Minutes – City Centre Community Committee – July 14, 2026

PUBLIC HEARINGS

Item No. 1 Variance – 1350 Pembina Highway
(Fort Rouge-East Fort Garry Ward)
File DAV 162618/2026D

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 mixed use building to permit:

    A. A north side yard of 3 feet (0.91 metres) instead of 12 feet (3.66 metres) for any storey containing a residential use where windows to the living space or a bedroom within a dwelling unit faces the lot line.

    B. Bird-friendly window not provided.

2. For the establishment of accessory parking area to permit:

    A. A drive aisle width ranging from 17.75 feet (5.4 metres) to 19 feet (5.8 metres).

    B. A parking length of 20 feet (6.1 metres) when accessed directly from the lane.

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 development permits, the owner must submit plans showing the location and design of a suitable window treatment (visual marker) consistent with bird-friendly window design on the Owner's Land ("Works") to the Director of Planning, Property and Development and thereafter must construct the Works in substantial conformance with the window treatment and maintain the Works to the satisfaction of the Director.

DECISION MAKING HISTORY:

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

Moved by Councillor Gilroy,

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

Carried

Moved by Councillor Gilroy,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Gilroy,

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. It meets our housing requirements for affordable housing. It’s a well-thought-out project.

2. It’s on a major corridor where we want to see that density.

Carried

DECISION MAKING HISTORY (continued):

Moved by Councillor Gilroy,

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

Carried

Moved by Councillor Gilroy,

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

Carried

THE CITY OF WINNIPEG
VARIANCE ORDER
CITY CENTRE COMMUNITY COMMITTEE

DAV 162618/2026D

Before:	City Centre Community Committee Councillor Rollins, Chairperson Councillor Gilroy Councillor Orlikow
Hearing:	July 14, 2026 Council Building, 510 Main Street
Applicant:	Freedhome Developments Ltd. (Joshua Smith)
Premises Affected:	1350 Pembina Highway
Legal Description:	LOT 1 DASZ 32/2025, hereinafter called "the land"
Property Zoned:	"CMU PDO1 Malls and Corridors Mature Communities" (Commercial Mixed Use)
Nature of Application:	To vary the "CMU PDO1 Malls and Corridors and Mature Communities PDO-1" Development and Design Standards of the Winnipeg Zoning By-law No. 200/2006 as follows:

1. For the construction of mixed use building to permit:

    A. A north side yard of 3 feet (0.91 metres) instead of 12 feet (3.66 metres) for any storey containing a residential use where windows to the living space or a bedroom within a dwelling unit faces the lot line;

    B. Bird-friendly window not provided;

Nature of Application (continued):

2. For the establishment of accessory parking area to permit:

   A. A drive aisle width ranging from 17.75 feet (5.4 metres) to 19 feet (5.8 metres) instead of 20 feet (6.1 metres);

   B. A parking length of 20 feet (6.1 metres) when accessed directly from the lane instead of 23 feet (7.01 metres).

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. It meets our housing requirements for affordable housing. It's a well-thought-out project.

2. It's on a major corridor where we want to see that density.

ORDER:

The City Centre Community Committee orders that the provisions of the "CMU PDO1 Malls and Corridors and Mature Communities PDO-1" 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 mixed use building to permit:

A. A north side yard of 3 feet (0.91 metres) instead of 12 feet (3.66 metres) for any storey containing a residential use where windows to the living space or a bedroom within a dwelling unit faces the lot line;

B. Bird-friendly window not provided;

2. For the establishment of accessory parking area to permit:

A. A drive aisle width ranging from 17.75 feet (5.4 metres) to 19 feet (5.8 metres) instead of 20 feet (6.1 metres);

B. A parking length of 20 feet (6.1 metres) when accessed directly from the lane instead of 23 feet (7.01 metres).

Subject to the following conditions, 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.

2. That prior to the issuance of development permits, the owner must submit plans showing the location and design of a suitable window treatment (visual marker) consistent with bird-friendly window design on the Owner's Land ("Works") to the Director of Planning, Property and Development and thereafter must construct the Works in substantial conformance with the window treatment and maintain the Works to the satisfaction of the Director.

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

DATE OF ORDER: July 15, 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 August 4, 2026;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD]

(e) refer to Variance Use Order No. DAV 162618/2026D; 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:

Brent Bellamy
Jonathon Freed
Joshua Smith

In Opposition:

Nil

For Information:

Nil

For the City:

D. Chyz-Lund, District Planner, Planning, Property and Development Department
R. Mahé, Land Enhancement Administrator, Office of the Chief Executive Officer

EXHIBITS FILED FOR DAV 162618/2026D

1. Application dated June 25, 2026
2. Notification of Public Hearing dated June 29, 2026
3. Manitoba Status of Title 2131110/1
4. Letter of authorization dated May 22, 2026 from The City of Winnipeg, Gord Chappell for the Director of Planning, Property and Development Department to Freedhome Developments
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Caveat 5663918/1
7. Site Plan
8. Plans, Sheets 1 to 7 inclusive, for File DAV 162618/2026D dated June 25, 2026
9. Report from the Urban Planning Division dated July 6, 2026
10. Inspection Report

