



Plan Approval-Riel Community Committee
250 & 260 Paulette Duguay Street
June 26, 2026



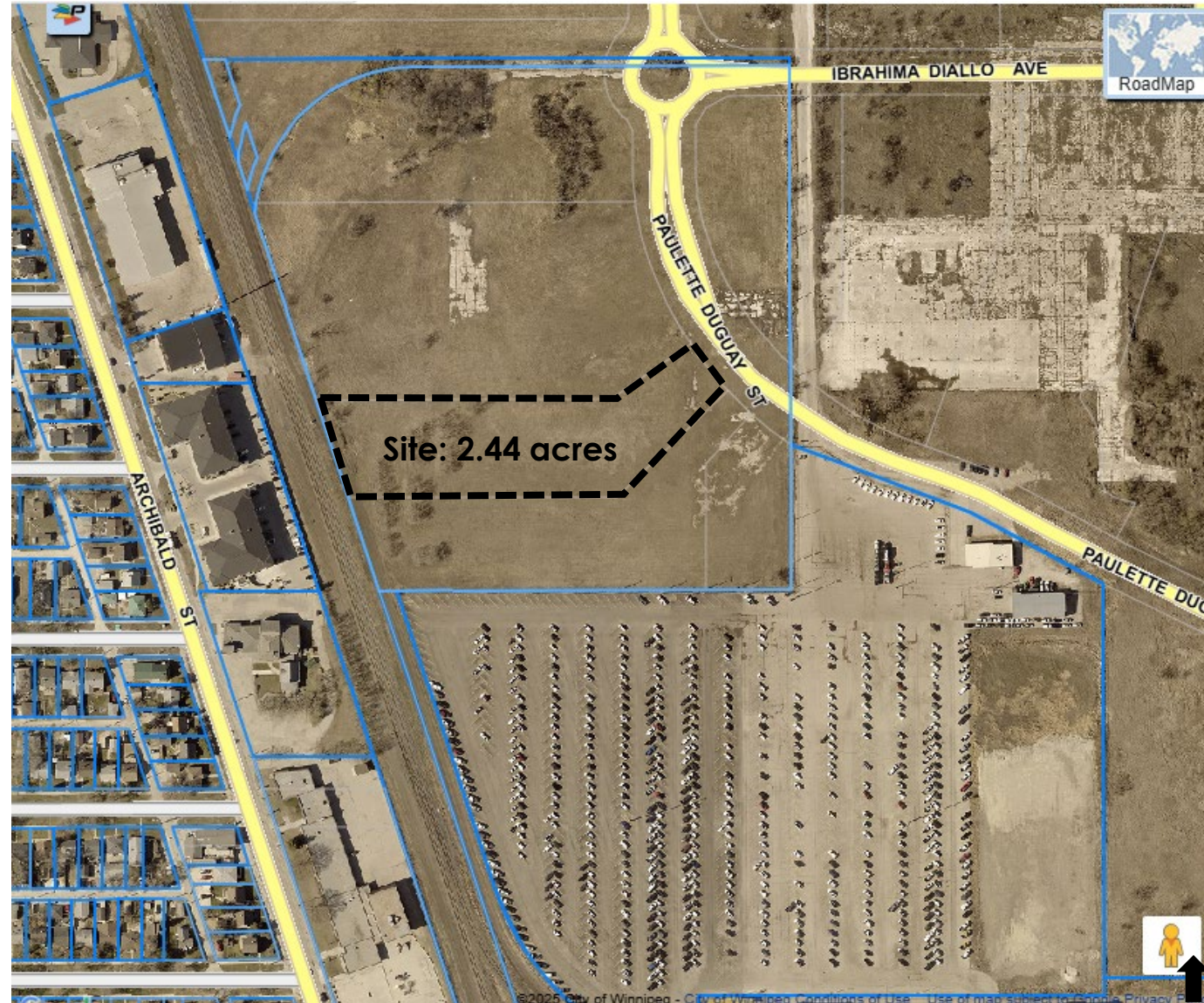
Applicant: Ironclad Developments Inc.
Delegation: Jacqueline East & Madhurima Das

