Minutes – Riel Community Committee – June 30, 2026

PUBLIC HEARINGS

Item No. 1 Variance – Taché Avenue
(St. Boniface Ward)
File DAV 166053/2026D

COMMUNITY COMMITTEE DECISION:

The Riel 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 multi family dwelling to permit:

    A. A south side yard of 7.9 feet (2.4 metres).

    B. A north side yard of 8.9 feet (2.7 metres).

    C. A rear yard of 20 feet (6.1 metres).

    D. 39 parking spaces.

2. For the establishment of an accessory parking area to permit no unassigned guest parking spaces.

Subject to the following conditions:

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.

2. That prior to the issuance of a development permit, a signed car share service agreement with a car share provider for a minimum of one car share vehicle shall be submitted to the satisfaction of the Director of Planning, Property, and Development.

DECISION MAKING HISTORY:

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

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

Moved by Councillor Allard,

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

Carried

Moved by Councillor Allard,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Allard,

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

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

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

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

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

DECISION MAKING HISTORY (continued):

Supporting Reasons:

1. This is a good project, with deeply affordable units and a large number of accessible units. We need this type of building across Winnipeg.

2. In this case we have the North St. Boniface Secondary Plan which calls for high-density which calls for residential building and a park here, which is what is being proposed in terms of building a portion of that. I think it fits.

3. We heard from a delegate in opposition today. The objections raised were answered by the Public Service.

4. Overall, I think this is a good application in terms of terms of reduction of parking. Theres been a car-share car included to offset the reduction of parking

5. I think this project is well thought-out. It comes with good partners with Rousseau Compassion Network and will be a good addition to the neighbourhood and to Winnipeg.

Carried

Moved by Councillor Allard,

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

Carried

Moved by Councillor Allard,

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

Carried

Councillor Allard resumed the Chair.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 26, 2026, the Riel Community Committee did not hear any representation on the application and adjourned the public hearing to its special meeting on Tuesday, June 30, 2026 at 1:00 p.m. in the Council Building at 510 Main Street.

THE CITY OF WINNIPEG
VARIANCE ORDER
RIEL COMMUNITY COMMITTEE

DAV 166053/2026D

Before:	Riel Community Committee Councillor Allard, Chairperson Councillor Chambers
Hearing:	June 30, 2026 Council Building, 510 Main Street
Applicant:	Damien Fenez (Prairie Architects Inc.)
Premises Affected:	Taché Avenue
Legal Description:	LOT 1 DASZ 30/2025, hereinafter called “the land”
Property Zoned:	“M2” (Manufacturing General)
Nature of Application:	To vary the "RMF-L" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

1. For the construction of a multi family dwelling to permit:

    A. A south side yard of 7.9 feet (2.4 metres) instead of 18 feet (5.48 metres);

    B. A north side yard of 8.9 feet (2.7 metres) instead of 18 feet (5.48 metres);

    C. A rear yard of 20 feet (6.1 metres) instead of 25 feet (7.62 metres):

    D. 39 parking spaces instead of 48 parking spaces;

2. For the establishment of an accessory parking area to permit no unassigned guest parking spaces instead of 5 spaces;

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

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

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

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

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

Supporting Reasons:

1. This is a good project, with deeply affordable units and a large number of accessible units. We need this type of building across Winnipeg.

2. In this case we have the North St. Boniface Secondary Plan which calls for high-density which calls for residential building and a park here, which is what is being proposed in terms of building a portion of that. I think it fits.

3. We heard from a delegate in opposition today. The objections raised were answered by the Public Service.

4. Overall, I think this is a good application in terms of terms of reduction of parking. Theres been a car-share car included to offset the reduction of parking

5. I think this project is well thought-out. It comes with good partners with Rousseau Compassion Network and will be a good addition to the neighbourhood and to Winnipeg.

ORDER:

The Riel Community Committee orders that the provisions of the "RMF-L" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 are varied on “the land” as follows:

1. For the construction of a multi family dwelling to permit:

    A. A south side yard of 7.9 feet (2.4 metres).

    B. A north side yard of 8.9 feet (2.7 metres).

    C. A rear yard of 20 feet (6.1 metres).

    D. 39 parking spaces.

2. For the establishment of an accessory parking area to permit no unassigned guest parking spaces.

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

1. That if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

2. That prior to the issuance of a development permit, a signed car share service agreement with a car share provider for a minimum of one car share vehicle shall be submitted to the satisfaction of the Director of Planning, Property, and Development.

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

DATE OF ORDER: July 3, 2026

CERTIFIED BY:



Rebecca Ford
Committee Clerk

HOW TO APPEAL

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

(a) be in writing;

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

(c) be addressed as set out below;

(d) be received at that office not later than 4:30 p.m. on July 22, 2026;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD]

(e) refer to Variance Use Order No. DAV 166053/2026D; 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:

Damien Fenez
Paul Vermette

In Opposition:

Gabrielle Dube-Starkey
Gilbert Grenier
Gavin Jag
Annelie Reimer
Real Rioux

For Information:

Nil

For the City:

K. Kowalyk, Land Development Engineer, Planning, Property and Development Department
R. Mahe, Land Enhancement Administrator, Office of the Chief Administrative Officer
S. Nuttall, Acting District Planner, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 166053/2026D

