Minutes – City Centre Community Committee – April 24, 2026

PUBLIC HEARINGS

Item No. 1 Variance – 252 Good Street
(Fort Rouge-East Fort Garry Ward)
File DAV 127015/2026D

COMMUNITY COMMITTEE DECISION:

The City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved a Variance on "the land" as follows:

1. For the construction of a mixed use building to permit 83 parking spaces;

2. For the establishment of an accessory parking area to permit parking stalls widths ranging from 8 feet (2.44 metres) to 9.5 feet (2.90 metres) for stalls adjacent to a wall or fence.

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.

Moved by Councillor Orlikow,
That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Councillor Orlikow,
That the receipt of public representations be concluded.

Carried

Moved by Councillor Orlikow,
That in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance:

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

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

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

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

Supporting Reasons:

1. Some things change as we get down the line, and that’s the small changes that need the variance. So, I’m fine with it.

2. The housing is great, affordable housing is definitely still one of the main things.

DECISION MAKING HISTORY (continued):

3. We seem to be doing fine with other multi-housing, but we're still way short in our affordable housing in the City of Winnipeg, and it is our number one, should be our number one goal. So, this supports that.

4. It does provide an area that will bring more people there. More feet in the street is good.

5. So, for many reasons, it's a great project. I'm very supportive of it and the variances are minor.

Carried

Moved by Councillor Orlikow,

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

Carried

Moved by Councillor Orlikow,

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

Carried

THE CITY OF WINNIPEG
VARIANCE ORDER
CITY CENTRE COMMUNITY COMMITTEE

DAV 127015/2026D

Before:	City Centre Community Committee Councillor Rollins, Chairperson Councillor Gilroy Councillor Orlikow
Hearing:	April 24, 2026 Council Building, 510 Main Street
Applicant:	McGowan Russell Group (Michael Dickson)
Premises Affected:	252 Good Street
Legal Description:	LOT 1 PLAN 74777, hereinafter called "the land"
Property Zoned:	"RMU Mature Communities PDO-1" (Residential Mixed Use)
Nature of Application:	To vary the "RMU Mature Communities PDO" Development and Design Standards of the Winnipeg Zoning By-law No. 200/2006 as follows: 1. for the construction of a mixed use building to permit 83 parking spaces instead of 89 parking spaces as previously approved under DAV 133214/2024D; 2. for the establishment of an accessory parking area to permit parking stalls widths ranging from 8 feet (2.44 metres) to 9.5 feet (2.90 metres) instead of 10 feet (3.05 metres) for stalls adjacent to a wall or fence.

It is the opinion of the City Centre 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. Some things change as we get down the line, and that's the small changes that need the variance. So, I'm fine with it.

2. The housing is great, affordable housing is definitely still one of the main things.

3. We seem to be doing fine with other multi-housing, but we're still way short in our affordable housing in the City of Winnipeg, and it is our number one, should be our number one goal. So, this supports that.

4. It does provide an area that will bring more people there. More feet in the street is good.

5. So, for many reasons, it's a great project. I'm very supportive of it and the variances are minor.

ORDER:

The City Centre Community Committee orders that the provisions of the "RMU Mature Communities PDO" Development and Design Standards of the Winnipeg Zoning By-law No. 200/2006 are varied on "the land" as follows:

1. For the construction of a mixed use building to permit 83 parking spaces;

2. For the establishment of an accessory parking area to permit parking stalls widths ranging from 8 feet (2.44 metres) to 9.5 feet (2.90 metres) for stalls adjacent to a wall or fence.

Subject to the following condition, which the City Centre 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 28, 2026

CERTIFIED BY:



J. Nachtigall
Assistant 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 15, 2026;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD]

(e) refer to Variance Use Order No. DAV 127015/2026D; 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:

Steve Boulton
Michael Dickson
Susan Russell
Yvonne Spoelstra

In Opposition:

Nil

For Information:

Nil

For the City:

D. Chyz-Lund, Planner, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 128025/2026D

1. Application dated March 20, 2026
2. Notification of Public Hearing dated April 8, 2026
3. Manitoba Status of Title 3369606/1
4. Letter of authorization dated February 24, 2026 from The Megill-Stephenson Company to Michael Dickson – McGowan Russell Group
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Plans, Sheets 1 to 4 inclusive, for File DAV 127015/2026D dated March 16, 2026
7. Report from the Urban Planning Division dated April 15, 2026
8. Inspection Report
9. Communication dated April 24, 2026 from Michael Dickson in support of the application

Exhibit "7" referred to in File DAV 127015/2026D

ADMINISTRATIVE REPORT

Title: DAV 26-127015\D – 252 Good St

Issue: For consideration of Variances to the required parking of a multi-family development.

Critical Path: City Centre Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
Dylan Chyz-Lund, RPP, MCIP	n/a	n/a	

RECOMMENDATION AND CONDITIONS

The Urban Planning and Design Division recommends **approval** of the application to vary the "RMU Mature Communities PDO-1" Development and Design Standards of the Winnipeg Zoning By-law No. 200/2006 as follows:

1) for the construction of a mixed use building to permit 83 parking spaces instead of 89 parking spaces as previously approved under DAV 133214/24D;

2) for the establishment of an accessory parking area to permit parking stalls widths ranging from 8 feet (2.44 metres) to 9.5 feet (2.90 metres) instead of 10 feet (3.05 metres) for stalls adjacent to a wall or fence.

