

## ADMINISTRATIVE REPORT

**Title:** DAV 23-107588\C – 1530 Warde AVE

**Issue:** For consideration of a Variance associated with the construction of a mixed use building.

**Critical Path:** Director of Planning, Property, and Development

### AUTHORIZATION

Author	Department Head	CFO	CAO
Simi Jerez, MCP	n/a	n/a	

### RECOMMENDATIONS

The Urban Planning Division **approves** the application to vary the "CMU" dimensional standards of Zoning By-Law No. 200/2006 for the construction of a multi use commercial and multi family building to permit a building height of 68.75 feet (20.96 metres) instead of 64 feet (19.5 metres) as previously approved under DAV 138396/22C.

### REASON FOR THE REPORT

This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

### FILE/APPLICANT DETAILS

**FILE:** DAV 23-107588\C

**RELATED FILES:**

**COMMUNITY:** Riel Committee

**NEIGHBOURHOOD #:** 5.557 - Fraipont (Bonavista) Neighbourhood

**SUBJECT:** To vary the "CMU" dimensional standards of Zoning By-Law No. 200/2006 for the construction of a multi use commercial and multi family building to permit a building height of 68.75 feet (20.96 metres) instead of 64 feet (19.5 metres) as previously approved under DAV 138396/22C.

**LOCATION:** 1530 Warde AVE

**LEGAL DESCRIPTION:** LOT 1 BLOCK 17 PLAN 58702 RCMP

**APPLICANT:** Susan Russell (McGowan Russell Group Inc.)  
825 St Joseph St  
Winnipeg, MB R2H 3A8

**OWNER:** 10114510 MANITOBA LTD.  
260 St Mary Ave 315  
Winnipeg, MB R3C 0M6

## HISTORY

### *Precinct K – Precinct Plan (By-Law 48/2014)*

- On July 16, 2014, Council passed By-law 48/2014 adopting a Secondary Plan for the area identified as Precinct K under the *Complete Communities Direction Strategy*. The plan guides development in the Precinct K area.

### *DASZ 21/2014 (By-law 67/2015)*

- Under DASZ 21/2014 (By-law 67/2015), approximately 243.31 acres of land located at the northwest corner of Melnick Road, Lagimodiere Boulevard and Four Mile Road was rezoned from “RR5” Rural Residential 5 and “R1-M” Residential Single-Family Medium to “R1-S” Residential Single-Family Small; “R1-M”; “RMF-S” Residential Multi-Family Small; “RMF-M” Residential Multi-Family Medium; “CMU” Commercial Mixed-Use; “PR1” Parks and Recreation 1 (Neighbourhood); and “PR2” Parks and Recreation 2 (Community). By-law 67/2015 regarding the subdivision and rezoning was passed by Council on June 17, 2015.
- A zoning agreement was included as a condition of approval for DASZ 21/2014. Among the conditions included was the requirement for plan approval for the multi-family zoned lands:

*That, for the development of any building, and/or accessory parking area and/or signage within the lands zoned “RMF-S” Residential Multi-Family Small, “RMF-M” Residential Multi-Family Medium, or “CMU” Commercial Mixed Use, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage to the Director of Planning, Property and Development and the Riel Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.*

### *DAV 22-138396\C*

- On May 30, 2022, the Urban Planning and Design Division approved the following Variances to facilitate the construction of a mixed-use commercial and multi-family development at 1530 Warde:
  - 1) a front yard of 4.9 feet (1.49 metres) instead of 25 feet (7.62 metres);
  - 2) a corner side yard of 5 feet (1.5 metres) instead of 20 feet (6.1 metres);
  - 3) a building height of 64 feet (19.5 metres) instead of 60 feet (18.29 metres);
  - 4) Molok earth bins instead of a standard wood-fence garbage enclosure.
- The subject application is to further vary item # 3.