1. Application dated May 28, 2026
2. Notification of Public Hearing dated June 8, 2026
3. Manitoba Status of Title 1279146/1
4. Letter of authorization dated April 14, 2026 from the Acting Manager of Real Estate and Land Development Division (Gord Chappell) to Reseau Compassion Network (Paul Vermette)
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 8 inclusive, for File DAV 166053/2026D dated June, 2026
7. Report from the Urban Planning Division dated June 17, 2026
8. Inspection Report
9. Communication dated June 25, 2026 from Annelie Reimer in opposition to the application
10. Communication dated June 25, 2026 from Gilbert Grenier in opposition to the application
11. Communication dated June 25, 2026 from Gavin Jag in opposition to the application
12. Communication dated June 25, 2026 from Gabrielle Dube-Starkey in opposition to the application
13. Notice of Adjournment dated June 26, 2026
14. Communication dated June 26, 2026, from Paul Vermette in support of the application
15. Presentation dated June 29, 2026 from Damien Fenez in support of the application
16. Communication dated June 29, 2026, from Real Rioux in opposition to the application

Exhibit “7” referred to in File DAV 166053/2026D

ADMINISTRATIVE REPORT

Title: DAV 26-166053\D – Tache Ave

Issue: For consideration of a Variance associated with a multi-family residential building

Critical Path: Riel Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
Michael Robinson, RPP, MCIP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division recommends **approval** of the application to vary the "RMF-L" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

1) for the construction of a multi family dwelling to permit:

   a) a south side yard of 7.9 feet (2.4 metres) instead of 18 feet (5.48 metres);

   b) a north side yard of 8.9 feet (2.7 metres) instead of 18 feet (5.48 metres);

   c) a rear yard of 20 feet (6.1 metres) instead of 25 feet (7.62 metres):

   d) 39 parking spaces instead of 48 parking spaces;

2) for the establishment of an accessory parking area to permit no unassigned guest parking spaces instead of 5 spaces;

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.
2. That prior to the issuance of a development permit, a signed car share service agreement with a car share provider for a minimum of one car share vehicle shall be submitted to the satisfaction of the Director of Planning, Property, and Development.

REASON FOR THE REPORT

- The applicant is proposing to build a 6 storey multi-family residential building and requires several Variances to the *Winnipeg Zoning By-Law*.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 26-166053\D**
RELATED FILES:	[RELATED1]
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.501 - (NORTH ST. BONIFACE)
SUBJECT:	To vary the "RMF-L" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 as follows: 1) for the construction of a multi family dwelling to permit: a) a south side yard of 7.9 feet (2.4 metres) instead of 18 feet (5.48 metres); b) a north side yard of 8.9 feet (2.7 metres) instead of 18 feet (5.48 metres); c) a rear yard of 20 feet (6.1 metres) instead of 25 feet (7.62 metres): d) 39 parking spaces instead of 48 parking spaces; 2) for the establishment of an accessory parking area to permit no unassigned guest parking spaces instead of 5 spaces;
LOCATION:	Tache Ave
LEGAL DESCRIPTION:	LOT 1 DASZ 30/2025
APPLICANT:	Damien Fenez (Prairie Architects Inc.) 139 Market Ave Unit 101 Winnipeg, MB R3B 0P5
OWNER:	10225176 MANITOBA LTD. 444 St Mary Ave 900 (C/O) Winnipeg, MB R3C 3T1

HISTORY

N/A

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 Tache Ave, in the North St. Boniface neighbourhood of the St Boniface ward.
- The subject site is 77,139 square feet in area. The site is currently vacant.
- The subject site is accessed by an approach from Tache Avenue.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Mature Communities policy area. The property is zoned “RMF-L” Residential Multi-Family Large District.



Figure 1: Aerial photo of subject site and surrounding area (MSWI 2024)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single-family residence zoned “M2” Manufacturing District

South: Right of Way

East: Tache Avenue

West: Open space zoned “M2” Manufacturing District



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a six storey, 65 unit multi-family building
- 30% of the units are reserved as deeply affordable and 25 % of the suites will be accessible
- The site was previously rezoned and subdivided for mult-family residential development in 2025 under File No. DASZ 30/2025.
- In order to establish the use, several Variances are required.

COLLABORATIVE PLANNING AND CONSULTATION

With the Public Service

Conversations occurred with the Public Service.

With the Public

Extensive consultation occurred with the public prior to approval of the DASZ application in 2025.

ANALYSIS AND ISSUES

OURWINNIPEG 2045/COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The development complies with all applicable policies in OurWinnipeg 2045 and Complete Communities 2.0,

NORTH ST. BONIFACE SECONDARY PLAN
The development complies with all applicable policies in the North St. Boniface Secondary Plan

CITY OF WINNIPEG ZONING BY-LAW 200/2006

The applicant requires several Variances to establish the use. The reason for each Variance is as follows:

South side yard setback
The Winnipeg Zoning By-law requires a side yard setback of 8 feet plus 2 feet for storey for multi-family buildings in the "RMF-L" District. Based on the size of the proposed building, a side yard of 18 feet is required. The applicant is proposing a south side yard of 7.9 feet. Consequently,a Variance is required.

North side yard
Similar to the south side yard, an 18 foot north side yard is required. The applicant is providing 8.9 feet. For this reason, a Variance is required.

Rear yard
The Winnipeg Zoning By-law requires a rear yard setback of 25 feet. The applicant is proposing 20 feet. In light of this, a Variance is required.

Parking
The Winnipeg Zoning By-law requires 48 parking spaces for the proposed development. The applicant is proposing 39 parking spaces, which triggers a Variance.

ANALYSIS

Side yard setbacks
Given the tight site dimensions the applicant has to work with as well as the Mature Communities context, the proposed south and north side yards are contextually suitable for the area. It is recommended that they be approved.

Rear yard
Similarly, given the tight site dimensions and the context, the proposed rear yard setback is compatible with the area. It was reviewed with the Parks Planner and it was determined it would have no negative impact on City owned trees to the west of the site. For these reasons, it is recommended that the Variance be approved.