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 mixed use building and requires variances.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 26-127015\D**
RELATED FILES:	N/A
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.103 - (WEST BROADWAY)
SUBJECT:	To vary the "RMU Mature Communities PDO-1" Development and Design Standards of the Winnipeg Zoning By-law No. 200/2006 as follows: 1) for the construction of a mixed use building to permit 83 parking spaces instead of 89 parking spaces as previously approved under DAV 133214/24D; 2) for the establishment of an accessory parking area to permit parking stalls widths ranging from 8 feet (2.44 metres) to 9.5 feet (2.90 metres) instead of 10 feet (3.05 metres) for stalls adjacent to a wall or fence.
LOCATION:	252 Good St
LEGAL DESCRIPTION:	LOT 1 PLAN 74777
APPLICANT:	Michael Dickson (McGowan Russell Group) 825 St Joseph St Winnipeg, MB R2H 3A8
OWNER:	THE MEGILL-STEPHENSON COMPANY LIMITED 260 St Mary Ave 315 (C/O LONGBOAT ASSET MANAGEMENT) Winnipeg, MB R3C 0M6

HISTORY

- Two previous applications – a Subdivision and rezoning (DASZ 14/2024), and a Variance (DAV 133214/2024D) – were considered at the June 24, 2024 meeting of the City Centre Community Committee. The Committee approved both applications.

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 the southwest corner of Good Street and St. Mary Avenue, in the West Broadway neighbourhood of the Fort Rouge - East Fort Garry ward.
- The subject site is 36,075 square feet in area and is currently occupied by a funeral home and surface parking lots.
- The subject site is accessed by a rear lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Mature Communities policy area. The property has been Rezoned to the "RMU" Residential – Mixed Use District.



Figure 1: Aerial photo of subject site and surrounding area (flown 2021)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: St. Mary Avenue, then high rise mixed use development zoned "M" Multiple Use Sector

South: Multifamily development zoned "RMF-L" Residential Multifamily - Large.

East: Good Street, then multifamily and commercial development zoned “RMF-L” Residential Multifamily - Large and “C2” Commercial Community.

West: Rear lane, then mixed density residential development and commercial development zoned “R2” Residential Two-Family and “C2” Commercial Community.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to establish a 7-storey, 165 unit multi-family residential building on a site that has mostly contained surface parking lots for several decades.
- The residential component will contain ground level townhouse units along Good Street to reinforce a pedestrian scale. The building will also include a 1,896 sq. ft. commercial space, which will front St. Mary Avenue.
- The proposal will include:
    - 17 units deemed affordable under the Canadian Mortgage and Housing Program “MLI Select” Program, for 10-years.
    - 83 car parking stalls (57 indoor and 32 outdoor off the lane) and 91 indoor bicycle parking stalls
    - A fitness room and multipurpose room on the second floor facing St. Mary Avenue.

- Through the presence of numerous wall plane recesses and projections, balconies, colours and façade materials, window sizes and architectural building features, the long building mass will be “broken up” to provide variation and visual interest.

The commercial space along St. Mary contains ground level storefront windows to provide a welcoming space that shows the interior of the commercial space to the street.

Changes to the previously approved building design are limited to the following:

- The six-crane loaded Earthbin waste containers along the West side of the site are being replaced by four front loading Earthbins.
- As a result of the changes to the garbage enclosures, six parking stalls are being removed.
- Six additional bicycle parking spaces – including four indoor spaces – are being added.

COLLABORATIVE PLANNING AND CONSULTATION

N/A

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction* Strategy *2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city’s long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.

The subject site is located in an “Established Neighbourhood – Mature Communities” policy area of *CCDS 2.0*. The following goals and policies of *CCDS 2.0* apply to the proposal:

- Goal 1 - *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City’s residential intensification target.*

  General policies

  - *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.*
  - *1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*

- Goal 2 - *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.*

  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

- *2.9 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*

Massing and scale

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

- *2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:*
  a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;
  b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and

c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing

Site design

- *2.21 Site 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.*
- *2.22 Create 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 - *Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.*

  General Policies

  - *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.*

As noted, the only proposed changes to the previously approved application are a revision to the garbage enclosures, a reduction of six parking spaces, and the addition of six bicycle spaces, while the previously approved building form is otherwise maintained. This includes a seven-storey building that supports the transition of the previously all-commercial lot along St. Mary Avenue toward a more mixed-use, pedestrian-oriented form of development. The proposal will positively contribute to the neighbourhood's physical character through a range of architectural features and design elements that reinforce street presence and support pedestrian activity. In addition, all vehicular access is taken from the public lane, minimizing impacts along the street frontage and further enhancing the pedestrian-oriented nature of the development.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

VARIANCES

Reasons for the Variances

Insufficient number of parking stalls

- The applicant is proposing a total of 83 parking stalls, which is six stalls less than what was previously approved and 76 stalls less than what the Zoning By-Law ordinarily permits. For this reason, a Variance is needed.

Insufficient parking stall widths

- The minimum width for parking stalls adjacent to a wall or fence is 10', while two of the proposed stalls will be between 8' and 9.5'. For this reason, a Variance is needed.

Analysis of Variances

Insufficient number of parking stalls

- The Urban Planning Division supports parking ratios of 0.6 parking stalls per dwelling unit in the West Broadway neighbourhood, based on census data that show the use of car as main mode of commute in this neighbourhood is approximately 60% of the city average.
- In addition, this property is located on the corner of St. Mary Avenue, which is the boundary for the Downtown Zoning By-Law, which does not have any parking minimums.
- The property is located in close proximity to commercial amenities on Broadway, St. Mary Avenue, and Portage Avenue, and high frequency transit service.
- An additional six bicycle spaces – four of which are proposed inside – are also proposed.
- For these reasons, the Variance is supportable.

Insufficient parking stall widths

- The reduced stall width is the result of a minor wall projection that does not materially impact the functionality of the parking space, including the ability to safely open vehicle doors. The intent of the Zoning By-Law - to ensure adequate and usable parking spaces - is still met, and the regulation does not differentiate between minor and full-length wall encroachments, making strict compliance in this case unnecessarily rigid. For these reasons, the Variance is supportable.