- **Introduction**
- **Seeking approval for 250 & 260 Paulette Duguay St- Plan Approval**
- **Site context**
- **Development proposal**

Site Context

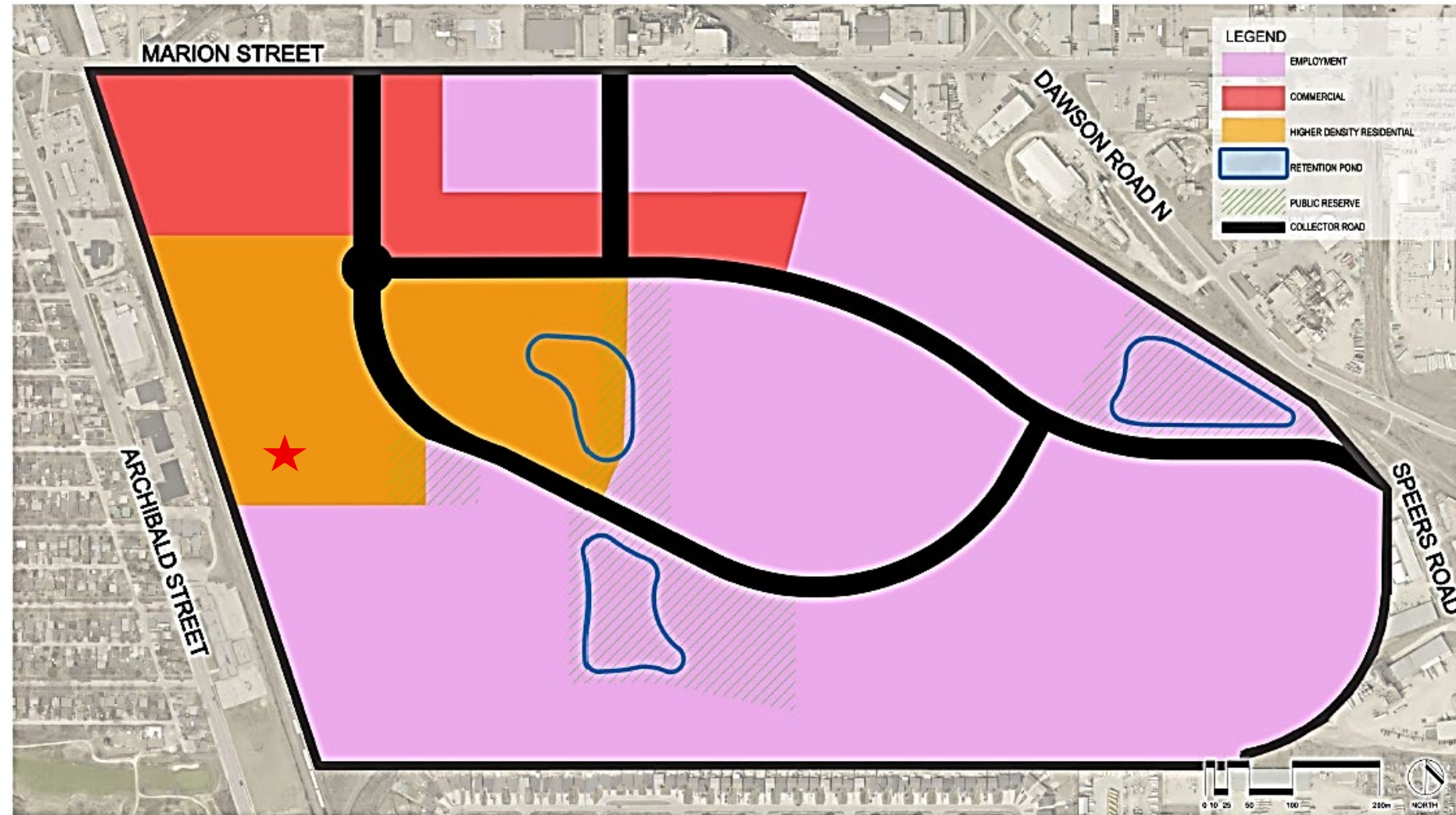


- Legal description: Lot 1, Plan No. 74635 WLTO
- To the north- Marion Street.
- To the west- CPR Emerson tracks.
- Former meat packing plants.

