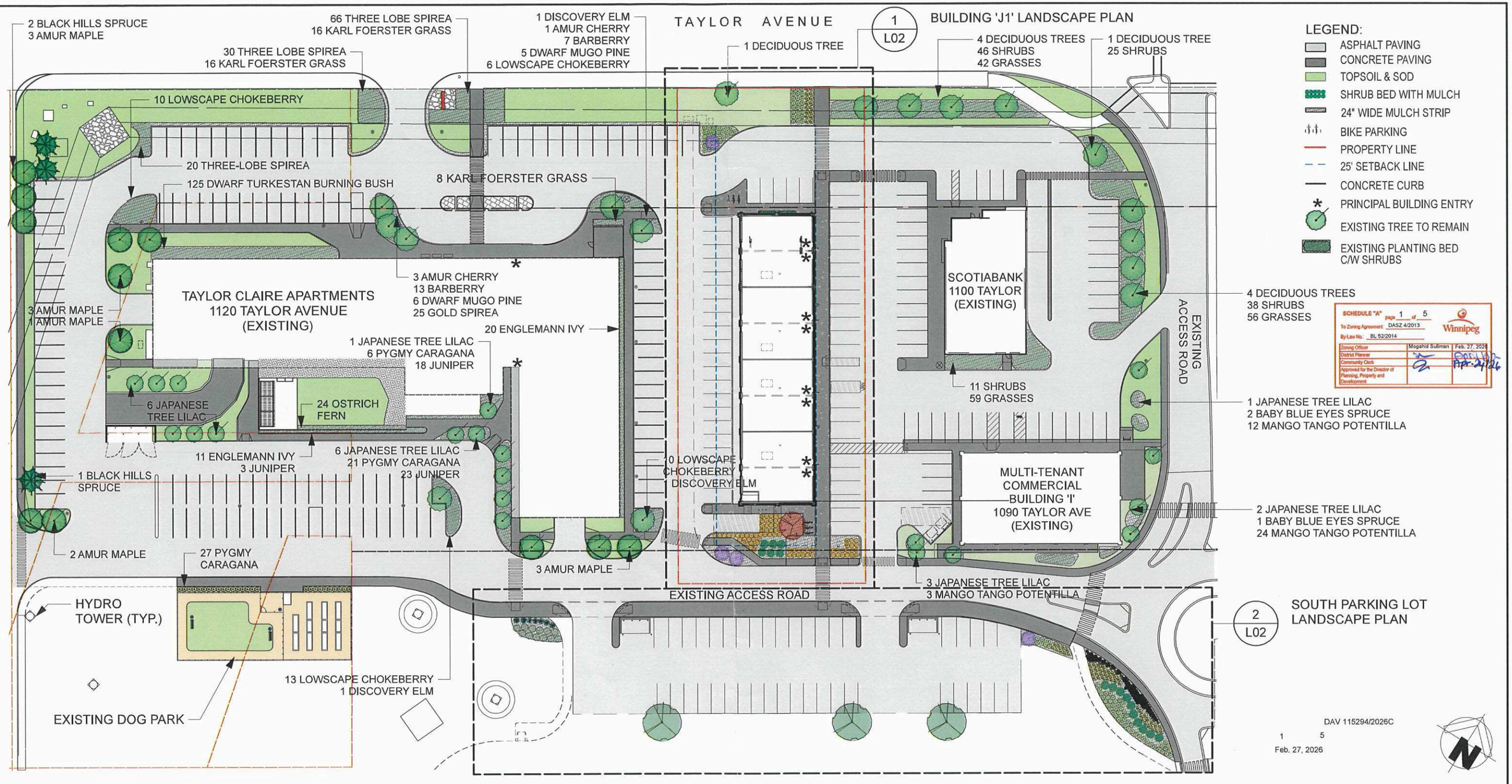
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BUILDING 'J1' LANDSCAPE PLAN



NO.	ISSUE NOTES	DATE
3	ISSUED FOR PLAN APPROVAL	2026-02-05
2	ISSUED FOR PLAN APPROVAL	2025-12-23
1	ISSUED FOR DRAFT REVIEW	2025-11-07

2025-12-23

THIS DRAWING MUST NOT BE SCALED.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.

VARIATIONS & MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

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HTFC PLANNING & DESIGN
500-115 Bannatyne Avenue East Winnipeg, MB R3B 0R3
PHONE 204 944 9907 WEB htfc.ca