CONDITIONS OF APPROVAL

N/A

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 proposed variances will enable a development that increases neighbourhood population and contributes to the physical renewal and revitalization of an older neighbourhood.

(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 proposed development respects and complements the existing character of the built form of surrounding 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, proposed variances are relatively minor in number, align with policies of CCDS 2.0 and are necessary to enable a viable project in this location.

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

In that, the proposed development respects and complements the existing character of the built form of surrounding properties.

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

City Building Direction 3: Promote compact urban form and manage the extension of municipal services for new growth.

- The continued infill development of this Mature Community will make use of existing municipal infrastructure and promote the development of compact urban form.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic opportunity 4: Facilitate Compact, Complete Development and Increase Density

4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service.

4.2 Ensure New Areas of Growth are designed According to the Principles of Complete Communities.

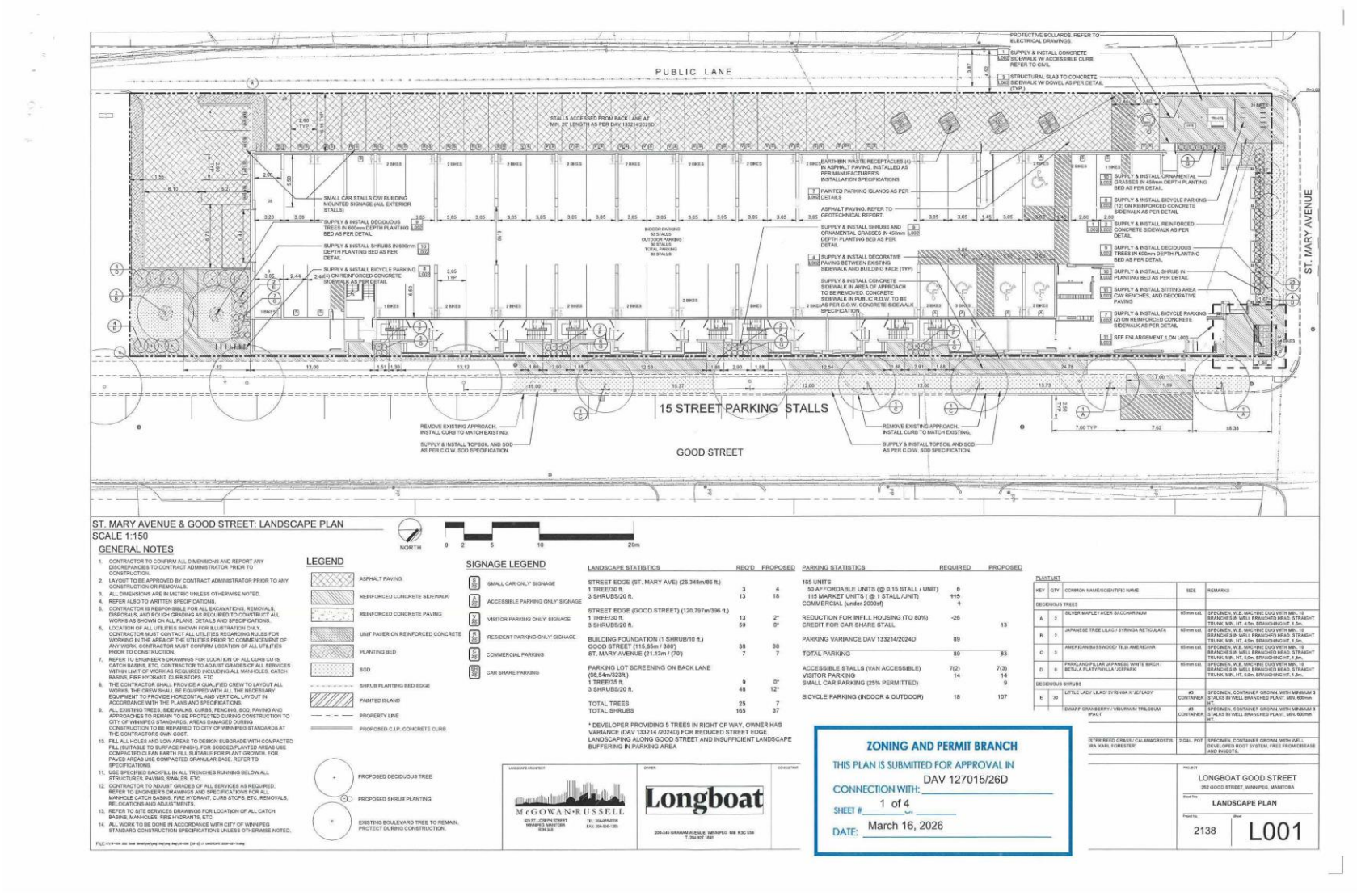
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

10% of the units will be priced at CMHC's Mortgage Loan Insurance rates for ten years.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Dylan Chyz-Lund, RPP, MCIP
Date:	Wednesday, April 15, 2026
File No.	DAV 26-127015\D