Exhibit “9” referred to in File DAV 162618/2026D

ADMINISTRATIVE REPORT

Title: DAV 26-162618\D – 1350 Pembina Hwy

Issue: For consideration of Variances associated with the construction of a mixed use building and accessory parking area

Critical Path: City Centre Community Committee

AUTHORIZATION

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

RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the application to vary the “CMU PDO1 Malls and Corridors and Mature Communities PDO-1" Development and Design Standards of the Winnipeg Zoning By-Law No. 200/2006 as follows:

1) for the construction of mixed use building to permit:

a) a north side yard of 3 feet (0.91 metres) instead of 12 feet (3.66 metres) for any storey containing a residential use where windows to the living space or a bedroom within a dwelling unit faces the lot line;

b) bird-friendly window not provided;

2) for the establishment of accessory parking area to permit:

a) a drive aisle width ranging from 17.75 feet (5.4 metres) to 19 feet (5.8 metres) instead of 20 feet (6.1 metres);

b) a parking length of 20 feet (6.1 metres) when accessed directly from the lane instead of 23 feet (7.01 metres).

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 development permits, the owner must submit plans showing the location and design of a suitable window treatment (visual marker) consistent with bird-friendly window design on the Owner's Land ("Works") to the Director of Planning, Property and Development and thereafter must construct the Works in substantial conformance with the window treatment and maintain the Works to the satisfaction of the Director.

REASON FOR THE REPORT

- The applicant is proposing to build a mixed use building and requires Variances for the north side yard setback, window treatment, and parking area.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 26-162618\D**
RELATED FILES:	DASZ 32/2025
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.612 - (CRESCENT PARK)
SUBJECT:	To vary the "CMU PDO1 Malls and Corridors and Mature Communities PDO-1" Development and Design Standards of the Winnipeg Zoning By-Law No. 200/2006 as follows: 1) for the construction of mixed use building to permit: a) a north side yard of 3 feet (0.91 metre) instead of 12 feet (3.66 metres) for any storey containing a residential use where windows to the living space or a bedroom within a dwelling unit faces the lot line; b) bird-friendly window not provided; 2) for the establishment of accessory parking area to permit: a) a drive aisle width ranging from 17.75 feet (5.4 metres) to 19 feet (5.8 metres) instead of 20 feet (6.1 metres); b) a parking length of 20 feet (6.1 metres) when accessed directly from the lane instead of 23 feet (7.01 metres).
LOCATION:	1350 Pembina Hwy
LEGAL DESCRIPTION:	LOT 1 DASZ 32/2025
APPLICANT:	Joshua Smith (Freedhome Developments Ltd.) 230 Main St Unit 207 Winnipeg, MB R3C 1A8

OWNER: THE CITY OF WINNIPEG
65 Garry St Floor 3rd Flr (C/O PLANNING PROPERTY DEVELOPMENT SERV)
Winnipeg, MB R3C 4K4

HISTORY

A previous Subdivision and Rezoning (DASZ 32/2025), as well as associated Variances (DAV 25-212375\D), were considered by the City Centre Community Committee at its November 24, 2025 meeting. The DASZ was recommended for approval and ultimately approved by Council, while the Variances were approved at the meeting. Both applications were intended to facilitate the construction of a mixed use building on the subject property. At the time of the previous applications, no advanced plans were ready. The present Variance application includes plans at a more advanced state.

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 site is located on the east side of Pembina Highway, north of Dowker Avenue in the Crescent Park neighbourhood of the Fort Rouge – East Fort Garry ward.
- Under the *Complete Communities Direction Strategy 2.0,* the site is in a “Regional Mixed Use Corridor” policy area.
- The subject site has been approved to be Rezoned “CMU” Commercial – Mixed Use district.
- The subject site is accessed by a rear lane which is intended to be further widened.