PROFESSIONAL SEAL

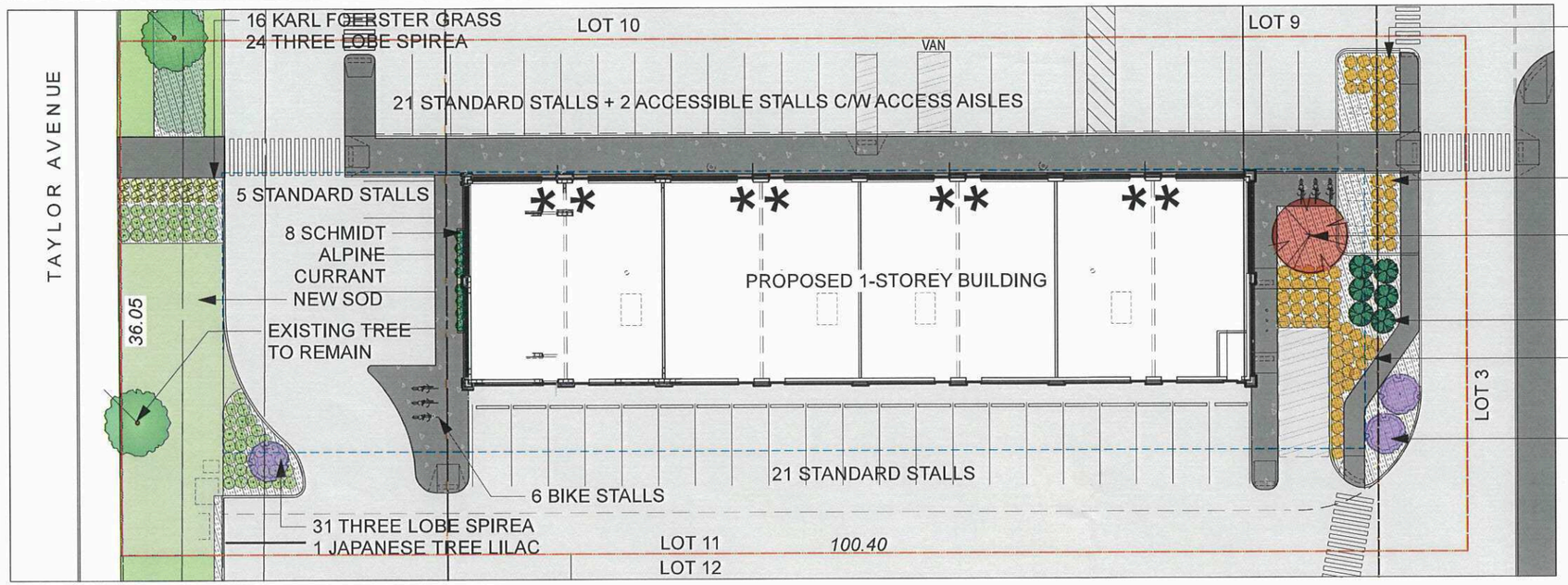
PROJECT TITLE
BUILDING J1 - CRU
1110 TAYLOR AVENUE

SHEET TITLE
ADJACENT LOTS
LANDSCAPE PLAN

DRAWN	MB
REVIEWED	
SCALE	1:750
PROJECT NO.	25-064
DRAWING NO.	L01

/Volumes/05 PROJECT FILES/2025/25-064 Grant Park Pavilions Building J1/07 CAD/25-064 GPP_Bldg J1-Working-2026-01-14.vwx

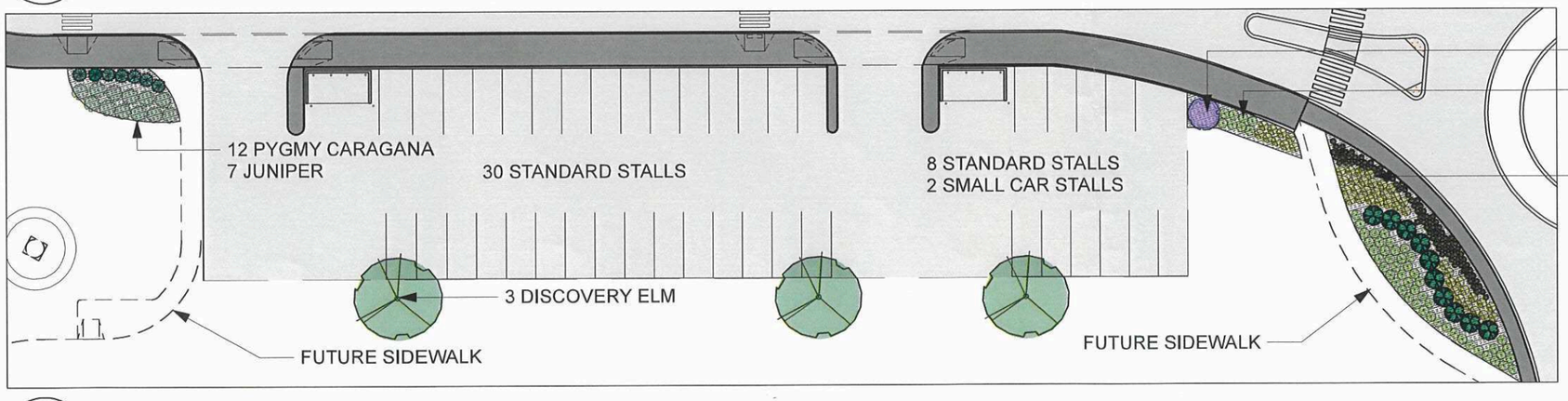
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1 / L02 BUILDING 'J1' LANDSCAPE PLAN
Scale: 1:400

SCHEDULE "A" page 2 of 5
To Zoning Agreement: DASZ 4/2013
By-Law No.: BL 52/2014
Winnipeg

Zoning Officer	Mogahid Suliman	Feb. 27, 2026
District Planner		
Community Clerk		Apr. 24, 26
Approved for the Director of Planning, Property and Development		



2 / L02 SOUTH PARKING LOT LANDSCAPE PLAN
Scale: 1:500

LEGEND:
- ASPHALT PAVING
- CONCRETE PAVING
- TOPSOIL & SOD
- SHRUB BED WITH MULCH
- 24" WIDE MULCH STRIP
- BIKE PARKING
- PROPERTY LINE
- 25' SETBACK
- CONCRETE CURB
- * PRINCIPAL BUILDING ENTRY

REFER TO L03 FOR PLANT REQUIREMENTS AND SPECIFICATIONS

NO.	ISSUE NOTES	DATE
3	ISSUED FOR PLAN APPROVAL	2026-02-05
2	ISSUED FOR PLAN APPROVAL	2025-12-23
1	ISSUED FOR DRAFT REVIEW	2025-11-07

THIS DRAWING MUST NOT BE SCALED.