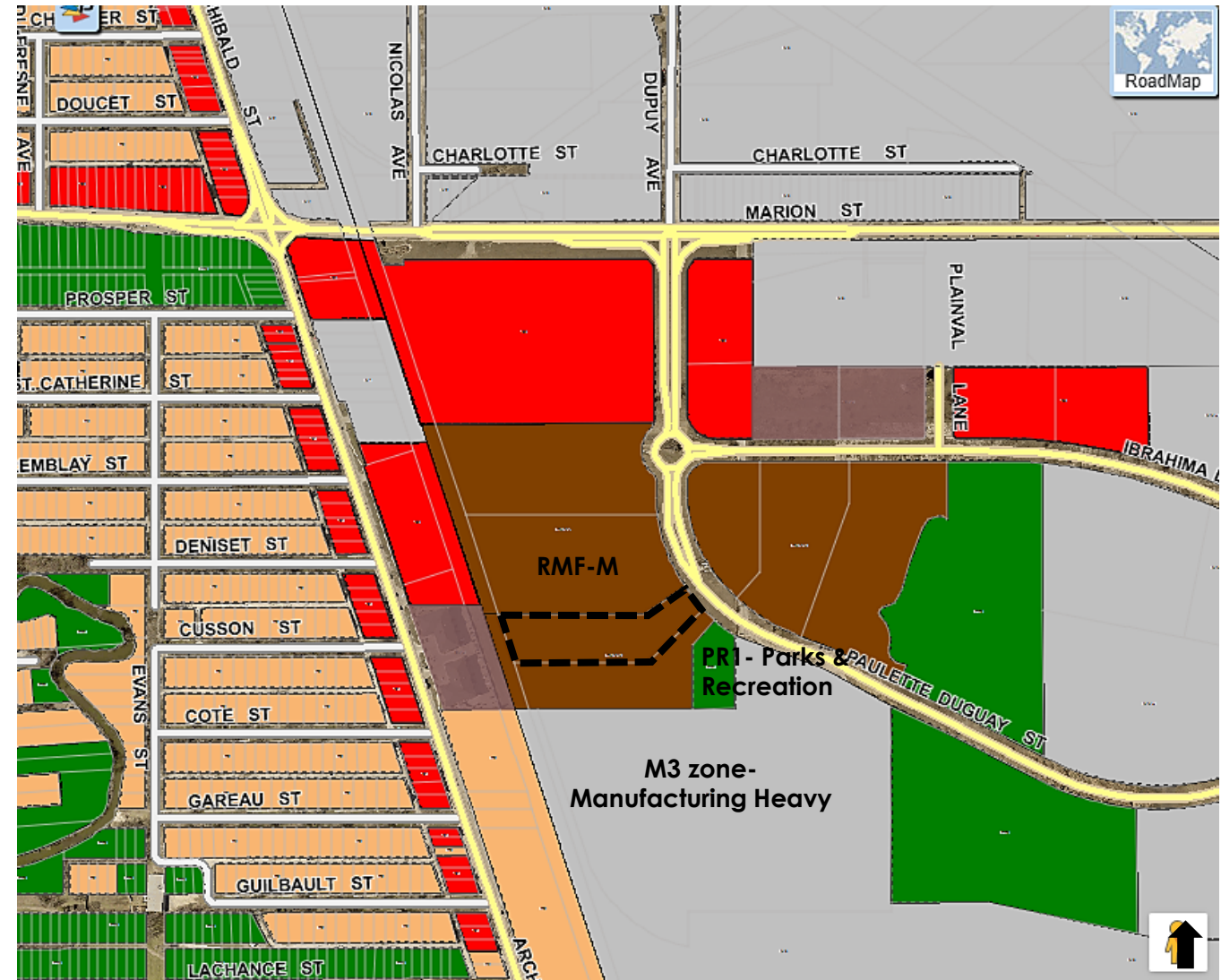


Secondary Plan: Major Redevelopment Site D Public Markets

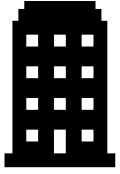
- Land-use designation:
Higher Density Residential.
- Permitted uses: Multi-
storey residential buildings.



- The site is zoned as Residential Multi family-Medium (RMF-M), which permits medium density, apartment buildings.
- The current zoning permits the type and general scale of the proposed development.