Exhibit “6” referred to in File DAV 127015/2026D



ST. MARY AVENUE & GOOD STREET: LANDSCAPE PLAN

SCALE 1:150

NORTH 0 2 5 10 20m

GENERAL NOTES

1. CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION.
2. LAYOUT TO BE APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO ANY CONSTRUCTION OR REMOVALS.
3. ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED.
4. REFER ALSO TO WRITTEN SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS, REMOVALS, DISPOSALS, AND ROUGH GRADING AS REQUIRED TO CONSTRUCT ALL WORKS AS SHOWN ON ALL PLANS, DETAILS AND SPECIFICATIONS.
6. LOCATION OF ALL UTILITIES SHOWN FOR ILLUSTRATION ONLY. CONTRACTOR MUST CONTACT ALL UTILITIES REGARDING RULES FOR WORKING IN THE AREA OF THE UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR MUST CONFIRM LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
7. REFER TO ENGINEER'S DRAWINGS FOR LOCATION OF ALL CURB CUTS, CATCH BASINS, ETC. CONTRACTOR TO ADJUST GRADES OF ALL SERVICES WITHIN LIMIT OF WORK AS REQUIRED INCLUDING ALL MANHOLES, CATCH BASINS, FIRE HYDRANT, CURB STOPS, ETC.
8. THE CONTRACTOR SHALL PROVIDE A QUALIFIED CREW TO LAYOUT ALL WORKS. THE CREW SHALL BE EQUIPPED WITH ALL THE NECESSARY EQUIPMENT TO PROVIDE HORIZONTAL AND VERTICAL LAYOUT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
9. ALL EXISTING TREES, SIDEWALKS, CURBS, FENCING, SOD, PAVING AND APPROACHES TO REMAIN TO BE PROTECTED DURING CONSTRUCTION TO CITY OF WINNIPEG STANDARDS. AREAS DAMAGED DURING CONSTRUCTION TO BE REPAIRED TO CITY OF WINNIPEG STANDARDS AT THE CONTRACTORS OWN COST.
10. FILL ALL HOLES AND LOW AREAS TO DESIGN SUBGRADE WITH COMPACTED FILL (SUITABLE TO SURFACE FINISH), FOR SODDED/PLANTED AREAS USE COMPACTED CLEAN EARTH FILL SUITABLE FOR PLANT GROWTH, FOR PAVED AREAS USE COMPACTED GRANULAR BASE, REFER TO SPECIFICATIONS.
11. USE SPECIFIED BACKFILL IN ALL TRENCHES RUNNING BELOW ALL STRUCTURES, PAVING, SWALES, ETC.
12. CONTRACTOR TO ADJUST GRADES OF ALL SERVICES AS REQUIRED, REFER TO ENGINEER'S DRAWINGS AND SPECIFICATIONS FOR ALL MANHOLE CATCH BASINS, FIRE HYDRANT, CURB STOPS, ETC. REMOVALS, RELOCATIONS AND ADJUSTMENTS.
13. REFER TO SITE SERVICES DRAWINGS FOR LOCATION OF ALL CATCH BASINS, MANHOLES, FIRE HYDRANTS, ETC.
14. ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF WINNIPEG STANDARD CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE NOTED.

LEGEND

- ASPHALT PAVING
- REINFORCED CONCRETE SIDEWALK
- REINFORCED CONCRETE PAVING
- UNIT PAVER ON REINFORCED CONCRETE
- PLANTING BED
- SOD
- SHRUB PLANTING BED EDGE
- PAINTED ISLAND
- PROPERTY LINE
- PROPOSED C.I.P. CONCRETE CURB
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUB PLANTING
- EXISTING BOULEVARD TREE TO REMAIN, PROTECT DURING CONSTRUCTION.

SIGNAGE LEGEND

- SMALL CAR ONLY' SIGNAGE
- ACCESSIBLE PARKING ONLY' SIGNAGE
- VISITOR PARKING ONLY' SIGNAGE
- RESIDENT PARKING ONLY' SIGNAGE
- COMMERCIAL PARKING
- CAR SHARE PARKING

LANDSCAPE STATISTICS	REQ'D	PROPOSED
STREET EDGE (ST. MARY AVE) (26.348m/86 ft.)		
1 TREE/30 ft.	3	4
2 SHRUBS/20 ft.	13	18
STREET EDGE (GOOD STREET) (120.797m/396 ft.)		
1 TREE/30 ft.	13	2*
3 SHRUBS/20 ft.	59	0*
BUILDING FOUNDATION (1 SHRUB/10 ft.)		
GOOD STREET (115.85m / 380')	38	38
ST. MARY AVENUE (21.13m / (70')	7	7
PARKING LOT SCREENING ON BACK LANE (98.54m/323ft.)		
1 TREE/35 ft.	9	0*
3 SHRUBS/20 ft.	48	12*
TOTAL TREES	25	7
TOTAL SHRUBS	165	37

* DEVELOPER PROVIDING 5 TREES IN RIGHT OF WAY. OWNER HAS VARIANCE (DAV 133214 /2024D) FOR REDUCED STREET EDGE LANDSCAPING ALONG GOOD STREET AND INSUFFICIENT LANDSCAPE BUFFERING IN PARKING AREA

PARKING STATISTICS	REQUIRED	PROPOSED
155 UNITS		
50 AFFORDABLE UNITS (@ 0.15 STALL / UNIT)	8	
115 MARKET UNITS (@ 1 STALL /UNIT)	115	
COMMERCIAL (under 2000sf)	1	
REDUCTION FOR INFILL HOUSING (TO 80%)	-26	
CREDIT FOR CAR SHARE STALL		13
PARKING VARIANCE DAV 133214/2024D	89	
TOTAL PARKING	89	83
ACCESSIBLE STALLS (VAN ACCESSIBLE)	7(2)	7(3)
VISITOR PARKING	14	14
SMALL CAR PARKING (25% PERMITTED)		9
BICYCLE PARKING (INDOOR & OUTDOOR)	18	107

PLANT LIST

KEY	QTY	COMMON NAME/SCIENTIFIC NAME	SIZE	REMARKS
DECIDUOUS TREES				
A	2	SILVER MAPLE / ACER SACCHARINUM	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m
B	2	JAPANESE TREE LILAC / SYRINGA RETICULATA	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m.
C	3	AMERICAN BASSWOOD/ TILIA AMERICANA	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m.
D	8	PARKLAND PILLAR JAPANESE WHITE BIRCH / BETULA PLATYPHYLLA 'JEFPARK'	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m.
DECIDUOUS SHRUBS				
E	30	LITTLE LADY LILAC/ SYRINGA X 'JEFLADY'	#5 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
		DWARF CRANBERRY / VIBURNUM TRILOBUM 'IPACT'	#5 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
		STER REED GRASS / CALAMAGROSTIS BRA 'KARL FORESTER'	2 GAL. POT	SPECIMEN, CONTAINER GROWN, WITH WELL DEVELOPED ROOT SYSTEM, FREE FROM DISEASE AND INSECTS.