## 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 has frontage on three streets, the south side of Warde Avenue, the east side of Evelyn Reese Boulevard and the north side of Jack Reimer Drive, and is located in the Fraipont neighbourhood of the St. Vital ward.
- The subject site is approximately 2 acres in area and is currently undeveloped.
- The site is within an “Established Neighbourhood – Recent Communities (Emerging Community)” under the *Complete Communities Direction Strategy 2.0*, and zoned “CMU” Commercial Mixed Use.
- The site is within the Mixed Use policy area under the Precinct K - Precinct Plan.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2021)

## **SURROUNDING LAND USE AND ZONING (See Figure 2)**

**North:** Warde Avenue; then Fraipont Park zoned “PR2” Parks and Recreation 2 (Community).

**South:** Jack Reimer Drive; then vacant land zoned “R1-M” Residential Single-Family Medium.

**East:** Multi-family residential uses on land zoned “RMF-M” Residential Multi-family Medium.

**West:** Evelyne Reese Boulevard; then vacant land recently rezoned under DASZ 12/2022 to “RMF-S” Residential Multi-family Small and “RMF-L” Residential Multi-Family Large.



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

## **DESCRIPTION OF THE PROPOSED DEVELOPMENT**

- The applicant is proposing to construct a 5-storey mixed use building. The building will encompass 110 residential units and five commercial units on the ground floor.
- A total of 152 parking stalls will be provided. One-hundred and two (102) parking stalls will be located at-grade behind the building and fifty (50) parking stalls will be located below grade under the building.
- As part of the 152 parking stalls, there will be 4 accessible parking stalls, 2 van accessible parking stalls, and 19 small car parking stalls.
- Vehicular access to the property is proposed by way of an approach off Warde Avenue and an approach off Jack Reimer Drive.
- Twenty-two bicycle parking stalls will be provided. Two bicycle parking stalls will be provided near the main entrance to the multi-family residential portion of the building. A secure bicycle storage room accommodating 20 bicycle parking stalls will be provided on the ground floor of the apartment building.
- Six semi-recessed waste bins (i.e., ‘Molok Bins’) will be located within the parking area at-grade behind the building.

## COLLABORATION

### *With the Urban Planning and Design Division*

- The Urban Planning and Design Division has been in communication with the applicant about the proposal since September 2021 via emails and meetings in which the details of the proposed development were discussed.

### *With the Public*

- The applicant did not indicate in the application submission whether any public consultation was undertaken.

## ANALYSIS AND ISSUES

### COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- *The Complete Communities Direction Strategy 2.0 (CCDS 2.0)* is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg.
- The subject property is located in an “Established Neighbourhood – Recent Community” in *Complete Communities’* Urban Structure map. Established Neighbourhoods will accommodate contextually sensitive growth and change to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- With regard to this proposal, the key policy guiding the development of Established Neighbourhoods include:
  - **Goal 7:** *Strategically encourage and guide growth within Established Neighbourhoods through the use of secondary plans.*

### PRECINCT K - PRECINCT PLAN (By-Law 48/2014)

- The subject property is located in the Mixed Use policy area under the *Precinct K Precinct Plan*. Policies guiding development in the Mixed Use policy area are as follows:
  - *Small scale commercial, institutional uses and multiple-family development should be the predominant uses within the Mixed Use areas.*
  - *Buildings shall be encouraged to incorporate minimal setbacks from the street to create a “street wall,” which contribute to a comfortable pedestrian environment.*
  - *Mixed Use areas should be located with access to collector and/or arterial streets, at intersections of higher order roads and/or generally adjacent to Higher Density Residential Areas.*
  - *If appropriate, open space may be provided within Mixed Use areas in the form of outdoor plazas, squares or other such spaces. These spaces may be smaller than typical park spaces but would be developed to a higher standard. The layout and location of open space will be determined during subdivision design.*
  - *Surface parking lots should include landscaping and trees around the perimeter of the lot to provide visual interest, and shade trees and landscaping should be provided between rows of parking stalls.*

## CITY OF WINNIPEG ZONING BY-LAW 200/2006

### *Reason for the Variances*

- The maximum building height in the 'CMU' zone is 60 feet. A Variance was previously approved (under DAV 22-138396/C) to permit a building height of 64 feet. The applicant has requested to increase the degree of Variance to permit a building height of 68.75 feet, therefore, a Variance is required.