Development Summary



146 units



145 car parking stalls

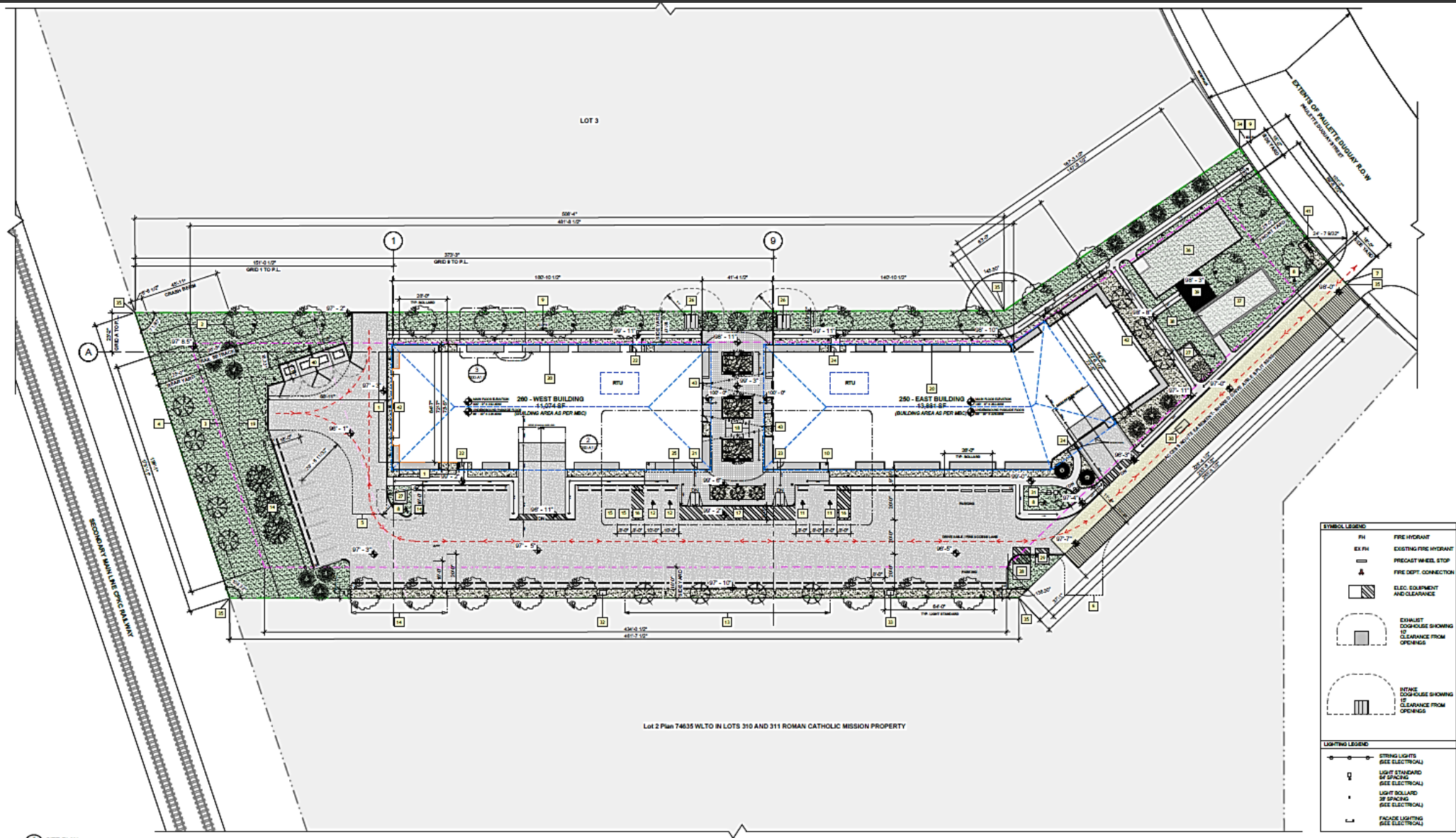


32 bicycle spaces

Site Plan



Site Plan



KEYNOTES	
NO.	KEYNOTE TEXT
1	STC-54 RATED WALLS AND STC-31/32 RATED WINDOWS PROVIDED AS PER SECTION 6. (J.R.) OF THE ZONING AGREEMENT DASZ 30/2020
2	INNER EDGE OF 3M HIGH CRASH BERM
3	2.5M SOUND ATTENUATION FENCE
4	1.83M CHAIN LINK FENCE WITHIN PROPERTY
5	FIRETRUCK TURN AROUND
6	PROPOSED APPROACH ROAD TO ADJACENT PROPERTY
7	CONSTRUCTION ACCESS ROUTE
8	PROPOSED FIRE HYDRANT
9	EXISTING FIRE HYDRANT
10	FIRE DEPT. CONNECTION
11	VAN ACCESSIBLE STALL
12	ACCESSIBLE STALL
13	VISITOR PARKING
14	SMALL CAR PARKING
15	EV STALL
16	LOADING AND MOVING STALL
17	LOADING AND DROPOFF AREA
18	BIKE RACKS
19	SNOW STORAGE OVERFLOW
20	BUILDING OUTLINE
21	WEST BUILDING MAIN ENTRANCE
22	WEST BUILDING STAIRWELL EXIT