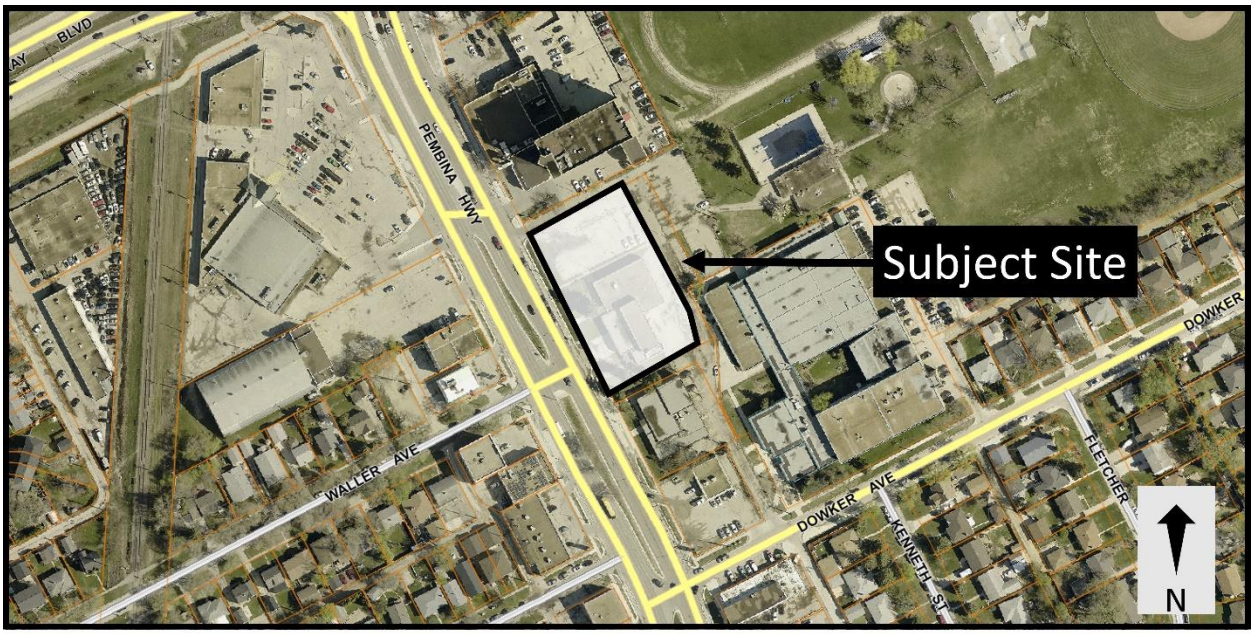


Figure 1: Aerial photo of subject site and surrounding area (flown 2024).

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: a rear lane, then a parking area for a commercial use (a hotel), zoned “C2” Commercial – Community district.

South: A public walkway, then a City of Winnipeg library zoned “PR3” Parks and Recreation – Regional/City-Wide district.

East: A rear lane, then a high school use zoned “PR3” Parks and Recreation – Regional/City-Wide district.

West: Pembina Highway, then commercial uses zoned “C2” Commercial – Community district.

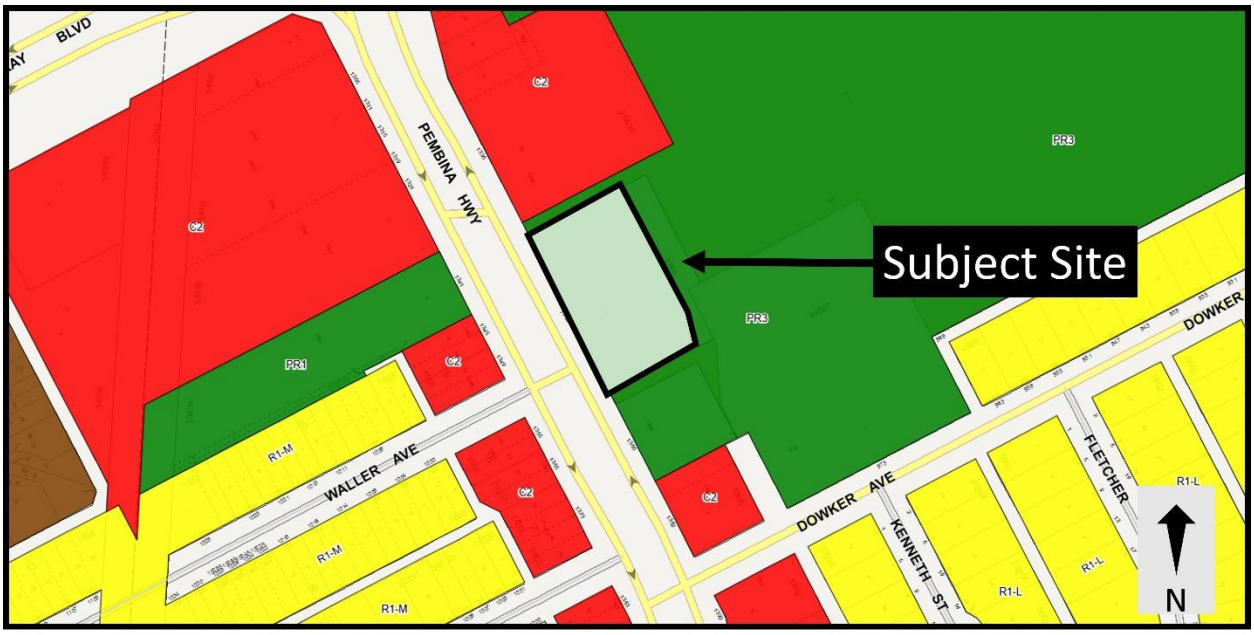


Figure 2: Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a seven-storey, mixed use building. The building would:
    - Include 150 residential dwelling units, of which 40% are intended to be have rents less than 80% of the Median Market Rate.
    - Have a 2’ – 5/8” front yard setback.
    - Have a 4’ south side yard setback.
    - Have a 4’ – 3 ¼” north side yard setback.
    - Include balconies on the north, east and west facades.
    - Be clad primarily in EIFS, with significant floor-to-ceiling window coverage along the Pembina Highway frontage.
    - Have commercial retail unit spaces and entrances facing Pembina Highway.
- The site plan also shows a total of 107 vehicle parking spaces
- Parking spaces are accessed directly from the lane, and from the north portion of the lane.