## ANALYSIS OF VARIANCES

### *Building Height*

- The Urban Planning Division is supportive of the proposed height Variance noting that the revised height represents a minor variation and there will be no measurable shadow impact on the neighbouring property to the east as the bulk of the building will be setback in excess of 100 feet from this shared property boundary.

## REASONS FOR RECOMMENDATIONS

In the context of Section 247(3), the Urban Planning Division **approves the application** for the following reasons:

- (a) is consistent with Plan Winnipeg and any applicable secondary plan;

*In that the applicant is proposing to develop the site in a manner that is consistent with the policies guiding development of the Mixed Use Policy Area in the Precinct K - Precinct 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 overall intent of the Mixed Use Policy Area in the Precinct K - Precinct Plan is to have mixed use development oriented to the street with minimal front yards. As such the proposed development will be consistent with future development in the area that will be guided by that same vision.*

- (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 applicant is proposing development that is consistent with the secondary plan for the area. As such, the proposed application is the minimum modification of the zoning by-law required to be consistent with the secondary plan.*

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

*In that, as stated previously, the overall intent of the Mixed Use Policy Area in the Precinct K - Precinct Plan is to have mixed use development oriented to the street with minimal front yards. As such the proposed development will be consistent with future development in the area that will be guided by that same vision.*

## CONSULTATION

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

## OURWINNIPEG POLICY ALIGNMENT

**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.

## 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.

## WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

## SUBMITTED BY

Department: Planning, Property and Development  
Division: Urban Planning  
Prepared by: Simi Jerez, MCP  
Date: Friday, January 27, 2023  
File No. DAV 23-107588\C

# Canopy Mixed-Use Development

Winnipeg, Manitoba

LOT 1 BLOCK 17 PLAN 58702 WLTO  
IN LOTS 216, 217 AND 249 TO 252 ROMAN CATHOLIC MISSION PROPERTY

Issued for Variance Application / Plan Approval - January 10th, 2023



ARCHITECT	STRUCTURAL ENGINEERING	MECHANICAL ENGINEERING	ELECTRICAL ENGINEERING	LANDSCAPE ARCHITECTURE	CIVIL ENGINEERING	GEOTECHNICAL ENGINEERING	ENERGY MODELLING	SURVEY
MICHAEL ROBERTSON, MAA	HANEY LUKA, P.ENG.	JACK ABIUSI, P.ENG.	MARK MELIZZA, P.ENG.	SUSAN RUSSELL, M.A.L.A., C.S.L.A.	JOSEPH KALMAR, P.ENG.	GIL ROBINSON, P.ENG.	KELLY WINDER, M.SC., BEMP, P.ENG.	LESLIE NEIL MCLAUGHLIN, M.L.S., C.L.S.
CIBINEL ARCHITECTURE LTD. 560 ACADEMY ROAD WINNIPEG, MB R3N 0E3	CROSIER KILGOUR & PARTNERS LTD. 300-275 CARLTON STREET WINNIPEG, MB R3C 5R6	TOWER ENGINEERING 1-1140 WAVERLEY STREET WINNIPEG, MB R3T 0P4	TOWER ENGINEERING 1-1140 WAVERLEY STREET WINNIPEG, MB R3T 0P4	MCGOWAN RUSSELL GROUP INC. 825 ST. JOSEPH STREET WINNIPEG, MB R2H 3A8	STANTEC 500-311 PORTAGE AVENUE WINNIPEG, MB R3B 2B9	DYREGROV ROBINSON INC. 1-1892 DUBLIN AVENUE WINNIPEG, MB R3H 1A8	CROSIER KILGOUR & PARTNERS LTD. 215-116 RESEARCH DRIVE SASKATOON, SK S7N 3R3	POLLOCK & WRIGHT 2070 NOTRE DAME AVENUE WINNIPEG, MB R3H 0J8
TEL: 204 989 8910	TEL: 204 296 8036	TEL: 204 925 1150	TEL: 204 925 1150	TEL: 204 956 0396	TEL: 204 478 8995	TEL: 204 632 7252	TEL: 306 242 7501	TEL: 204 947 1557

ARCHITECT

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OWNER

**Longboat**  
ASSET MANAGEMENT  
315-260 ST. MARY AVENUE WINNIPEG MB R3C 0M6  
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ISSUE

ISSUED FOR VARIANCE APPLICATION	2023.01.10	1
REVISION / ISSUANCE	DATE	No.