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HTFC PLANNING & DESIGN
500-115 Bannatyne Avenue East Winnipeg, MB R3B 0R3
PHONE 204 944 9907 WEB htfc.ca

PROFESSIONAL SEAL

PROJECT TITLE
BUILDING J1 - CRU
1110 TAYLOR AVENUE

SHEET TITLE
BUILDING J1
LANDSCAPE PLAN

DRAWN	MB
REVIEWED	
SCALE	1:400
PROJECT NO.	25-064
DRAWING NO.	L02

2026-01-29

/Volumes/05 PROJECT FILES/2025/25-064 Grant Park Pavilions Building J1/07 CAD/25-064 GPP_Bldg J1-Working-2026-01-14.vwx

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SCHEDULE "A" page 3 of 5

To Zoning Agreement: DASZ 4/2013

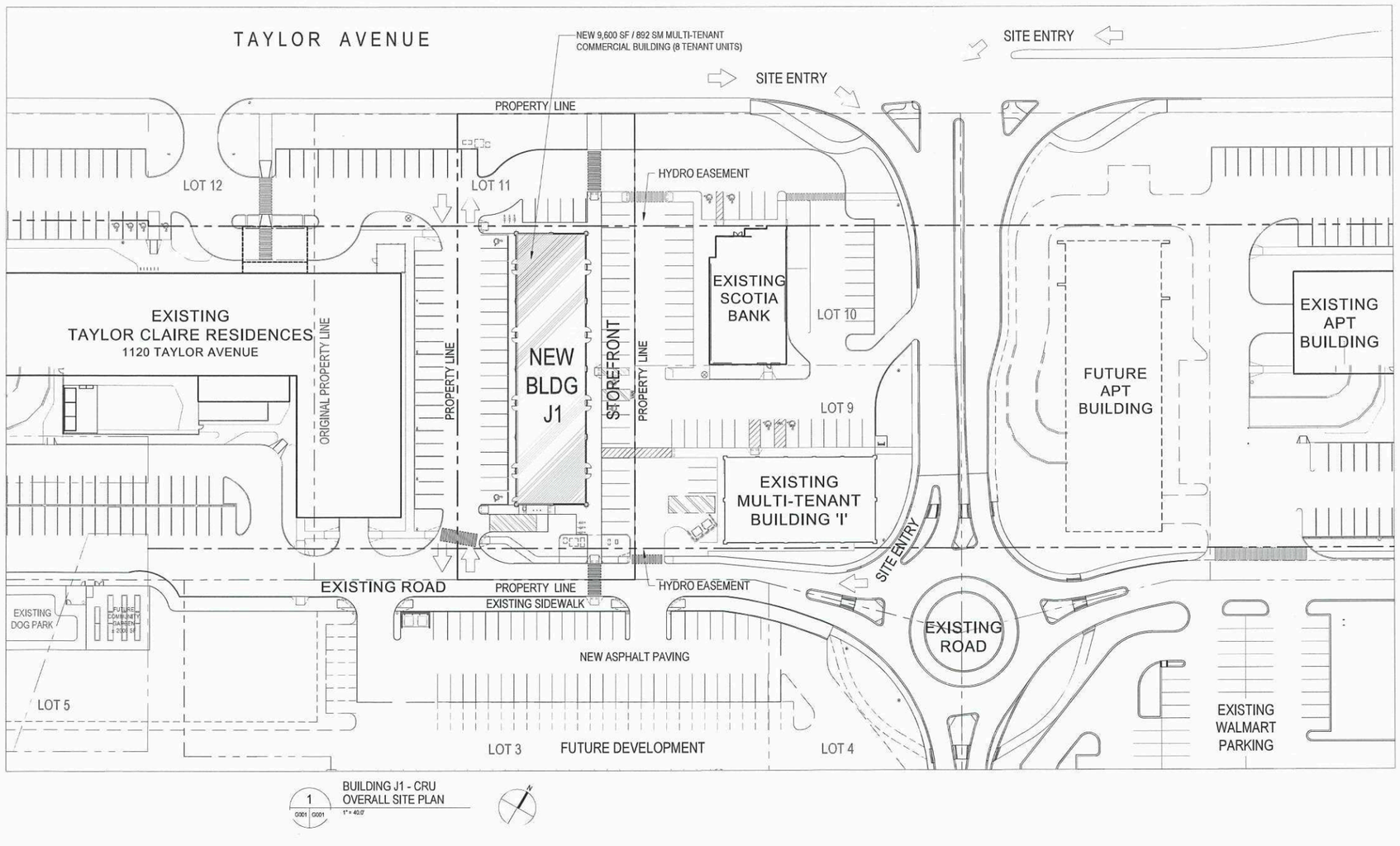
By-Law No.: BL 52/2014

Winnipeg

Zoning Officer	Mogahid Suliman	Feb. 27, 2026
District Planner		
Community Clerk		Apr. 24/26
Approved for the Director of Planning, Property and Development		