Parking
The applicant has a parking shortfall of 9 stalls, however, they are providing a car share vehicle which will offset up to 12 off street parking stalls. In addition, they are proposing a small parking bay on Tache Avenue, which is supported by Public Works. For these reasons, the proposed Variance is supportable.

CONDITIONS OF APPROVAL

There are two recommended conditions of approval. The first condition is a standard two years to establish clause. The second condition requires submission of a signed car share service agreement prior to the issuance of development permits.

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 development complies with the North St. Boniface 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;

In that the proposed Variances fit the context.

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

In that, the proposed Variances are consistent with the surrounding area

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

In that, the proposed Variances are contextually suitable for this Mature Community context and are consistent with the North St. Boniface Secondary Plan.

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

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

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

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

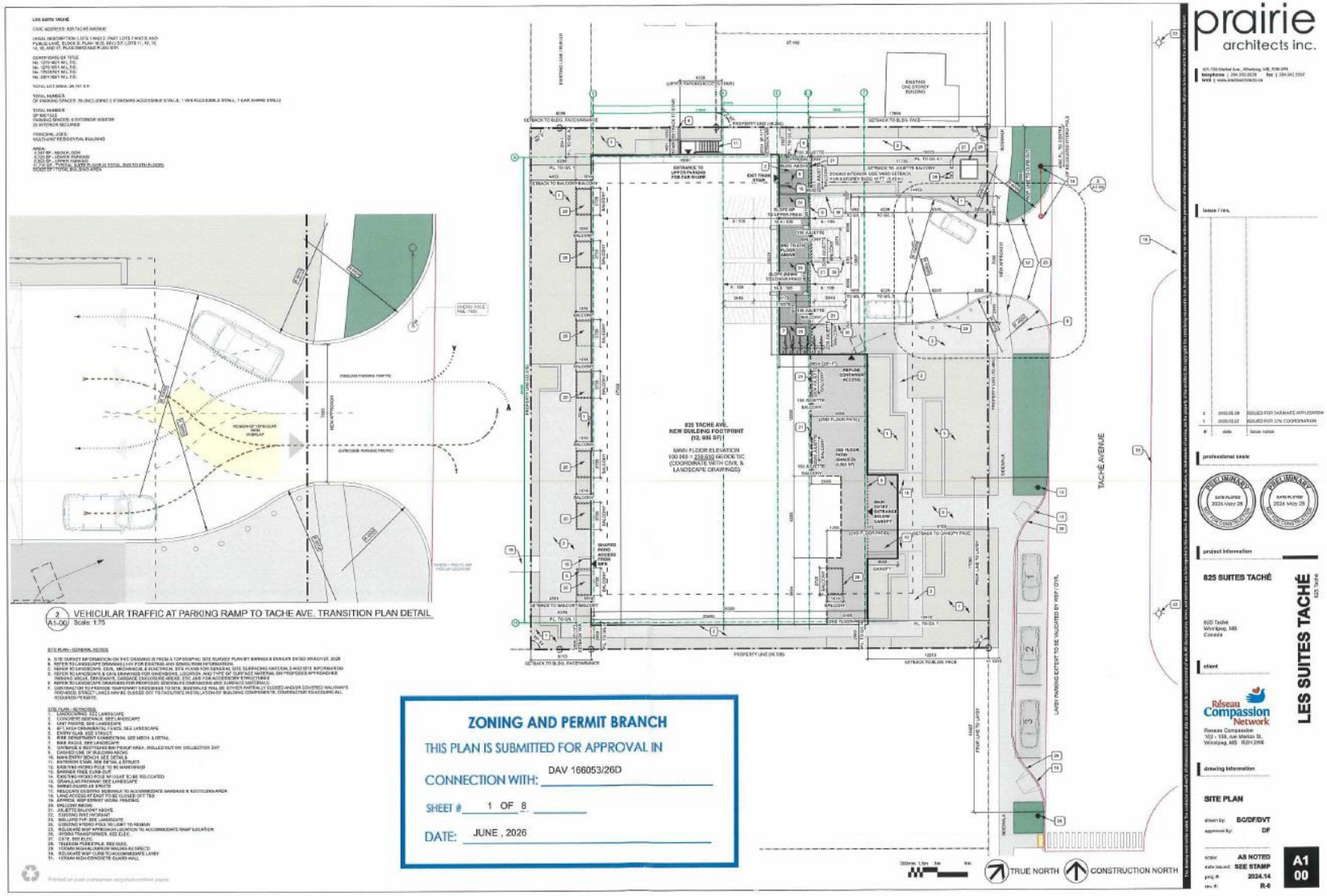
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