SEAL

PROJECT

CANOPY MIXED-USE DEVELOPMENT  
WINNIPEG, MANITOBA

Sheet Title

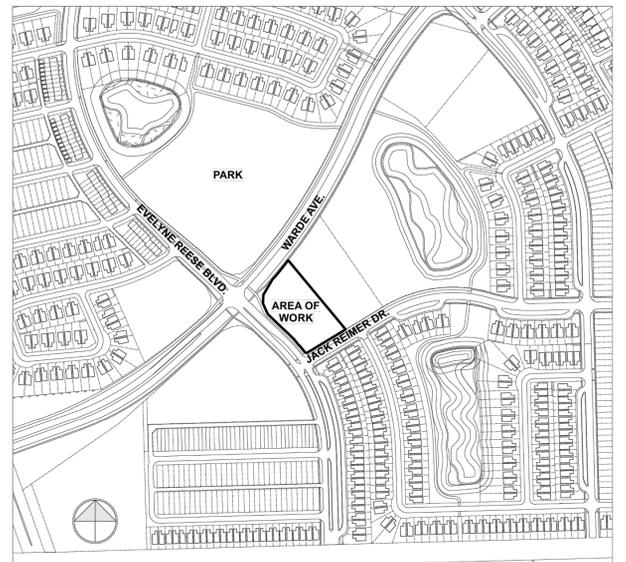
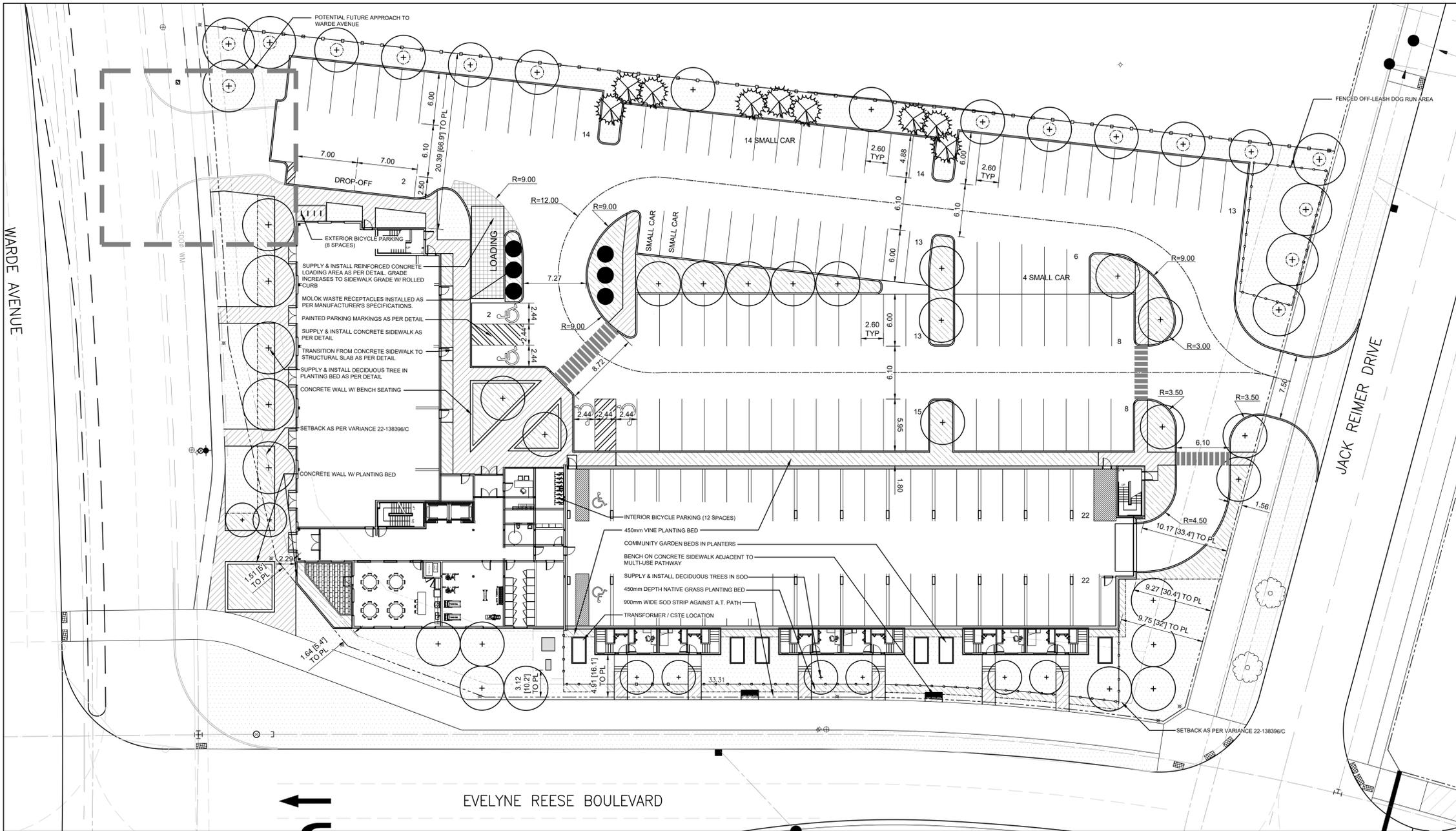
**COVER**