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. *CCDS 2.0* provides policy guidance when assessing proposals that are seeking entitlements or changes to the *Winnipeg Zoning By-Law*.

The subject site is located in an "Urban Mixed Use Corridor" policy area of *CCDS 2.0*. The following goals and policies of *CCDS 2.0* apply to the proposal:

- Goal 3 - *Ensure Corridors provide a comfortable pedestrian environment and attractive public realm.*

  Regional Mixed Use Corridors

  - *3.7 Encourage development on Regional Mixed Use Corridors to enable a comfortable pedestrian environment and attractive public realm through the use of design elements which may include, but are not limited to the following:*

    3.7.1 Providing minimal building setbacks from the public right-of-way to define the street edge.

    3.7.2 Having entrances provide direct access to the public sidewalk.

    3.7.3 Promoting a fine-grained and transparent street-level façade with active ground floor uses

    3.7.4 Minimizing impacts of vehicular access and parking on the pedestrian environment.

    3.7.5 Promoting pedestrian-scale signage.

    3.7.7 Promoting pedestrian-scale signage.

The proposed building is located close to the front property line, with direct connections to the commercial units and the building lobby from Pembina Highway. The ground-floor uses have significant window coverage and are intended for commercial / programming space, promoting an active ground floor area. Balconies on the second storey and above provide outdoor space directly abutting the street. Together, all of these features prioritize the pedestrian environment and an attractive public realm by ensuring the building wall creates a well defined street edge and by ensuring the front façade treatment promotes the comfort of pedestrians.

- *3.2 Fine-grained local commercial uses and vertical mixed-use buildings with ground floor commercial uses will be encouraged.*
- *3.5 Design the public realm and right-of-way to promote improvements to the pedestrian and cycling environment, including pedestrian- and transit-oriented streetscaping enhancements.*
- *3.10 Use tools such as local area planning, zoning, or design guidelines to further implement these design principles.*

The proposed building includes ground floor commercial uses, significant first floor window coverage, and a dedicated bike parking entrance that all serve to enable a vertical mixed use building that enhances the public realm facing Pembina Highway.

- Goal 4 - *Use Corridors to provide local commercial amenities and opportunities for the surrounding neighbourhood and community.*
    - *Maintain ground floor commercial space when redeveloping properties in Urban Mixed Use Corridors.*

The proposed building will include a commercial uses at the ground floor.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reasons for the Variances

Side yard

- The Malls and Corridors Planned Development Overlay requires 12 feet (3.66 metres) for any storey containing a residential use where windows to the living space or a bedroom within a dwelling unit faces the lot line. This is intended to ensure infill developments are not overly intrusive on the privacy of abutting properties, and that residential uses have some separation space from abutting development to ensure adequate light penetration. In this case, the applicant has proposed a side yard of three feet. For this reason, a Variance is needed.

Bird friendly windows

- The Malls and Corridors Planned Development Overlay requires exterior window treatment to prevent bird collisions. The applicant has not proposed any window treatments on their windows. For this reason, a Variance is required.

Drive aisle width and parking stall length

- Portions of the drive aisle (the road that is internal to the site and provides access to the parking stalls) range from 17.75 feet (5.4 metres) to 19 feet (5.8 metres) instead of the required 20 feet (6.1 metres). For this reason, a Variance is required.
- The parking stalls accessed from the rear lane are 20', while the Winnipeg Zoning By-Law requires those stalls to be 23'. For this reason, a Variance is required.

Analysis of Variances

Side yard

- The north side yard abuts a public lane, followed by the parking area to a hotel. These two spaces provide well over 12' of separation space between the proposed new development and any existing development, ensuring the new development is substantially separated from abutting uses and that the intent of the Malls and Corridors Planned Development Overlay is met. For these reasons, the Variance is supportable.

Bird friendly windows

- The applicant has indicated that they intend to meet the requirements for bird friendly window design, but did not have a finished product to provide with their proposal at the time of application. They wished to proceed with their application to meet their project timelines, but have indicated they will be meeting the bird friendly window requirement. The Urban Planning and Design Division has recommended a condition requiring compliance with the bird-friendly requirements of the Malls and Corridors Planned Development Overlay to ensure that this requirement is still being met. For this reason, the Variance is supportable.