ARCHITECTURAL

G001	COVER SHEET, OVERALL SITE PLAN
A001	GENERAL NOTES AND LEGENDS
A002	ASSEMBLIES,
A003	WINDOW & DOOR SCHEDULE
A100	SITE PLAN
A101	MAIN FLOOR PLAN
A102	ROOF PLAN AND DETAILS
A200	EXTERIOR ELEVATIONS
A300	BUILDING SECTIONS
A301	WALL SECTIONS
A302	WALL SECTIONS
A500	PLAN DETAILS
A511	DETAIL SECTIONS
A512	DETAIL SECTIONS
A513	DETAIL SECTIONS
A514	DETAIL SECTIONS



1 G001 / G001 BUILDING J1 - CRU OVERALL SITE PLAN

1" = 40.0'

1110 TAYLOR AVE, WINNIPEG MB.

NEW MULTI-TENANT BUILDING

BUILDING J1 SHELL

ISSUED FOR COORDINATION

DESCRIPTION: NEW CONSTRUCTION

DATE: DEC. 05, 2025

LOCATION: 1110 TAYLOR AVENUE
WINNIPEG, MB

APPLICANT / GENERAL CONTRACTOR:

SNR CONSTRUCTION
#200 - 1355 TAYLOR AVENUE
WINNIPEG, MANITOBA
R3M 3Y9 CANADA
204.928.8229

ARCHITECT:

BLDG ARCHITECTURE OFFICE INC.

3-692 OSBORNE STREET
WINNIPEG, MB R3L 2B9
204.417.6884
www.bldgoffice.com

STRUCTURAL:

TOWER ENGINEERING

UNIT 1 - 1140 WAVERLEY STREET
Winnipeg, MB R3T 0P4
204.925.1155
www.towereng.ca

MECHANICAL:

G MECH ENGINEERING

29 OAKMONT CRESCENT
Headingley, MB R4H 1J4
204.888.8992
info@g-mechengineering.com

ELECTRICAL:

MCW CONSULTANTS LTD.

210 - 1821 WELLINGTON AVENUE
Winnipeg, MB R3H 0G4
204.779.7900
www.

CIVIL:

STANTEC

SUITE 500 - 311 PORTAGE AVENUE
Winnipeg, MB R3B 2B9
204.489.5900
www.stantec.com

LANDSCAPE:

HTFC PLANNING & DESIGN

SUITE 500 - 115 BANNATYNE AVENUE
Winnipeg, MB R3B 0B3
204.944.9907
info@htfc.ca

BLDG architecture office inc

3-692 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

CONSULTANT

OWNER

Shindico

REVISIONS/ISSUANCE:

NO.	Date	Description
01	11 JUL 2025	ISSUED FOR REVIEW
02	06 AUG 2025	ISSUED FOR REVIEW
03	22 AUG 2025	ISSUED FOR REVIEW
04	16 OCT 2025	ISSUED FOR REVIEW
05	29 OCT 2025	ISSUED FOR COORDINATION
06	05 DEC 2025	ISSUED FOR COORDINATION
07	26 JAN 2026	ISSUED FOR COORDINATION

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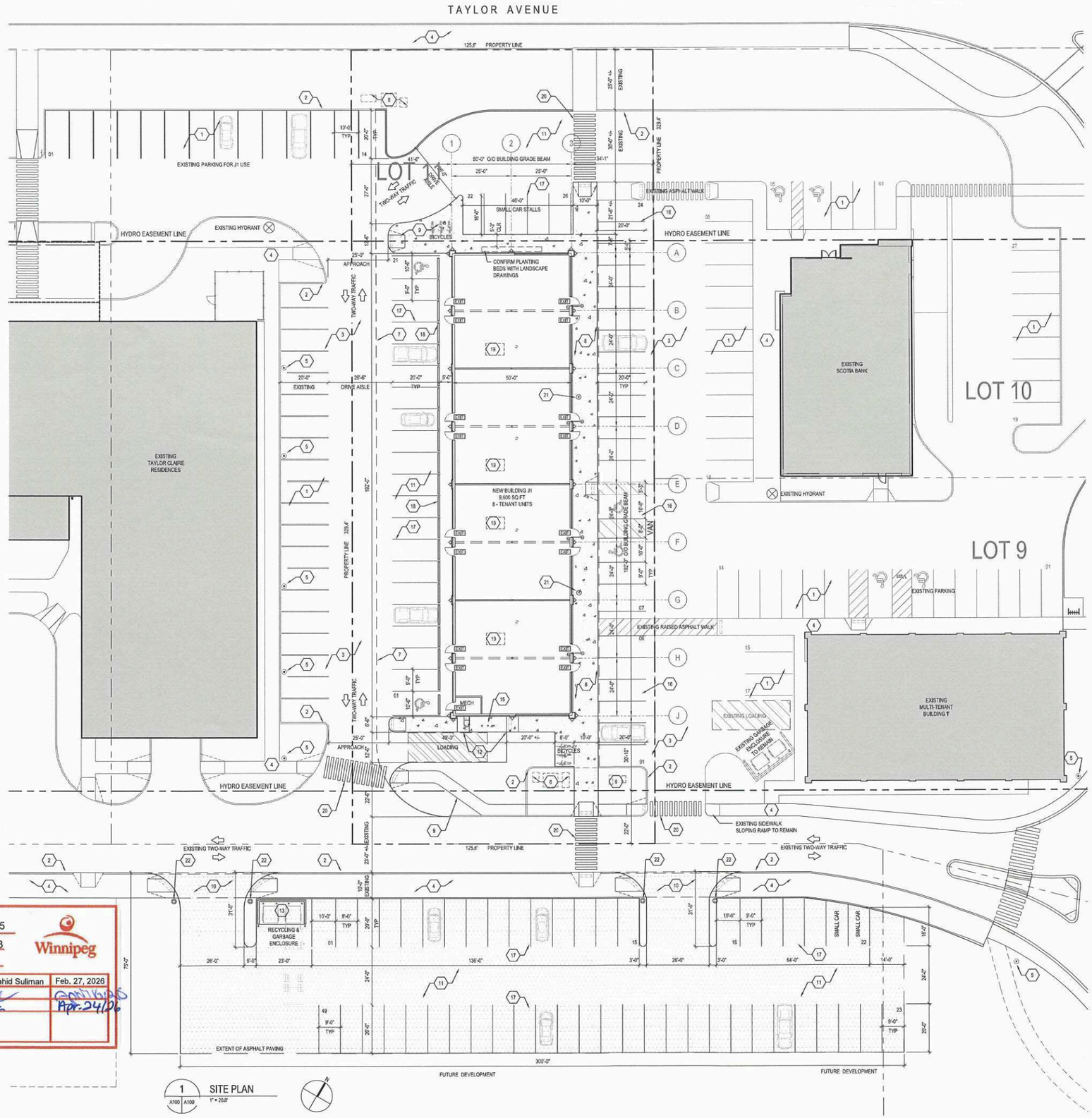
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PROJECT
BUILDING J1 - CRU
1110 TAYLOR AVE