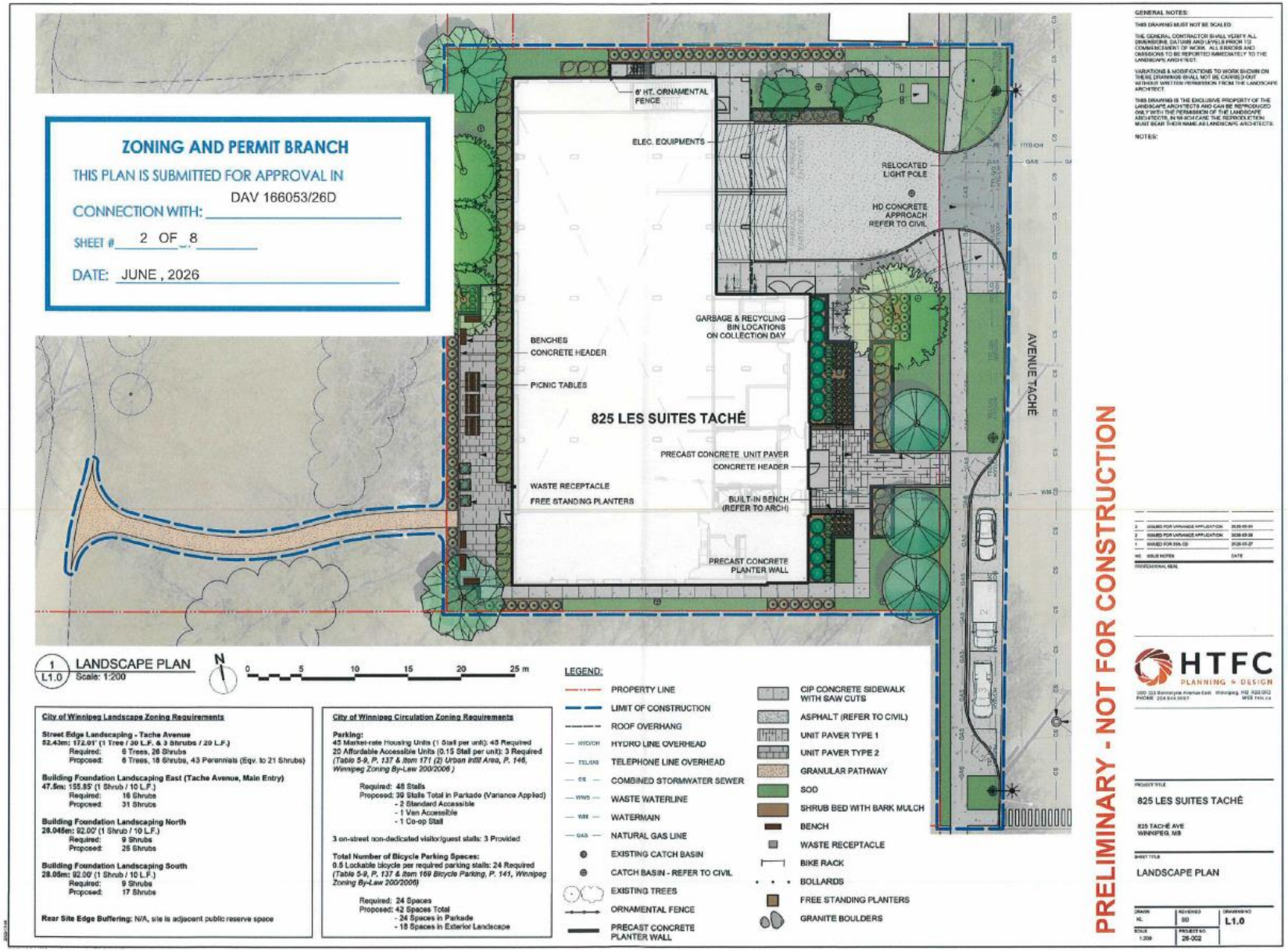
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

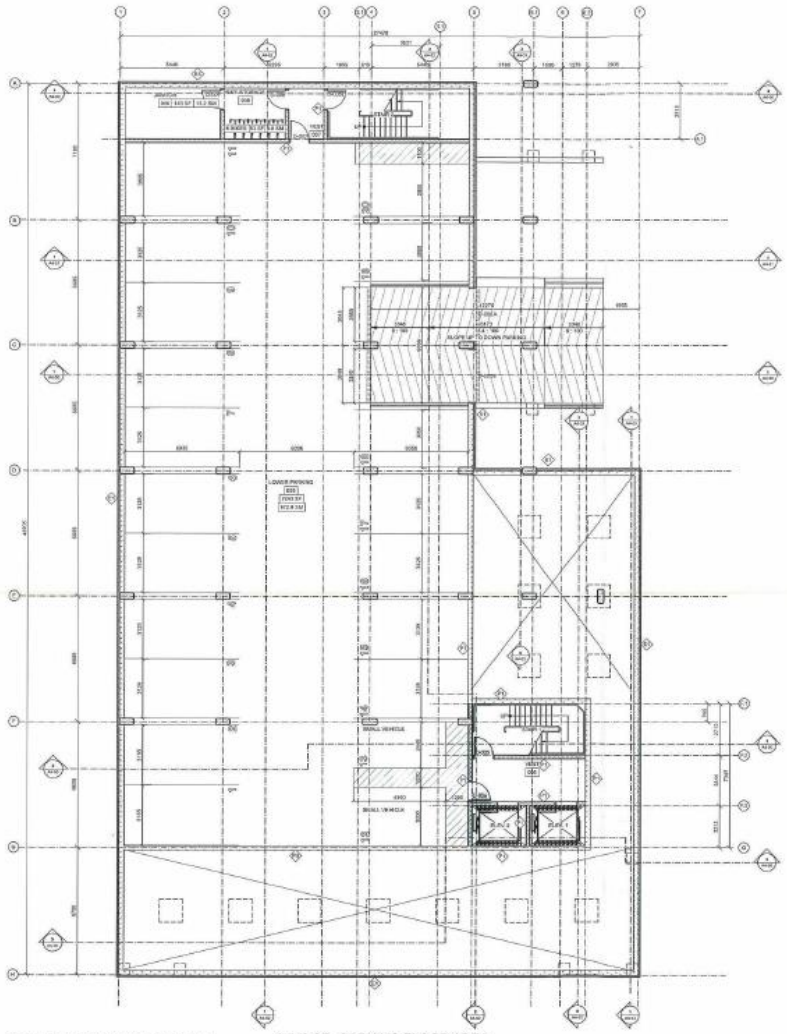
SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Michael Robinson, RPP, MCIP
Date:	June 17, 2026
File No.	DAV 26-166053\D