23	EAST BUILDING MAIN ENTRANCE
24	EAST BUILDING STAIRWELL EXIT
25	ENTRANCE OVERHANG
26	INTAKE DOGHOUSE SHOWING 15' CLEARANCE FROM OPENINGS
27	EXHAUST DOGHOUSE SHOWING 10' CLEARANCE FROM OPENINGS
28	FMT
29	MANITOBA HYDRO CUSTOMER SERVICE TERMINATION ENCLOSURE (CSTE)
30	ANTICIPATED MANITOBA HYDRO PRIMARY VOLTAGE PULL BOX APPROX. 130FT O.C.
31	SECONDARY FEEDER FROM FMT TO CSTE
32	PARKING LOT BLOCK HEATER KIOSK FOR WEST BUILDING 48"x32" Q.W PROTECTIVE BOLLARD
33	PARKING LOT BLOCK HEATER KIOSK FOR EAST BUILDING 48"x32" Q.W PROTECTIVE BOLLARD
34	SURVEY MONUMENT 0.025 SQ. I.P.
35	SURVEY MONUMENT 0.019 SQ. I.P.
36	ENCLOSED DOG RUN
37	GARDEN BOXES
38	WATER ACCESS FOR DOG RUN AND GARDEN
39	PERGOLA
40	FENCED GARBAGE ENCLOSURE
41	PODIUM SIGN WITH LIGHTING
42	FACADE LIGHTING TREATMENT
43	CATENARY LIGHTS: SELUX MELLU DIFFUSE