DRAWING
OVERALL BUILDING SITE

DRAWN BY: TT
REVIEWED BY: KS
SCALE: AS NOTED
DATE: 11 JULY 2025
PROJECT NO: 2025_09
DRAWING NO: G001

*Please note: Approved plans are subject to any amendments or conditions made by Community Committee.



1 SITE PLAN
A100 A100 1" = 20.0'

SCHEDULE "A" page 4 of 5
To Zoning Agreement: DASZ 4/2013
By-Law No.: BL 52/2014
Winnipeg

Zoning Officer	Mogahid Suliman	Feb. 27, 2026
District Planner		
Community Clerk		Apr. 24/26
Approved for the Director of Planning, Property and Development		

SITE PLAN KEYNOTES:

1. EXISTING ADJACENT PROPERTY PARKING STALLS TO REMAIN.
2. EXISTING CONCRETE CURB TO REMAIN.
3. EXISTING ASPHALT PAVEMENT TO REMAIN. REPAIR / REFINISH DAMAGED AREAS THAT MAY OCCUR DURING CONSTRUCTION.
4. EXISTING CONCRETE SIDEWALK TO REMAIN. MODIFY WHERE NEW TERMINATION OCCURS FOR NEW APPROACH OR CONNECTION TO NEW WALKWAY. PROVIDE CURB RAMP WITH TACTILE SURFACE TO MBC, CSA-B651 AND COW REQUIREMENTS.
5. EXISTING LAMP POST TO REMAIN.
6. EXISTING ELECTRICAL UTILITIES: SERVICE CABINET / METER TO REMAIN.
7. LINE OF EXISTING CONCRETE CURBS AND EXTENT OF ADJACENT PROPERTY ASPHALT PAVING; REMOVE CONCRETE CURB TO PREPARE FOR NEW PAVING WORK.
8. EXISTING ASPHALT / CONCRETE SIDEWALK AND CURB TO BE REMOVED FOR NEW CONCRETE SIDEWALK AND CURB. REFER TO STRUCTURAL.
9. NEW CIP CONCRETE SIDEWALK: PROVIDE CURB RAMP WITH TACTILE SURFACE TO MBC, CSA-B651 AND COW REQUIREMENTS. ALIGN NEW SIDEWALK WITH EXISTING WHERE APPLICABLE.
10. NEW APPROACH. COORDINATE WITH EXISTING CURBS AND SIDEWALKS.
11. NEW ASPHALT PAVING TO JOIN WITH EXISTING FINISHED SURFACES.
12. PROVIDE SIDEWALK RAMP AT UTILITY METERS / BOLLARDS FOR CONTINUOUS BARRIER-FREE PATH OF TRAVEL WITH TACTILE SURFACE TO MBC, CSA-B651 AND COW REQUIREMENTS.
13. MASONRY WALL GARBAGE ENCLOSURE. REFER TO DETAIL / MATCH EXISTING.
14. STEEL / CONCRETE BOLLARD WITH YELLOW POLY SLEEVE. REFER TO STRUCTURAL AND COORDINATE WITH OWNER.
15. APPROX LOCATION OF GAS METERS. REFER TO MECHANICAL.
16. NEW PAINTED PARKING STALL LINES WITHIN PREVIOUS EXISTING PARKING AREA; ADJUST EXISTING STALLS TO ALLOW FOR NEW ACCESSIBLE STALLS WITH VAN AS SHOWN. ONE EXISTING STALL TO BE REMOVED TO ALLOW FOR THE NEW LAYOUT.
17. PAINTED PARKING LINES.
18. PRECAST CONCRETE CURB, PINNED.
19. OUTLINE OF ROOFTOP MECHANICAL EQUIPMENT; REFER TO MECHANICAL.
20. PEDESTRIAN CROSSING PAINTED LINES.
21. EXISTING LAMP POST TO BE REMOVED FOR FUTURE USE. GC TO STORE FOR OWNER.
22. NEW LAMP POST. REFER TO ELECTRICAL / COORDINATE WITH STRUCTURAL.
2-. LANDSCAPE PLANTING: REFER TO LANDSCAPE PLAN FOR LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE INFORMATION	
LOCATION	1110 TAYLOR AVENUE, BUILDING 'J1' WINNIPEG, MB
LEGAL DESCRIPTION	
ZONING DISTRICT	C3, COMMERCIAL CORRIDOR
PROPERTY AREA	41,394 SF / 3,845.6 SM / 0.95 ACRE
BUILDINGY AREA	9,600 SF / 892 SM
SITE COVERAGE / F.A.R.	0.23 F.A.R. / 23% COVERAGE