Exhibit “6” referred to in File DAV 166053/2026D




ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 166053/26D
SHEET # 2 OF 8
DATE: JUNE , 2026
6' HT. ORNAMENTAL FENCE
ELEC. EQUIPMENTS
RELOCATED LIGHT POLE
HD CONCRETE APPROACH REFER TO CIVIL
GARBAGE & RECYCLING BIN LOCATIONS ON COLLECTION DAY
BENCHES
CONCRETE HEADER
PICNIC TABLES
825 LES SUITES TACHÉ
AVENUE TACHÉ
PRECAST CONCRETE UNIT PAVER
CONCRETE HEADER
WASTE RECEPTACLE
FREE STANDING PLANTERS
BUILT-IN BENCH (REFER TO ARCH)
PRECAST CONCRETE PLANTER WALL
1 L1.0 LANDSCAPE PLAN
Scale: 1:200
N
0 5 10 15 20 25 m
LEGEND:
PROPERTY LINE
LIMIT OF CONSTRUCTION
ROOF OVERHANG
HYDRO LINE OVERHEAD
TELEPHONE LINE OVERHEAD
COMBINED STORMWATER SEWER
WASTE WATERLINE
WATERMAIN
NATURAL GAS LINE
EXISTING CATCH BASIN
CATCH BASIN - REFER TO CIVIL
EXISTING TREES
ORNAMENTAL FENCE
PRECAST CONCRETE PLANTER WALL
CIP CONCRETE SIDEWALK WITH SAW CUTS
ASPHALT (REFER TO CIVIL)
UNIT PAVER TYPE 1
UNIT PAVER TYPE 2
GRANULAR PATHWAY
SOD
SHRUB BED WITH BARK MULCH
BENCH
WASTE RECEPTACLE
BIKE RACK
BOLLARDS
FREE STANDING PLANTERS
GRANITE BOULDERS
City of Winnipeg Landscape Zoning Requirements
Street Edge Landscaping - Tache Avenue
52.43m: 172.01' (1 Tree / 30 L.F. & 3 Shrubs / 20 L.F.)
Required: 6 Trees, 26 Shrubs
Proposed: 6 Trees, 16 Shrubs, 43 Perennials (Eqv. to 21 Shrubs)
Building Foundation Landscaping East (Tache Avenue, Main Entry)
47.5m: 155.85' (1 Shrub / 10 L.F.)
Required: 16 Shrubs
Proposed: 31 Shrubs
Building Foundation Landscaping North
28.045m: 92.00' (1 Shrub / 10 L.F.)
Required: 9 Shrubs
Proposed: 25 Shrubs
Building Foundation Landscaping South
28.05m: 92.00' (1 Shrub / 10 L.F.)
Required: 9 Shrubs
Proposed: 17 Shrubs
Rear Site Edge Buffering: N/A, site is adjacent public reserve space
City of Winnipeg Circulation Zoning Requirements
Parking:
45 Market-rate Housing Units (1 Stall per unit): 45 Required
20 Affordable Accessible Units (0.15 Stall per unit): 3 Required
(Table 5-9, P. 137 & Item 171 (2) Urban Infill Area, P. 146, Winnipeg Zoning By-Law 200/2006)
Required: 48 Stalls
Proposed: 39 Stalls Total in Parkade (Variance Applied)
- 2 Standard Accessible
- 1 Van Accessible
- 1 Co-op Stall
3 on-street non-dedicated visitor/guest stalls: 3 Provided
Total Number of Bicycle Parking Spaces:
0.5 Lockable bicycle per required parking stalls: 24 Required
(Table 5-9, P. 137 & Item 169 Bicycle Parking, P. 141, Winnipeg Zoning By-Law 200/2006)
Required: 24 Spaces
Proposed: 42 Spaces Total
- 24 Spaces in Parkade
- 18 Spaces in Exterior Landscape
GENERAL NOTES:
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.
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE LANDSCAPE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE LANDSCAPE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS LANDSCAPE ARCHITECTS.
NOTES:
HTFC PLANNING + DESIGN
825 LES SUITES TACHÉ
825 TACHÉ AVE
WINNIPEG, MB
LANDSCAPE PLAN
L1.0
PRELIMINARY - NOT FOR CONSTRUCTION



LOWER PARKING FLOOR PLAN
Scale: 1:100

8,752 SF - PARKING FLOOR AREA

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 166053/26D

SHEET # 3 OF 8

DATE: JUNE , 2026

CONSTRUCTION NORTH

prairie architects inc.