LANDSCAPE ARCHITECT: McGOWAN·RUSSELL

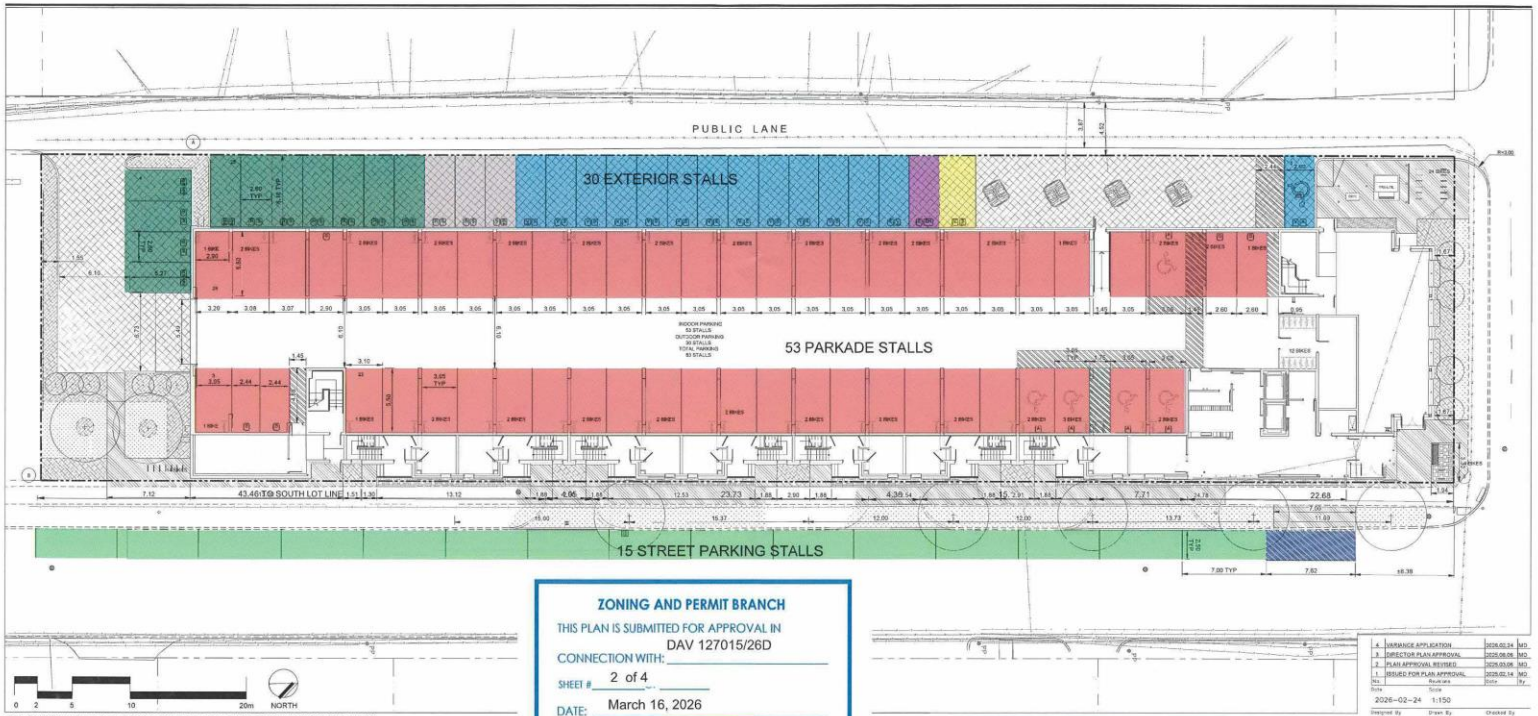
OWNER: Longboat

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 127015/26D
SHEET # 1 of 4
DATE: March 16, 2026

PROJECT: LONGBOAT GOOD STREET
252 GOOD STREET, WINNIPEG, MANITOBA

Sheet Title: LANDSCAPE PLAN

Project No. 2138 | Sheet L001



ST. MARY AVENUE / GOOD STREET PARKING MANAGEMENT PLAN
SCALE 1:150

0 2 5 10 20m NORTH

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 127015/26D
SHEET # 2 of 4
DATE: March 16, 2026

LEGEND

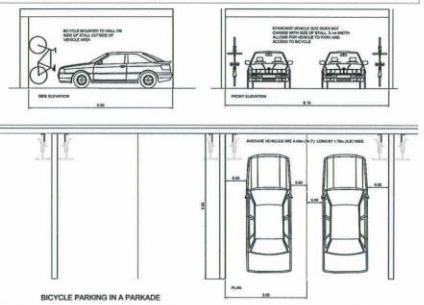
- VISITOR PARKING (14)
- INDOOR RESIDENTIAL PARKING (53)
- STREET PARKING (15)
- EXTERIOR RESIDENT PARKING (11)
- ON-STREET LOADING (1)
- BIKE PARKING (107)
- AFFORDABLE RESIDENTIAL UNIT PARKING (3)
- COMMERCIAL PARKING (1)
- CAR SHARE PARKING (1)