Drive aisle width and parking stall length

- Drive aisle widths are intended to provide enough space for vehicles to pass one another and to maneuver into and out of parking stalls. In this case, the proposed drive aisle width, ranging from 17.75 to 19 feet, represents a minor reduction from the standard and still provides sufficient space for two-way vehicle movement and access to parking stalls.
- The Urban Planning and Design Division generally requires parking stalls accessed from a rear lane to maintain a length of 23 feet. In this instance, however, the proposed rear lane will be at least 23.78 feet wide (7.25 metres), which is wider than most standard rear lanes. In addition, through the previous Subdivision and Rezoning application, a portion of the site was subdivided to create a wider lane, which reduced the buildable area of the site.
- For these reasons, the Variances are supportable.

CONDITIONS OF APPROVAL

A condition has been included that requires the development to provide a suitable window treatment (visual marker) consistent with bird-friendly window design, to ensure the intent of the Malls and Corridos Planned Development Overlay is being met.

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 the establishment of a new multi-family residential development in alignment with the policies of OurWinnipeg 2045 and Complete Communities 2.0.

(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 contributes to the widening of the lane for broader access and the development itself is adequately setback from abutting properties and the buildings on those 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, the proposed Variances enable the establishment of a contextually-sensitive development on a lot where higher-intensity mixed use development is encouraged via the City’s existing policy framework

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

In that, the surrounding area is characterized by a mixture of uses that include both residential and commercial, as well as a tower directly north of the subject site.

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 Goal – City Building

A successful strategy for sustainable city growth uses a variety of planning approaches. It strikes a balance between 'growing out' and 'growing up', offering choices ranging from traditional, single-family neighbourhoods to denser forms of urban housing and new neighbourhoods designed around a mix of land uses and a sustainable transportation system (p.17).

Building a city of complete communities provides the following additional benefits:

- *Minimization of environmental impacts per capita, in support of better air quality, resource efficiency, waste management, and climate change mitigation*
- *Adaptability to climate change and resilience to natural hazards*
- *Promotion of more active lifestyles and increased social interaction* (p.17).

City Building Objectives

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.

City Building Objective 2. Integrate resilient land use, transportation and infrastructure planning, and investments**:**

Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

City Building Objective 3. Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset:

New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to healthy food, daily needs, employment, education, recreation, and green infrastructure (p.31).

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

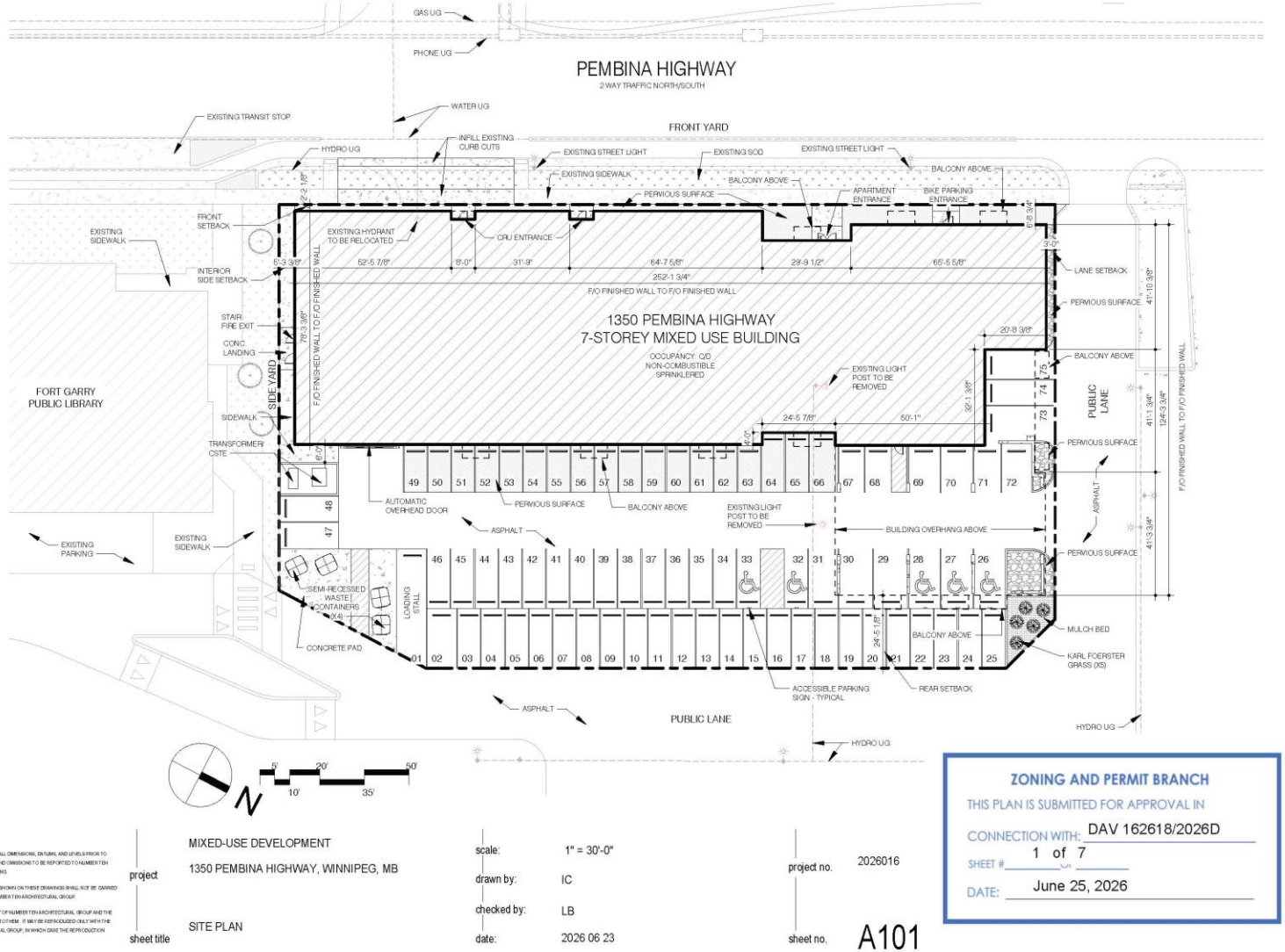
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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:	Dylan Chyz-Lund
Date:	Monday, July 6, 2026
File No.	DAV 26-162618\D