Project No.

Sheet

2160

**A0.00**



**CONTEXT PLAN**

**LEGEND**

- CONCRETE SIDEWALK
- REINFORCED CONCRETE SLAB
- PLANTING BED
- SOD
- SHRUB PLANTING BED EDGE
- PAINTED ISLAND
- PROPOSED BOLLARD
- PROPOSED LOT LIGHTING
- PROPERTY LINE
- PROPOSED PINNED CURB
- EXISTING CURB TO REMAIN
- DETAIL KEY
- DETAIL NUMBER
- SHEET NUMBER
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE

**ZONING**

LOT 1 BLOCK 17 PLAN 58702 WLTO IN LOTS 216 AND 249 TO 252 ROMAN CATHOLIC MISSION PROPERTY  
 LOT SIZE 88,856 sq.ft.  
 ZONING DISTRICT: CMU (COMMERCIAL MIXED USE)

**PROJECT DATA**

GROSS BUILDING AREA: 123,287 sq.ft.  
 TOTAL No. OF UNITS: 110

**LAYOUT PLAN - OPTION B2**

SCALE 1:250



**SITE PARKING SUMMARY**

<b>PARKING REQUIRED</b>		
COMMERCIAL (CAT. 20) STALLS	21 STALLS	
RESIDENTIAL DWELLING (CAT. 3) STALLS	165 STALLS	
20% REDUCTION	(-37 STALLS)	
<b>TOTAL STALLS REQUIRED</b>	<b>149 STALLS</b>	
<b>REQUIRED ACCESSIBLE PARKING</b>	<b>5 STALLS (2 VAN ACCESSIBLE STALLS)</b>	
<b>PROVIDED STALLS</b>		
STANDARD SURFACE STALLS	82 STALLS	
SMALL CAR STALLS	20 STALLS (13.3% OF TOTAL)	
STANDARD PARKADE STALLS	42 STALLS	
ACCESSIBLE STALLS	6 STALLS (6 VAN ACCESSIBLE STALLS)	
<b>TOTAL PROPOSED STALLS</b>	<b>150 STALLS</b>	
<b>BICYCLE PARKING REQUIRED</b>	<b>15 SPACES</b>	
<b>BICYCLE PARKING PROVIDED</b>	<b>20 SPACES</b>	
INTERIOR STORAGE	12 SPACES	
EXTERIOR STORAGE	8 SPACES	