PARKING STATISTICS

PARKING REQUIRED		
165 RESIDENTIAL UNITS		
50 AFFORDABLE UNITS (@ 0.15 STALL / UNIT)	8	
115 MARKET UNITS (@ 1 STALL /UNIT)	115	
COMMERCIAL (under 2000sf)	1	
REDUCTION FOR INFILL HOUSING (TO 80%)	-25	
CREDIT FOR CAR SHARE STALL		13
PARKING VARIANCE DAV 133214/2024D	89	(0.6 STALLS/ UNIT)
PROPOSED VARIANCE	83 PHYSICAL STALLS 96 W/ CAR SHARE	(0.6 STALLS/ UNIT)
ACCESSIBLE STALLS (VAN ACCESSIBLE)	7(2)	7(3)
VISITOR PARKING	14	14
SMALL CAR PARKING (25% PERMITTED)		9
BICYCLE PARKING (INDOOR & OUTDOOR)		107 SPACES
EXTERIOR SPACES		42 SPACES
INTERIOR SPACES		65 SPACES

SIGNAGE LEGEND

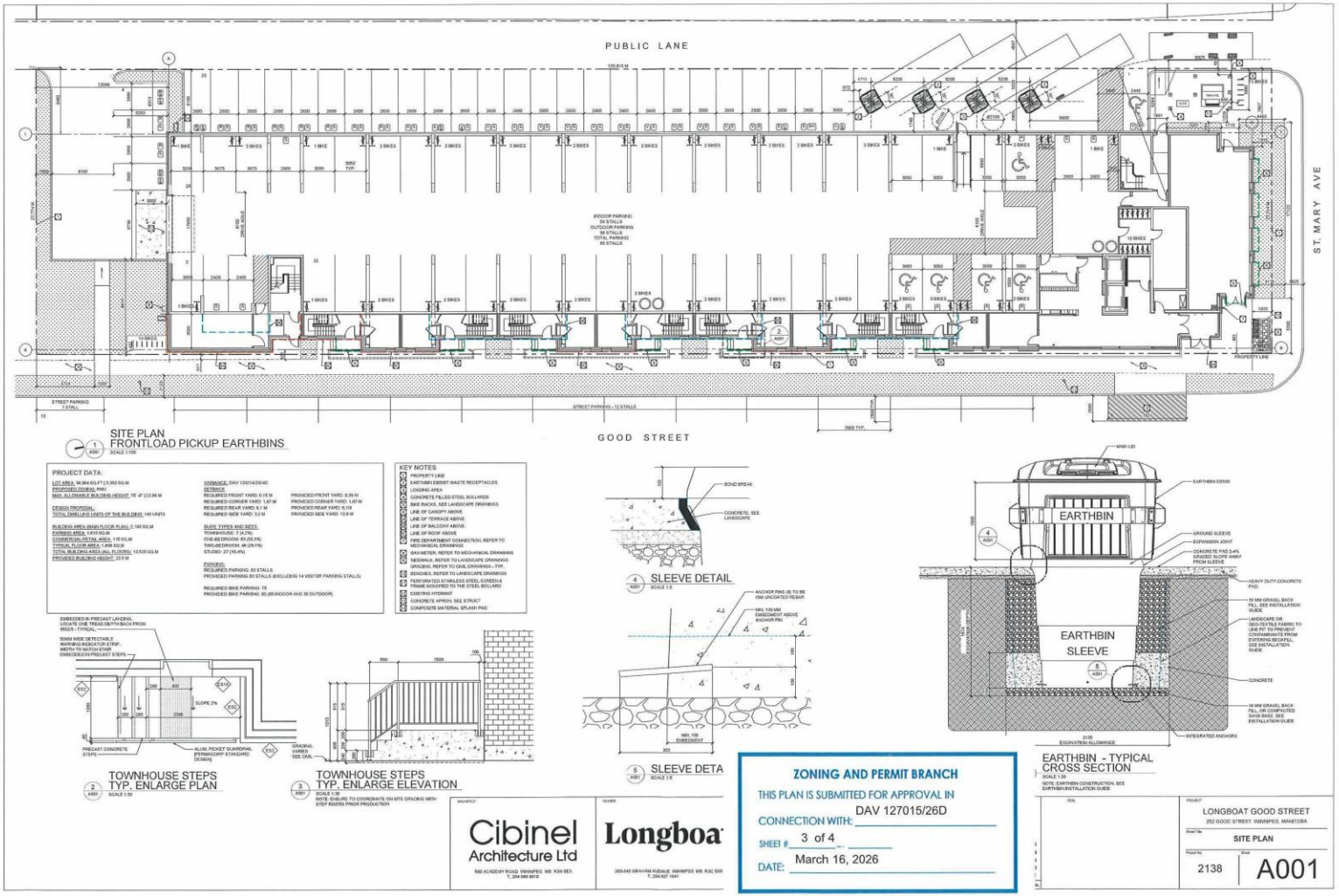
- "SMALL CAR ONLY" SIGNAGE
- "ACCESSIBLE PARKING ONLY" SIGNAGE
- "VISITOR PARKING ONLY" SIGNAGE
- "RESIDENT PARKING ONLY" SIGNAGE
- COMMERCIAL PARKING
- CAR SHARE PARKING