Exhibit “8” referred to in File DAV 162618/2026D



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 162618/2026D
SHEET # 1 of 7
DATE: June 25, 2026

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 TO NUMBER TEN ARCHITECTURAL GROUP BEFORE PROCEEDING.

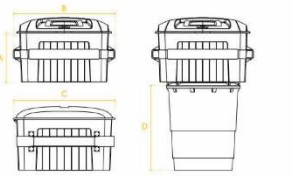
VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION OF NUMBER TEN ARCHITECTURAL GROUP.

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project	MIXED-USE DEVELOPMENT 1350 PEMBINA HIGHWAY, WINNIPEG, MB
sheet title	SITE PLAN
scale:	1" = 30'-0"
drawn by:	IC
checked by:	LB
date:	2026 06 23
project no.	2026016
sheet no.	A101

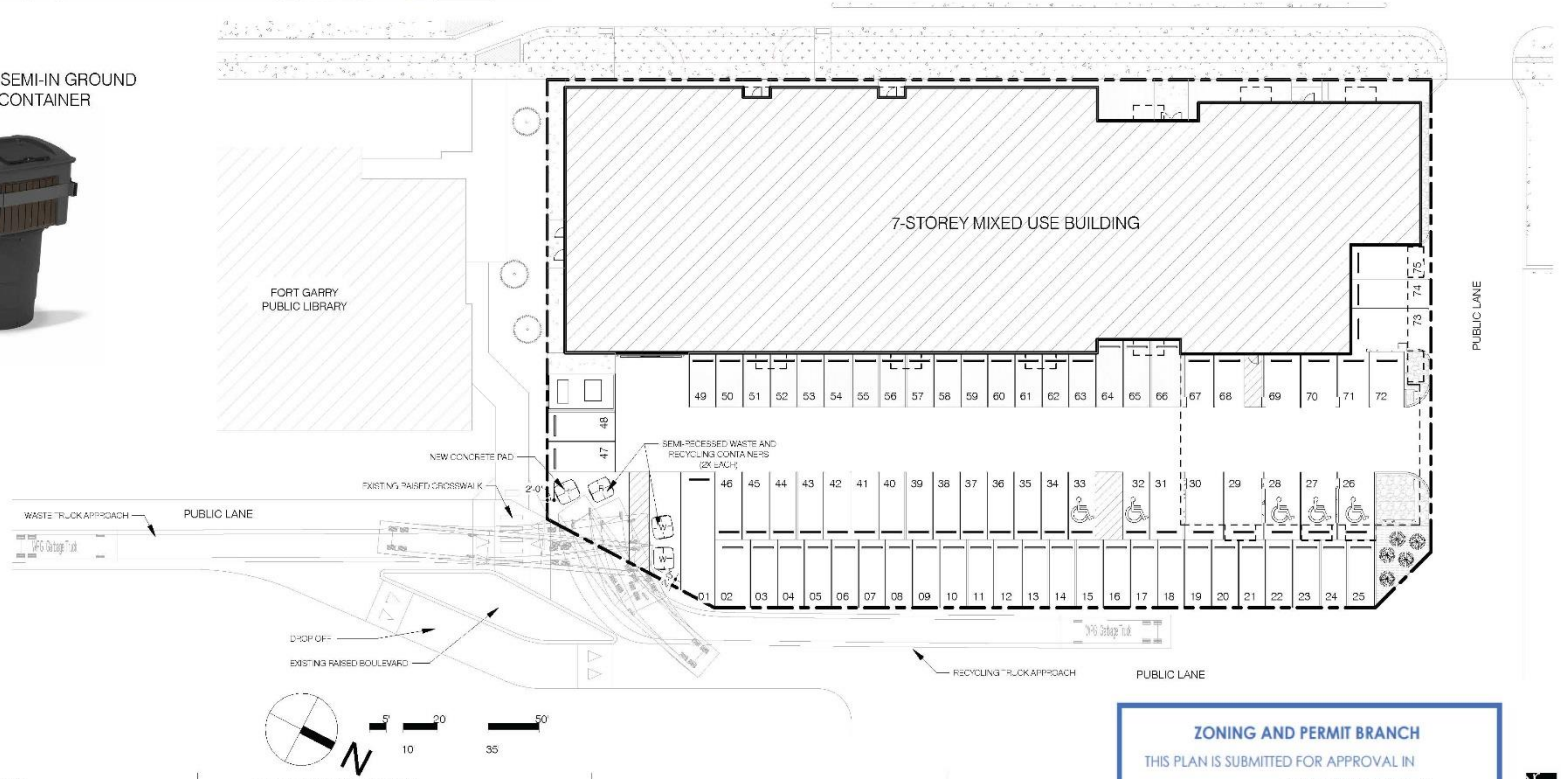
Container Specifications

Load height (A)	43 in
Width (B)	80 in
Length (C)	70 in
Depth in ground (D)	66 in
Capacity - Volume	6.5 yd³
Capacity - Weight	2600 lbs
Waste Feed Opening	19 x 24 in
Cardboard Feed Opening	3.5 x 24 in
Large Cardboard Feed Opening	4 x 40 in



FRONT LOAD SEMI-IN GROUND WASTE CONTAINER





project: MIXED-USE DEVELOPMENT
1350 PEMBINA HIGHWAY, WINNIPEG, MB

sheet title: SITE PLAN - WASTE

scale:	1" = 30'-0"
drawn by:	IC
checked by:	LB
date:	2026 06 23