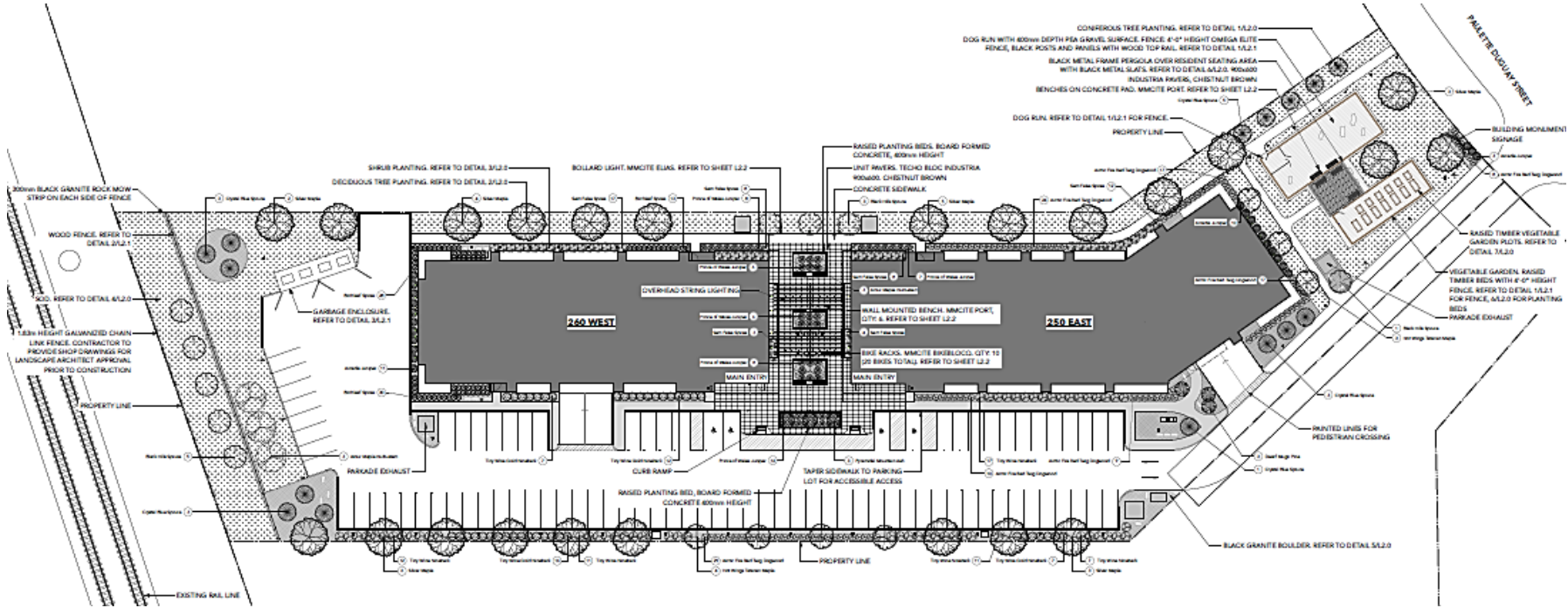
SYMBOL LEGEND	
PH	FIRE HYDRANT
EX PH	EXISTING FIRE HYDRANT
—	PRECAST WHEEL STOP
—	FIRE DEPT. CONNECTION
□	ELEC. EQUIPMENT AND CLEARANCE
□	EXHAUST DOGHOUSE SHOWING 10' CLEARANCE FROM OPENINGS
□	INTAKE DOGHOUSE SHOWING 15' CLEARANCE FROM OPENINGS
LIGHTING LEGEND	
—	STRING LIGHTS (SEE ELECTRICAL)
□	LIGHT STANDARD 6' SPACING (SEE ELECTRICAL)
□	LIGHT BOLLARD 38' SPACING (SEE ELECTRICAL)
—	FACADE LIGHTING (SEE ELECTRICAL)

Lot 2 Plan 74635 WLTO IN LOTS 310 AND 311 ROMAN CATHOLIC MISSION PROPERTY

1 SITE PLAN
2024.11.20

Landscape Plan

	Required	Provided
Trees	7	59
Shrubs	78	226



Renderings



Thank you!