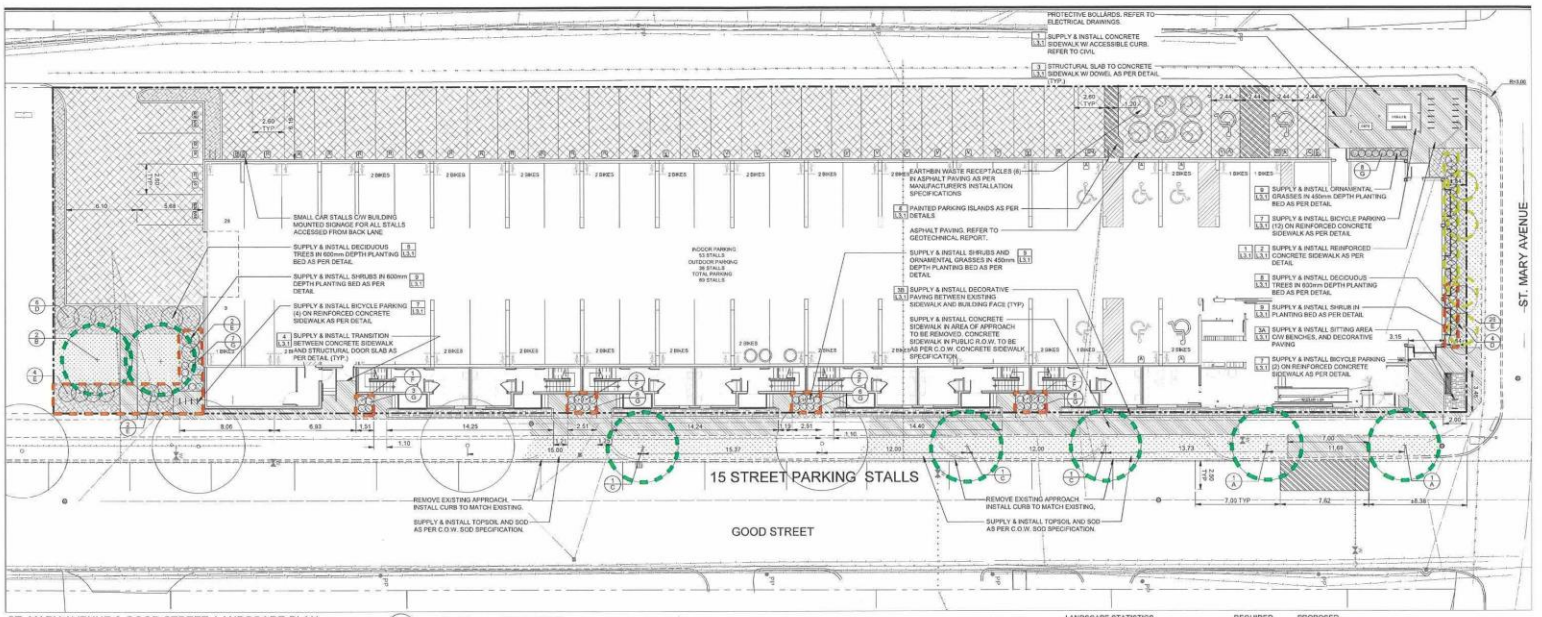


4	VARIANCE APPLICATION	2026.02.24	MO
3	DIRECTOR PLAN APPROVAL	2026.06.06	MO
2	PLAN APPROVAL REVISED	2026.03.06	MO
1	ISSUED FOR PLAN APPROVAL	2025.02.14	MO
No.	Revisions	Date	By

Date: 2026-02-24 Scale: 1:150
Designed By: JW Drawn By: MO Checked By: JW
Seals:

McGOWAN·RUSSELL
Client: LONGBOAT REAL ESTATE
Project Title: 252 GOOD STREET DEVELOPMENT
Sheet Title: PARKING MANAGEMENT PLAN
Project No: 18-056 Drawing No: L1.2


PUBLIC LANE
ST. MARY AVE
GOOD STREET
SITE PLAN
FRONTLOAD PICKUP EARTHBINS
PROJECT DATA:
KEY NOTES
SLEEVE DETAIL
EARTHBIN
EARTHBIN SLEEVE
EARTHBIN - TYPICAL CROSS SECTION
TOWNHOUSE STEPS TYP. ENLARGE PLAN
TOWNHOUSE STEPS TYP. ENLARGE ELEVATION
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 127015/26D
SHEET # 3 of 4
DATE: March 16, 2026
Cibinel Architecture Ltd
Longboa
LONGBOAT GOOD STREET
252 GOOD STREET, WINNIPEG, MANITOBA
SITE PLAN
2138
A001



ST. MARY AVENUE & GOOD STREET: LANDSCAPE PLAN
SCALE 1:150

NORTH

0 2 5 10 20m

GENERAL NOTES

1. CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION.
2. LAYOUT TO BE APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO ANY CONSTRUCTION OR REMOVALS.
3. ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED.
4. REFER ALSO TO WRITTEN SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS, REMOVALS, DISPOSALS, AND ROUGH GRADING AS REQUIRED TO CONSTRUCT ALL WORKS AS SHOWN ON ALL PLANS, DETAILS AND SPECIFICATIONS.
6. LOCATION OF ALL UTILITIES SHOWN FOR ILLUSTRATION ONLY. CONTRACTOR MUST CONTACT ALL UTILITIES REGARDING RULES FOR WORKING IN THE AREA OF THE UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR MUST CONFIRM LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
7. REFER TO ENGINEER'S DRAWINGS FOR LOCATION OF ALL CURB CUTS, CATCH BASINS, ETC. CONTRACTOR TO ADJUST GRADES OF ALL SERVICES WITHIN LIMIT OF WORK AS REQUIRED INCLUDING ALL MANHOLES, CATCH BASINS, FIRE HYDRANT, CURB STOPS, ETC.
8. THE CONTRACTOR SHALL PROVIDE A QUALIFIED CREW TO LAYOUT ALL WORKS. THE CREW SHALL BE EQUIPPED WITH ALL THE NECESSARY EQUIPMENT TO PROVIDE HORIZONTAL AND VERTICAL LAYOUT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
9. ALL EXISTING TREES, SIDEWALKS, CURBS, FENCING, SOD, PAVING AND APPROACHES TO REMAIN TO BE PROTECTED DURING CONSTRUCTION TO CITY OF WINNIPEG STANDARDS. AREAS DAMAGED DURING CONSTRUCTION TO BE REPAIRED TO CITY OF WINNIPEG STANDARDS AT THE CONTRACTORS OWN COST.
10. FILL ALL HOLES AND LOW AREAS TO DESIGN SUBGRADE WITH COMPACTED FILL (SUITABLE TO SURFACE FINISH), FOR SODDED/PLANTED AREAS USE COMPACTED CLEAN EARTH FILL SUITABLE FOR PLANT GROWTH. FOR PAVED AREAS USE COMPACTED GRANULAR BASE. REFER TO SPECIFICATIONS.
11. USE SPECIFIED BACKFILL IN ALL TRENCHES RUNNING BELOW ALL STRUCTURES, PAVING, SWALES, ETC.
12. CONTRACTOR TO ADJUST GRADES OF ALL SERVICES AS REQUIRED. REFER TO ENGINEER'S DRAWINGS AND SPECIFICATIONS FOR ALL MANHOLE CATCH BASINS, FIRE HYDRANT, CURB STOPS, ETC. REMOVALS, RELOCATIONS AND ADJUSTMENTS.
13. REFER TO SITE SERVICES DRAWINGS FOR LOCATION OF ALL CATCH BASINS, MANHOLES, FIRE HYDRANTS, ETC.
14. ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF WINNIPEG STANDARD CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE NOTED.