**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. SAWCUT EXISTING PAVEMENT AND CURBS TO ENSURE CLEAN EDGE ON PAVEMENT AND CURBS TO REMAIN (NO BROKEN EDGES).
6. ALL PAINTED PAVEMENT MARKINGS SHOWN WITHIN LIMIT OF WORK & AS NOTED ON PLANS, TO BE INCLUDED IN WORK UNDER THIS CONTRACT.
7. 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.
8. CONTRACTOR TO LAYOUT PARKING AREAS TO ACHIEVE REQUIRED NUMBER OF STALLS IN EACH ROW. SURFACE STALLS ARE 2.75m WIDE BY 6.0m DEEP (UNLESS OTHERWISE NOTED). CONTRACTOR TO REPORT ANY DISCREPANCIES TO CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION.
9. ALL EXISTING TREES, SIDEWALKS, CURBS, FENCING, SOD AND PAVING 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 MIXED 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. REFER TO PLANTING PLAN L2 FOR LAYOUT OF ALL SHRUB BEDS AND TREES. REFER ALSO TO WRITTEN SPECIFICATIONS.
13. ALL SOD TO CITY OF WINNIPEG SPECIFICATION.
14. REFER TO SITE SERVICES DRAWINGS FOR LOCATION OF ALL CATCH BASINS, MANHOLES, FIRE HYDRANTS, ETC.
15. ALL CLAY FILL SHOULD BE PLACED IN MAX 200mm THICK LIFTS AND COMPACTED UNIFORMLY TO A MIN OF 95% STANDARD PROCTOR MAXIMUM DRY DENSITY. AT A MOISTURE CONTENT BETWEEN 5% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698. REFER ALSO TO WRITTEN SPECIFICATIONS.
16. IF ENCOUNTERED DURING EXCAVATION, ANY SILT MUST BE REMOVED PRIOR TO INSTALLATION OF LANDSCAPE WORKS.
17. COMPACTED GRANULAR BASE COURSE AS PER GEOTECHNICAL REPORT RECOMMENDATIONS.
18. MOLOK WASTE RECEPTACLES TO INCLUDE:
  - 18.1. 3x MOLOK M-5000 WASTE CONTAINERS.
  - 18.2. 3x MOLOK M-5000 RECYCLING CONTAINERS.

**ARCHITECT**

**Cibinel**  
Architecture Ltd

560 ACADEMY ROAD WINNIPEG MB R3N 0E3  
T. 204 989 8910

**OWNER**

315-260 ST. MARY AVENUE WINNIPEG MB R3C 0M6  
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**CONSULTANT**

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825 RUE ST JOSEPH WINNIPEG MB R2H 3A8  
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**ISSUE**

ISSUED FOR VARIANCE APPLICATION 2023.01.10 1

REVISION / ISSUANCE	DATE	No.
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**SEAL**

