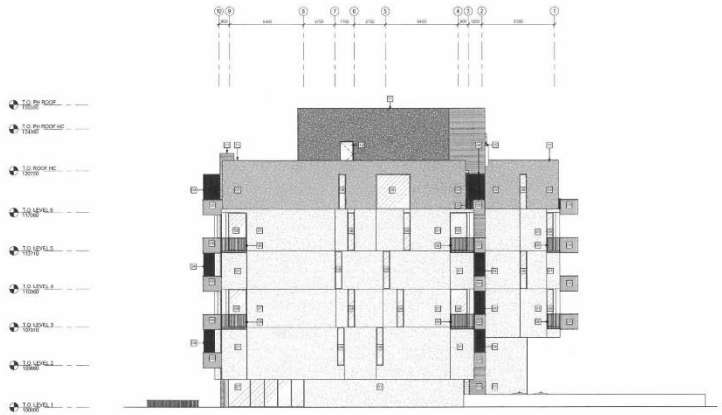
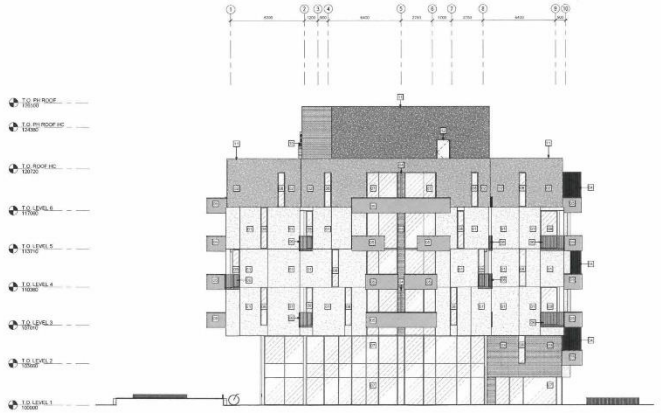
THE DISTRICT AT BRIDGWATER OFFICES
EXTERIOR ELEVATIONS
2024-59
A201



1 EXTERIOR ELEVATION - S



2 EXTERIOR ELEVATION - N

No.	Date	Description of Revision

The contractor shall check all dimensions and the data from the site and report any discrepancies to the architect before proceeding. This drawing and the information in it, is proprietary and confidential. Reproduction of any kind is prohibited without written approval from MMP Architects Inc.

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PROJECT TITLE
THE DISTRICT AT BRIDGWATER OFFICES
T.B.D., Winnipeg MB

DRAWING TITLE
EXTERIOR ELEVATIONS

DATE (YYYY-MM-DD)	2025-04-01
REVIEWED BY	AD
DRAWN BY	CE
PROJECT NUMBER	DRAWING NUMBER
2024-59	A202



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

THE DISTRICT AT BRIDGWATER - RESIDENCES

Renderings - Elevations

Location: Winnipeg, MB / Scale: NTS / Date: March 2025

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NORTH WEST PERSPECTIVE



SOUTH WEST PERSPECTIVE



SOUTH EAST PERSPECTIVE



NORTH EAST PERSPECTIVE

THE DISTRICT AT BRIDGWATER - RESIDENCES

Renderings - Perspectives

Location: Winnipeg, MB / Scale: NTS / Date: March 2025

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NORTH WEST BIRD'S EYE



SOUTH EAST BIRD'S EYE

THE DISTRICT AT BRIDGWATER - RESIDENCES

Renderings - Bird's Eye Views

Location: Winnipeg, MB / Scale: NTS / Date: March 2025

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MARCH 21, 9:00 AM



MARCH 21, 12:00 PM



MARCH 21, 3:00 PM



MARCH 21, 6:00 PM



JUNE 21, 9:00 AM



JUNE 21, 12:00 PM



JUNE 21, 3:00 PM



JUNE 21, 6:00 PM



SEPTEMBER 21, 9:00 AM



SEPTEMBER 21, 12:00 PM



SEPTEMBER 21, 3:00 PM



SEPTEMBER 21, 6:00 PM



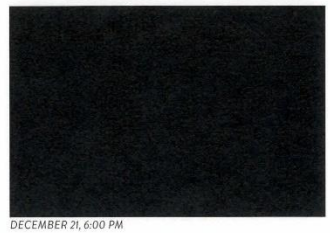
DECEMBER 21, 9:00 AM



DECEMBER 21, 12:00 PM



DECEMBER 21, 3:00 PM



DECEMBER 21, 6:00 PM

THE DISTRICT AT BRIDGWATER - RESIDENCES

Sun Shadow Study

Location: Winnipeg, MB / Scale: NTS / Date: March 2025

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