825 SUITES TACHÉ

825 Taché
Winnipeg, MB
Canada

Réseau Compassion Network

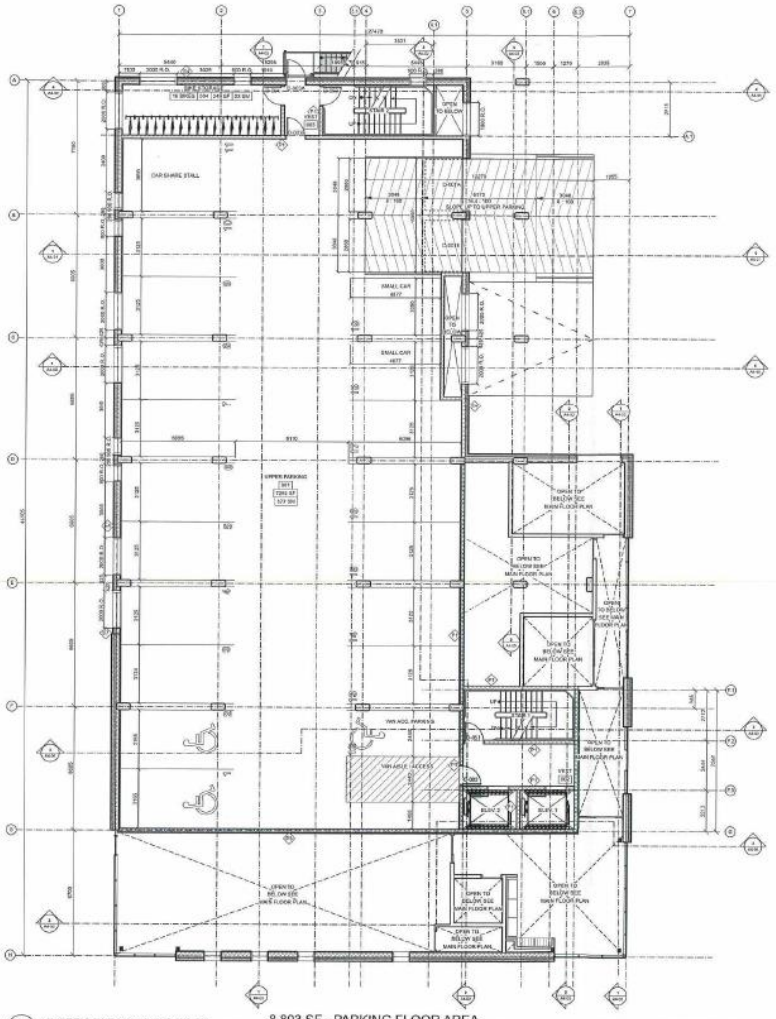
LES SUITES TACHÉ

LOWER PARKING FLOOR PLAN

drawn by: BC/BK/DF
approved by: DF

scale: 1:100
date issued: SEE STAMP
proj. #: 2024.14
rev. #: R4

A2 01



1 UPPER PARKING FLOOR PLAN
A2-03 Scale: 1:100

8,803 SF - PARKING FLOOR AREA

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 166053/26D

SHEET # 4 OF 8

DATE: JUNE , 2026

1m 5m 10m

CONSTRUCTION NORTH

prairie architects inc.

issue / rev.

#	date	issue notes
3	2025.02.28	ISSUED FOR VARIANCE APPLICATION
2	2025.03.07	ISSUED FOR SITE COORDINATION
1	2025.02.24	CLASS D COSTING #1