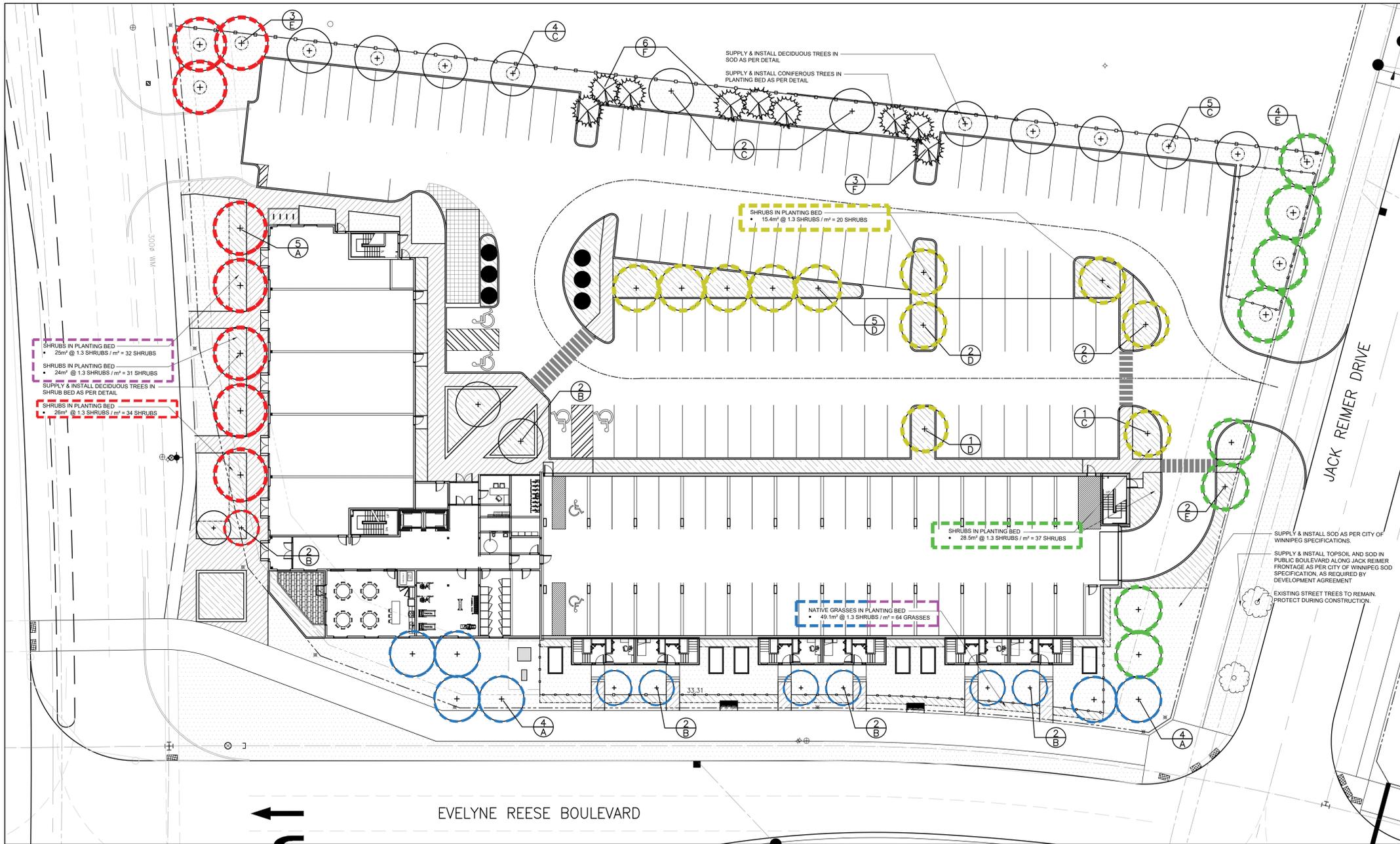
**PROJECT**

CANOPY MIXED-USE DEVELOPMENT  
WINNIPEG, MANITOBA

Sheet Title  
**SITE LAYOUT PLAN**

Project No. Sheet

2160 **L1**



### SUGGESTED PLANT LIST

KEY	COMMON NAME/BOTANICAL NAME	SIZE	REMARKS
<b>DECIDUOUS TREES</b>			
A	SNOWBIRD HAWTHORN / CRATAEGUS x MORDENENSIS 'SNOWBIRD'	65mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m, BRANCHING HT. 1.8m.
B	SPRING SNOW FLOWERING CRAB / MALUS 'SPRING SNOW'	65mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m, BRANCHING HT. 1.8m.
C	TRUE NORTH AMERICAN LINDEN / TILIA AMERICANA 'DUROS'	75mm 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	GOLDEN CASCADE LINDEN / TILIA CORDATA 'GOLDEN CASCADE'	75mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m, BRANCHING HT. 1.8m.
E	BRANDON ELM / ULMUS AMERICANA 'BRANDON'	75mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m, BRANCHING HT. 1.8m.
<b>CONIFEROUS TREES</b>			
F	BLACK HILLS SPRUCE / PICEA GLAUCA var. DENS	3.0m ht.	SPECIMEN, W.B. MACHINE DUG WITH SINGLE UPRIGHT LEADER, STRAIGHT TRUNK, WELL BRANCHED, FULL FORM.
<b>DECIDUOUS SHRUBS</b>			
G	GLOBE PEASHRUB / CARAGANA FRUTEX 'GLOBOSA'	3 GAL.	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN 450mm HT.
H	FLAMING MOUND SPIREA / SPIRAEA JAPONICA 'FLAMING MOUND'	3 GAL.	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN 450mm HT.
J	GOLDFLAME SPIREA / SPIRAEA x BUMALDA 'GOLDFLAME'	3 GAL.	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN 450mm HT.
K	CHARISMA PRESTON LILAC / SYRINGA x PRESTONIAE 'CHARISMA'	3 GAL.	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN 450mm HT.
L	BLUE MUFFIN ARROWWOOD / VIBURNUM DENTATUM 'CHRISTOM'	3 GAL.	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN 450mm HT.
<b>CONIFEROUS SHRUBS</b>			
M	BLUE CHIP JUNIPER / JUNIPERUS HORIZONTALIS 'BLUE CHIP'	3 GAL.	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 5 STALKS IN WELL BRANCHED PLANT, MIN PLANT SPR. OF 750mm HT.
N	SAVIN JUNIPER / JUNIPERUS SABINA	3 GAL.	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 5 STALKS IN WELL BRANCHED PLANT, MIN PLANT SPR. OF 750mm HT.
<b>ORNAMENTAL GRASSES</b>			
P	BULBOUS OAT GRASS / ARRHENATHERUM ELATIUS 'BULBOSUM VARIEGATUM'	6" POT	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN SPR. OF 750mm HT.
Q	PRAIRIE DROPSIED / SPOROBOLUS HETEROLEPIS	6" POT	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN SPR. OF 750mm HT.