project no. 2026016

sheet no. A102

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 162618/2026D
SHEET # 2 of 7
DATE: June 25, 2026



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 TO NUMBER TEN ARCHITECTURAL GROUP BEFORE PROCEEDING.

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project: MIXED-USE DEVELOPMENT
1350 PEMBINA HIGHWAY, WINNIPEG, MB

sheet title: MAIN FLOOR PLAN

scale: 1" = 20'-0"
drawn by: IC
checked by: LB
date: 2026 06 23

project no. 2026016

sheet no. A103

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 162618/2026D
SHEET # 3 OF 7
DATE: June 25, 2026



PEMBINA HIGHWAY

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 162618/2026D

SHEET # 4 of 7

DATE: June 25, 2026

EXTERIOR MATERIAL LEGEND

- FIBER CEMENT / EIFS - COLOUR 1
- FIBER CEMENT / EIFS - COLOUR 2
- FIBER CEMENT / EIFS - COLOUR 3

NOTES

1. FINAL COLOUR AND MATERIAL SELECTIONS TO BE CONFIRMED.
2. TYPICAL WINDOWS & PATIO DOORS DIMENSIONS ARE SHOWN ONCE PER ELEVATION

THIS DRAWING MUST NOT BE SCALED.

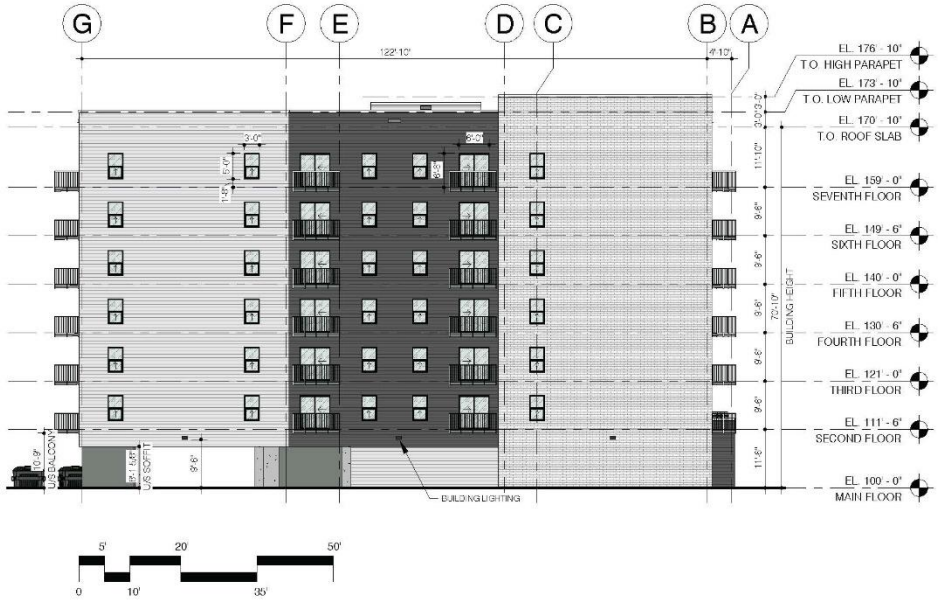
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED TO NUMBER TEN ARCHITECTURAL GROUP BEFORE PROCEEDING.