professional seals

PRELIMINARY — DATE PLOTTED: 2026 May 28 — NOT FOR CONSTRUCTION

PRELIMINARY — DATE PLOTTED: 2026 May 28 — NOT FOR CONSTRUCTION

project information

825 SUITES TACHÉ

825 Taché
Winnipeg, MB
Canada

client

Réseau Compassion Network

Réseau Compassion
102 - 100, rue Marion St.
Winnipeg, MB R2H 2W6

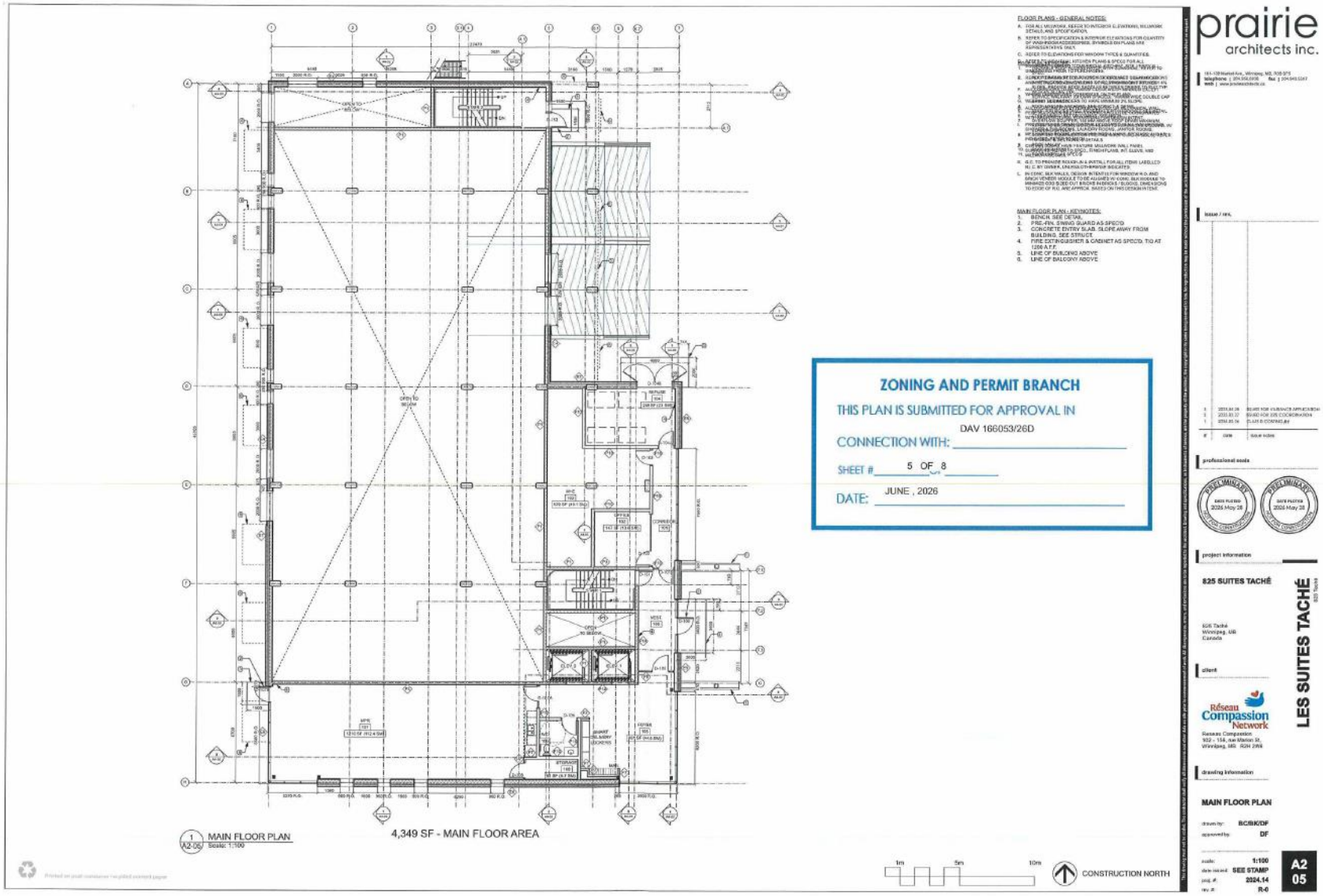
LES SUITES TACHÉ

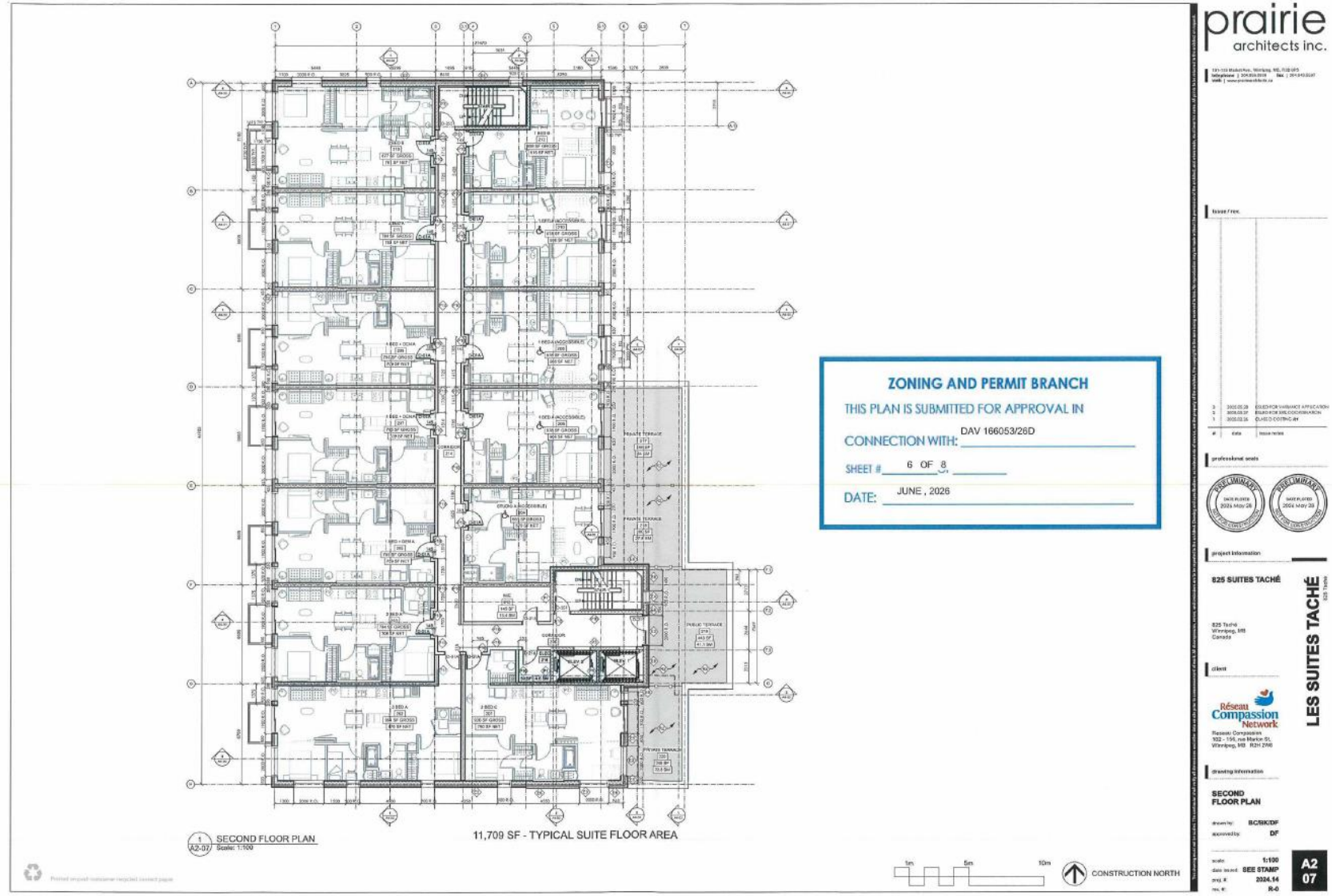
drawing information

UPPER PARKING FLOOR PLAN

drawn by:	BC/BK/DF
approved by:	DF
scale:	1:100
date issued:	SEE STAMP
proj. #:	2024.14
rev. #:	R-0

A2 03


FLOOR PLANS - GENERAL NOTES:
MAIN FLOOR PLAN - KEYNOTES:
1. BENCH, SEE DETAIL
2. PRE-FIN. SWING GUARD AS SPECD
3. CONCRETE ENTRY SLAB, SLOPE AWAY FROM BUILDING, SEE STRUCT.
4. FIRE EXTINGUISHER & CABINET AS SPECD, TIO AT 1200 A.F.F.
5. LINE OF BUILDING ABOVE
6. LINE OF BALCONY ABOVE
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
DAV 166053/26D
CONNECTION WITH:
SHEET # 5 OF 8
DATE: JUNE , 2026
1 MAIN FLOOR PLAN
A2-05 Scale: 1:100
4,349 SF - MAIN FLOOR AREA
1m 5m 10m
CONSTRUCTION NORTH
prairie architects inc.
issue / rev.
professional seals
PRELIMINARY
project information
825 SUITES TACHÉ
LES SUITES TACHÉ
client
Réseau Compassion Network
drawing information
MAIN FLOOR PLAN
drawn by: BC/BK/DF
approved by: DF
scale: 1:100
date issued: SEE STAMP
proj. #: 2024.14
rev. #: R-0
A2 05



prairie
architects inc.
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 166053/26D
SHEET # 6 OF 8
DATE: JUNE , 2026
1 SECOND FLOOR PLAN
A2-07 Scale: 1:100
11,709 SF - TYPICAL SUITE FLOOR AREA
CONSTRUCTION NORTH
825 SUITES TACHÉ
LES SUITES TACHÉ
Réseau Compassion Network
SECOND FLOOR PLAN
1:100
SEE STAMP
2024.14
R-0
A2
07