2020 N.B.C.C.& MANITOBA BUILDING CODE

BUILDING DESIGN SUMMARY	
CONSTRUCTION TYPE	NEW CONSTRUCTION (SHELL ONLY)
MAJOR OCCUPANCY CLASSIFICATIONS	1 STOREY - GROUP A2 3.2.2.25 (ASSEMBLY OCCUPANCY)
	1 STOREY - GROUP D 3.2.2.64 (BUSINESS & PERSONAL SERVICES OCCUPANCY)
	1 STOREY - GROUP E 3.2.2.70 (MERCANTILE OCCUPANCY)
BUILDING FOOTPRINT	9,600 SF
BUILDING DIMENSIONS	192' X 50'
FACING NUMBER OF STREETS	1
BUILDING HEIGHT	1 STOREY - U/S STEEL DECK 117'-0"
	T/O PARAPET 21'-0"
SPRINKLER SYSTEM	NOT SPRINKLERED
SEPARATION OF UNITS	2 HR
OCCUPANT LOAD	TO BE CALCULATED BY FUTURE TENANT IMPROVEMENTS
WATER CLOSETS / BARRIER FREE WASHROOMS	TO BE CALCULATED / PROVIDED BY FUTURE TENANT IMPROVEMENTS
NUMBER OF EXITS REQUIRED	(MIN 2 PER DEMISED COMPARTMENT) 4 REQUIRED / 4 PROVIDED.
PROVISIONS FOR FIREFIGHTING	ACCESS FIRE ROUTES FOR FIRE DEPARTMENT VEHICLES IS REQUIRED AND PROVIDED.
BARRIER FREE ACCESS	BARRIER FREE ACCESS TO FRONT ENTRANCES ARE PROVIDED. FUTURE TENANT IMPROVEMENTS TO PROVIDE BARRIER FREE WASHROOMS.

ZONING BY-LAW: C3 - COMMERCIAL CORRIDOR

MIN. FRONT YARD REQ'D:	MIN. REAR YARD REQ'D:	MIN. INT. SIDE YARDS REQ'D:	MAX. BUILDING HEIGHT	MAX. FLOOR AREA RATIO
25'-0"	25'-0"	0'-0"	49'-0"	1.5
FRONT YARD PROVIDED:	REAR YARD PROVIDED:	SIDE YARDS PROVIDED:	BUILDING HEIGHT:	FLOOR AREA RATIO
81'-0"	55'-6"	N/A	22'-0"	0.25

PARKING INFORMATION:

PARKING CATEGORY 24 (SHOPPING CENTRE) = 1 STALL / 250 SF		
PARKING STALLS:	REQUIRED: 38	PROVIDED: 89 TOTAL (35 + 14 + 40) (9' x 20' / 10' x 20')
ACCESSIBLE:	REQUIRED: 2	PROVIDED: 2 (10' x 20')
VAN ACCESS:	REQUIRED:1	PROVIDED: 1
BICYCLES:	REQUIRED: 4	PROVIDED: 6
LOADING:	REQUIRED: 1	PROVIDED:1 (12' x 33' MINIMUM)
DRIVE AISLE	REQUIRED: 20'-0"	PROVIDED: 20'-0" MIN

REFER TO LANDSCAPE DRAWINGS FOR COMPLETE PLANTING / LANDSCAPE REQUIREMENTS AND CIVIL DRAWINGS FOR SITE DEVELOPMENT INFO INCLUDING GRADING AND SURFACING

BLDG architecture office inc.
2-662 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6084
E: info@bldgoffice.com

CONSULTANT

OWNER
Shindico

REVISIONS/ISSUANCE

NO.	Date	Description
01	11 JUL 2025	ISSUED FOR REVIEW
02	08 AUG 2025	ISSUED FOR REVIEW
03	22 AUG 2025	ISSUED FOR REVIEW
04	14 OCT 2025	ISSUED FOR REVIEW
05	20 OCT 2025	ISSUED FOR COORDINATION
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07	26 JAN 2026	ISSUED FOR COORDINATION