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project	MIXED-USE DEVELOPMENT 1350 PEMBINA HIGHWAY, WINNIPEG, MB
sheet title	WEST BUILDING ELEVATION
scale:	As indicated
drawn by:	IC
checked by:	LB
date:	2026 06 23
project no.	2026016
sheet no.	A201

number TEN architectural group
Winnipeg Office 204 942.0981
Victoria Office 250 360.2106
architecture ▪ interior design ▪ planning



ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 162618/2026D

SHEET # 5 of 7

DATE: June 25, 2026

EXTERIOR MATERIAL LEGEND

- FIBER CEMENT / EIFS - COLOUR 1
- FIBER CEMENT / EIFS - COLOUR 2
- FIBER CEMENT / EIFS - COLOUR 3

NOTES

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project	MIXED-USE DEVELOPMENT 1350 PEMBINA HIGHWAY, WINNIPEG, MB
sheet title	NORTH BUILDING ELEVATION
scale:	As indicated
drawn by:	IC
checked by:	LB
date:	2026 06 23
project no.	2026016
sheet no.	A202

number TEN architectural group
Winnipeg Office 204 942.0981
Victoria Office 250 360.2106
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ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 162618/2026D

SHEET # 6 of 7

DATE: June 25, 2026

EXTERIOR MATERIAL LEGEND

- FIBER CEMENT / EIFS - COLOUR 1
- FIBER CEMENT / EIFS - COLOUR 2
- FIBER CEMENT / EIFS - COLOUR 3

NOTES

1. FINAL COLOUR AND MATERIAL SELECTIONS TO BE CONFIRMED.
2. TYPICAL WINDOWS & PATIO DOORS DIMENSIONS ARE SHOWN ONCE PER ELEVATION

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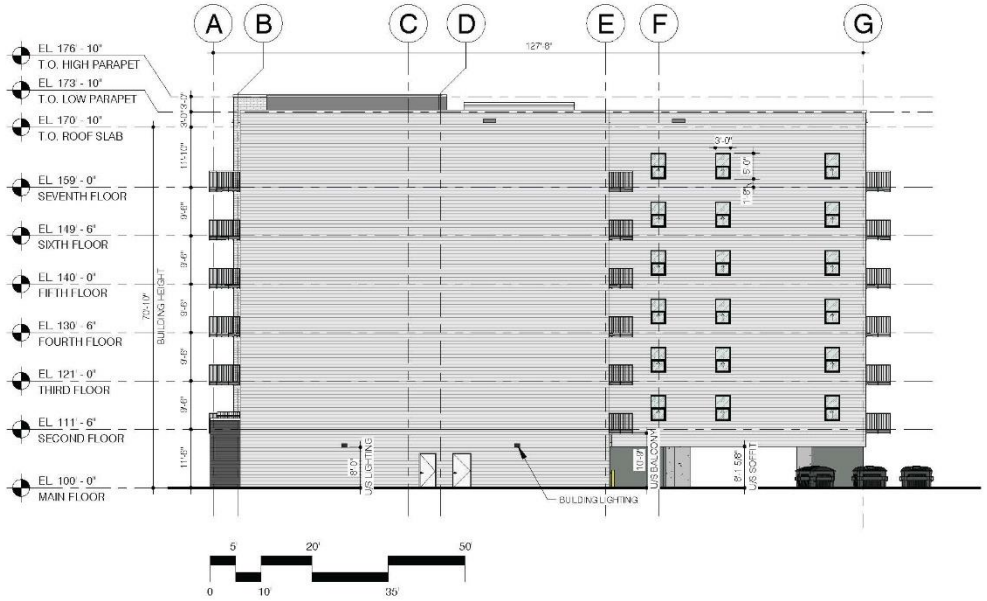
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project	MIXED-USE DEVELOPMENT 1350 PEMBINA HIGHWAY, WINNIPEG, MB
sheet title	EAST BUILDING ELEVATION
scale:	As indicated
drawn by:	IC
checked by:	LB
date:	2026 06 23
project no.	2026016
sheet no.	A203

number TEN architectural group
Winnipeg Office 204 942.0981
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ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 162618/2026D

SHEET # 7 of 7

DATE: June 25, 2026

EXTERIOR MATERIAL LEGEND

- FIBER CEMENT / EIFS - COLOUR 1
- FIBER CEMENT / EIFS - COLOUR 2
- FIBER CEMENT / EIFS - COLOUR 3

NOTES:

1. FINAL COLOUR AND MATERIAL SELECTIONS TO BE CONFIRMED.
2. TYPICAL WINDOWS & PATIO DOORS DIMENSIONS ARE SHOWN ONCE PER ELEVATION

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project	MIXED-USE DEVELOPMENT 1350 PEMBINA HIGHWAY, WINNIPEG, MB
sheet title	SOUTH BUILDING ELEVATION
scale:	As indicated
drawn by:	IC
checked by:	LB
date:	2026 06 23
project no.	2026016
sheet no.	A204

number TEN architectural group

Winnipeg Office 204 942.0981

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