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CONNECTION WITH: DAV 166053/26D
SHEET # 7 OF 8
DATE: JUNE , 2026

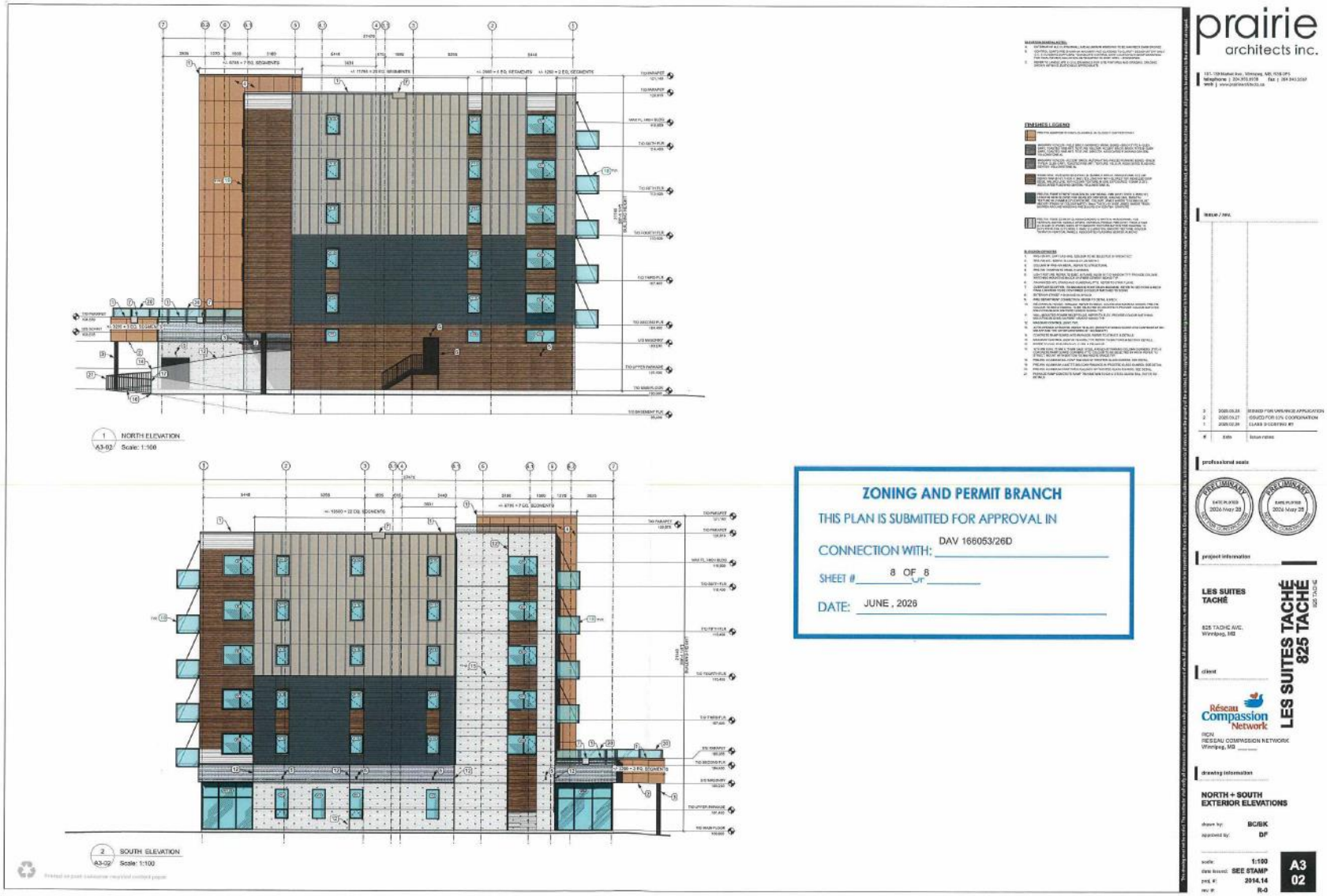
Les Suites Taché
825 TACHÉ

Network
RCN
RÉSEAU COMPRESSION NETWORK
Winnipeg, MB

drawing information
EAST + WEST
EXTERIOR ELEVATIONS

drawn by: BC/SK
approved by: DF
scale: 1:100
date issued: SEE STAMP
proj. #: 2014.14
rev. #: R-0

A3
01



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NORTH ELEVATION
Scale: 1:100
SOUTH ELEVATION
Scale: 1:100
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 166053/26D
SHEET # 8 OF 8
DATE: JUNE , 2026
LES SUITES TACHÉ
825 TACHÉ
LES SUITES TACHÉ
825 TACHÉ AVE.
Winnipeg, MB
client
Réseau Compassion Network
RCN
RESEAU COMPASSION NETWORK
Winnipeg, MB
drawing information
NORTH + SOUTH
EXTERIOR ELEVATIONS
drawn by: BC/BK
approved by: DF
scale: 1:100
date issued: SEE STAMP
proj. #: 2014.14
rev #: R-0
A3
02