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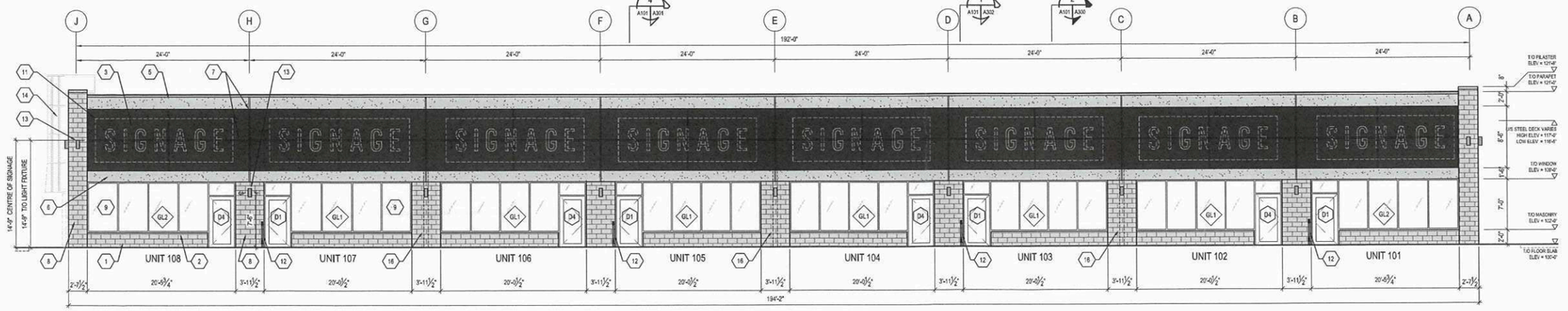
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PROJECT
BUILDING J1 - CRU
1110 TAYLOR AVE

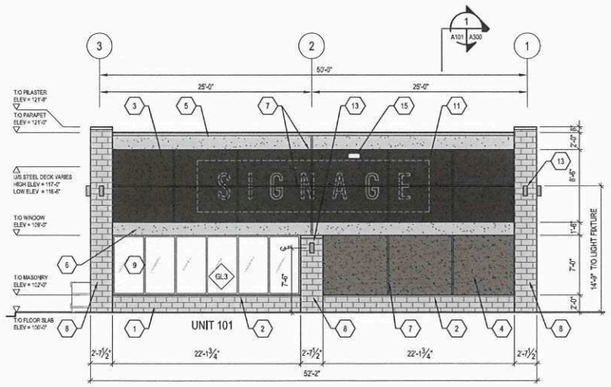
DRAWING
SITE PLAN

DRAWN BY: TT
REVIEWED BY: KS
SCALE: AS NOTED
DATE: 11 JULY 2025
PROJECT NO.: 2025_09
DRAWING NO.: A100

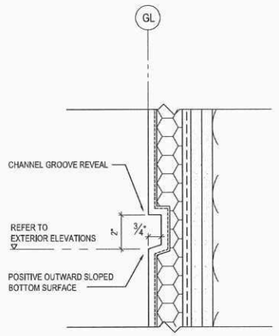
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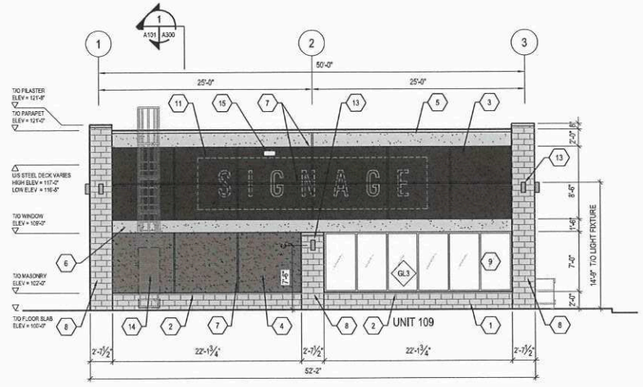
1 A101 A200 FRONT ELEVATION - EAST STOREFRONT
1/8" = 1'-0"



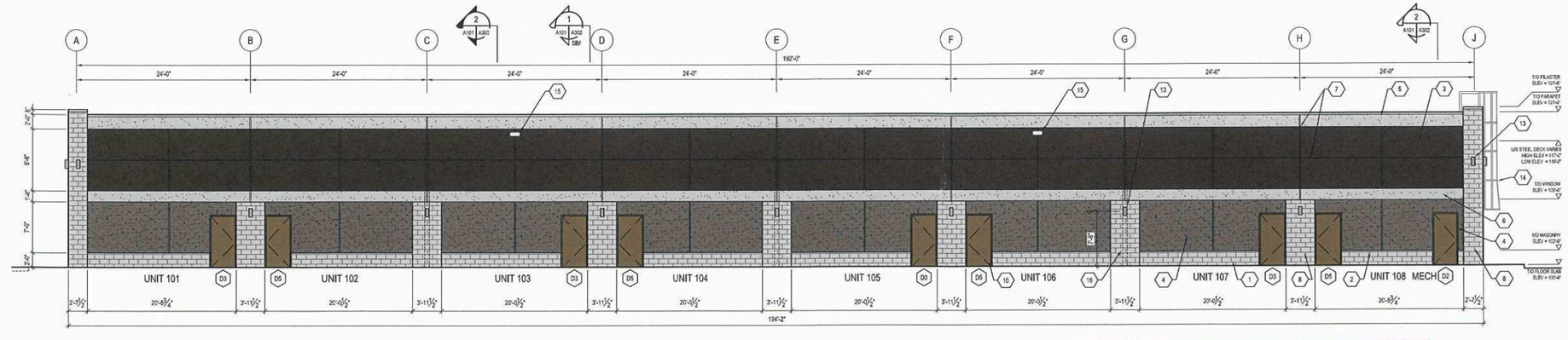
2 A101 A200 SIDE ELEVATION - NORTH
1/8" = 1'-0"