LEGEND

- ASPHALT PAVING
- REINFORCED CONCRETE SIDEWALK
- REINFORCED CONCRETE PAVING
- UNIT PAVER ON REINFORCED CONCRETE
- PLANTING BED
- SOD
- SHRUB PLANTING BED EDGE
- PAINTED ISLAND
- PROPERTY LINE
- PROPOSED C.I.P. CONCRETE CURB
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUB PLANTING
- EXISTING BOULEVARD TREE TO REMAIN, PROTECT DURING CONSTRUCTION.

SIGNAGE LEGEND

- SMALL CAR ONLY SIGNAGE
- ACCESSIBLE PARKING ONLY SIGNAGE
- VISITOR PARKING ONLY SIGNAGE
- RESIDENT PARKING ONLY SIGNAGE
- COMMERCIAL PARKING
- CAR SHARE PARKING

PLANT LIST

KEY	COMMON NAME/SCIENTIFIC NAME	SIZE	REMARKS
DECIDUOUS TREES			
A	SILVER MAPLE / ACER SACCHARINUM	65 mm cal.	SPECIMEN, W.B. MACHINE DUG (WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.8m.
B	JAPANESE TREE LILAC / SYRINGA RETICULATA	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.8m.
C	AMERICAN BASSWOOD/ TILIA AMERICANA	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m, BRANCHING HT. 1.8m.
D	PARKLAND PILLAR JAPANESE WHITE BIRCH / BETULA PLATYPHYLLA 'JEFPARK'	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m, BRANCHING HT. 1.8m.
DECIDUOUS SHRUBS			
E	LITTLE LADY LILAC/ SYRINGA X 'JEFLADY'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 5 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
F	DWARF CRANBERRY / VIBURNUM TRILOBUM 'BAILY COMPACT'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
ORNAMENTAL GRASSES			
G	KARL FORESTER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FORESTER'	2 GAL. POT	SPECIMEN, CONTAINER GROWN, WITH WELL DEVELOPED ROOT SYSTEM, FREE FROM DISEASE AND INSECTS.

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 127015/26D
SHEET # 4 of 4
DATE: March 16, 2026

LANDSCAPE STATISTICS	REQUIRED	PROPOSED
STREET EDGE (ST. MARY AVE) (26,348m/86 ft.)		
1 TREE/30 ft.	3	4
3 SHRUBS/20 ft.	13	18
STREET EDGE (GOOD STREET) (120,797m/396 ft.)		
1 TREE/30 ft.	13	2*
3 SHRUBS/20 ft.	59	0*
BUILDING FOUNDATION (1 SHRUB/10 ft.)		
GOOD STREET (115.65m / 380')	38	38
ST. MARY AVENUE (21.13m / (70')	7	7
PARKING LOT SCREENING ON BACK LANE (98.54m/323ft.)		
1 TREE/35 ft.	9	0*
3 SHRUBS/20 ft.	48	12*
TOTAL TREES	25	7
TOTAL SHRUBS	165	37

* DEVELOPER PROVIDING 5 TREES IN RIGHT OF WAY. OWNER HAS VARIANCE (DAV 133214 /2024D) FOR REDUCED STREET EDGE LANDSCAPING ALONG GOOD STREET AND INSUFFICIENT LANDSCAPE BUFFERING IN PARKING AREA

PARKING STATISTICS	REQUIRED	PROPOSED
165 UNITS		
50 AFFORDABLE UNITS (@ 0.15 STALL / UNIT)	8	
115 MARKET UNITS (@ 1 STALL /UNIT)	115	
COMMERCIAL (under 2000sf)	1	
PARKING (VARIANCE DAV 133214/2024D)		89
REDUCTION FOR INFILL HOUSING (TO 80%)	-25	
CREDIT FOR CAR SHARE STALL		13
TOTAL PARKING	99	102
ACCESSIBLE STALLS (VAN ACCESSIBLE)	7(2)	7(3)
VISITOR PARKING	14	14
BICYCLE PARKING (INDOOR & OUTDOOR)	42	95

No.	Revision	Date	By
5	DIRECTOR PLAN APPROVAL	2025-08-06	MD
4	DEVELOPMENT PERMIT SUBMITTED	2025-07-30	MD
3	PLAN APPROVAL REVISED	2025-03-06	MD
2	REVISED FOR PLAN APPROVAL	2025-02-14	MD
1	ISSUED FOR FORESTRY REVIEW	2025-02-07	MD

Date: 2025-08-06 Scale: 1:150
Designed By: JW Drawn By: MD Checked By: JW

M c G O W A N · R U S S E L L

Client: LONGBOAT REAL ESTATE
Project Title: 252 GOOD STREET DEVELOPMENT
Sheet Title: LANDSCAPE PLAN
Project No: 18-056
Drawing No: L1.1