5 A301 A200 SECTION DETAIL
TYPICAL EIFS HORIZONTAL REVEAL
3" = 1'-0"
VERTICAL REVEAL SIMILAR - WITH SQUARED EDGES



4 A101 A200 SIDE ELEVATION - SOUTH
1/8" = 1'-0"



3 A101 A200 REAR ELEVATION - WEST
1/8" = 1'-0"

BUILDING ELEVATION KEYNOTES:

1. MASONRY - LIMESTONE CLADDING.
2. MASONRY - LIMESTONE SILL CAP.
3. EIFS WALL CLADDING, COLOUR - 1, REFER TO SCHEDULE.
4. EIFS WALL CLADDING, COLOUR - 2, REFER TO SCHEDULE.
5. EIFS FINISHED PARAPET / CANOPY (COLOUR - 3), WITH PREFIN METAL CAP FLASHING (COLOUR - WHITE). REFER TO WALL SECTIONS AND SCHEDULE.
6. EIFS ACCENT COLOUR BUILT-OUT PANEL (COLOUR - 3). REFER TO WALL SECTIONS AND SCHEDULE.
7. EIFS VERT / HORIZ REVEALS- CENTRED ON PILASTERS AND EQUALLY SPACED. REFER TO DETAIL.
8. MASONRY - LIMESTONE PILASTER CLADDING. REFER TO WALL SECTIONS AND PLAN DETAILS.
9. ALUMINUM STOREFRONT GLAZING, C/W MATCHING TRIMS AND FLASHING. REFER TO WINDOW SCHEDULE.
10. INSULATED STEEL DOOR AND FRAME, PAINT COLOUR - 5 . REFER TO SCHEDULE.
11. FUTURE TENANT SIGNAGE LOCATIONS. CONTINUOUS PLY BACKING. REFER TO WALL SECTIONS. REFER TO STRUCTURAL AND ELECTRICAL.
12. DOOR GUARD RAIL WITH PUSH BUTTON POWER DOOR ACTUATORS. REFER TO DOOR SCHEDULE.
13. WALL MOUNTED LIGHTING FIXTURE - CONFIRM ALL TYPES AND LOCATIONS AS INDICATED ON ELECTRICAL DRAWINGS. COORDINATE FOR REQUIRED BACKING/SUPPORT FOR SECURE INSTALLATION. CONFIRM STYLE WITH OWNER.
14. ROOF ACCESS - EXTERIOR WALL MOUNTED STEEL LADDER C/W SAFETY CAGE. FALL ARREST SYSTEM AND SECURITY DOOR PANEL AT BASE. REFER TO FLOOR PLAN NOTE 5 FOR COMPLETE REQUIREMENTS.
15. THROUGH- WALL OVERFLOW SCUPPER. REFER TO ROOF PLAN DETAILS.
16. OUTLINE ON INTERIOR DEMISING WALL LOCATION.
17.
18. OUTLINE OF INTERIOR DIAGONAL STEEL FRAMING FROM ROOF BEAM DOWN TO FLOOR LEVEL. REFER TO STRUCTURAL DRAWINGS AND CONFIRM LOCATIONS TO ALLOW FOR ALL REQUIRED CLEARANCES.

EXTERIOR MATERIAL LEGEND:

- EIFS CLADDING COLOUR 1: FINISH - SAND COLOUR - BM CLASSIC 826 'STUNNING'
- EIFS CLADDING COLOUR 2: FINISH - SAND COLOUR - BM CLASSIC 1610 'FRENCH BERET'
- EIFS CLADDING COLOUR 3: FINISH - SAND COLOUR - BM OFF WHITE OC-152 'SUPER WHITE'
- MASONRY CLADDING: 8"x16"x2" CAST-FIT LIMESTONE MASONRY FINISH - FLAT COLOUR - PARCHMENT
- PREFINISHED METAL CAP FLASHING COLOUR 4: VIC WEST #56086 'BRIGHT WHITE' PROFILE - FLAT
- PREFINISHED METAL BASE & SILL FLASHING AND EXIT DOORS COLOUR 5: VIC WEST #56074 'TAN' PROFILE - FLAT
- SILL FLASHING AT ALUMINUM STOREFRONT TO MATCH FRAMES

NOTE: ALL FINISHES & COLOURS TO MATCH EXISTING ADJACENT BUILDING AT 1090 TAYLOR

SCHEDULE "A" page 5 of 5
To Zoning Agreement: DASZ 4/2013
By-Law No.: BL 52/2014
Winnipeg

Zoning Officer	Mogahid Suliman	Feb. 27, 2026
District Planner		Apr. 15, 26
Community Clerk		Apr. 24/26
Approved for the Director of Planning, Property and Development		

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E: info@bldgoffice.com

CONSULTANT

OWNER
Shindico

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07	28 JAN 2026	ISSUED FOR COORDINATION

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PROJECT
BUILDING J1 - CRU
1110 TAYLOR AVE

DRAWING
BUILDING ELEVATIONS

DRAWN BY: TT
REVIEWED BY: KS
SCALE: AS NOTED
DATE: 11 JULY 2025
PROJECT NO.: 2025_09
DRAWING NO.: A200