### LANDSCAPE PLAN

SCALE 1:250



#### PLANTING NOTES

- LOCATION OF ALL PLANT MATERIAL TO BE MARKED OUT ON SITE AND APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO PLANTING.
- TREES SPACING, UNLESS OTHERWISE NOTED:  
DECIDUOUS TREES: 6.0m MIN.  
CONIFEROUS TREE: 3.0m MIN.
- SHRUB SPACING  
SMALL DECIDUOUS SHRUBS: 600mm O.C.  
MEDIUM DECIDUOUS SHRUBS: 900mm O.C.  
LARGE DECIDUOUS SHRUBS: 1.2m O.C.  
GRASSES: 600mm O.C.
- ALL PLANT MATERIAL TO BE BEST QUALITY. PLANT MATERIAL TO BE REVIEWED ON SITE BY LANDSCAPE ARCHITECT ON SITE PRIOR TO PLANTING. PLANTS NOT ACCEPTABLE ARE TO BE REPLACED AND NEW PLANTS APPROVED PRIOR TO PLANTING. REPLACEMENTS ARE AT THE CONTRACTOR'S OWN COST.
- ALL PLANTING EXCAVATIONS ARE TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT OF DRAINAGE COURSE, FILTER FABRIC AND/OR SOIL.
- ALL SUB DRAINS TO BE CONNECTED TO LDS. REFER TO CIVIL DRAWINGS.
- SHRUB BEDS AT PARKING AREA TO HAVE PLANTS SET BACK SO THAT THERE IS A 450mm WIDE MULCH EDGE ALONG CURB WITH FULL GROWTH OF PLANTS.
- REFER ALSO TO SPECIFICATIONS.
- LANDSCAPE ARCHITECT IN ALL REFERENCES REFERS TO PROJECT LANDSCAPE ARCHITECT (McGOWAN RUSSELL GROUP)

#### LANDSCAPE STATISTICS

STREET EDGE LANDSCAPING (SEE NOTE 1)	REQUIRED	PROVIDED
WARDE AVENUE 68.8m (225.7')		
TREES (1 / 30')	8	9
SHRUBS (3 / 20')	34	34
EVELYNE REESE BOULEVARD 103.8m (340.6')		
TREES (1 / 30')	11	12
SHRUBS (3 / 20')	51	51
JACK REIMER DRIVE 68.0m (223.1')		
TREES (1 / 30')	7	8
SHRUBS (3 / 20')	33	37
BUILDING FOUNDATION LANDSCAPING 169m (554.5')		
SHRUBS (1 / 10')	55	76
PARKING LOT INTERIOR LANDSCAPING 3,452m <sup>2</sup> (37,157 sq.ft.) @5% = 172.6m <sup>2</sup> (1,858 sq.ft.)		
TREES (1 / 300 sq.ft.)	6	11
SHRUBS (1 / 100 sq.ft.)	19	20

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CONSULTANT

825 RUE ST JOSEPH WINNIPEG MB R2H 3A8  
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PROJECT

CANOPY MIXED-USE DEVELOPMENT  
WINNIPEG, MANITOBA

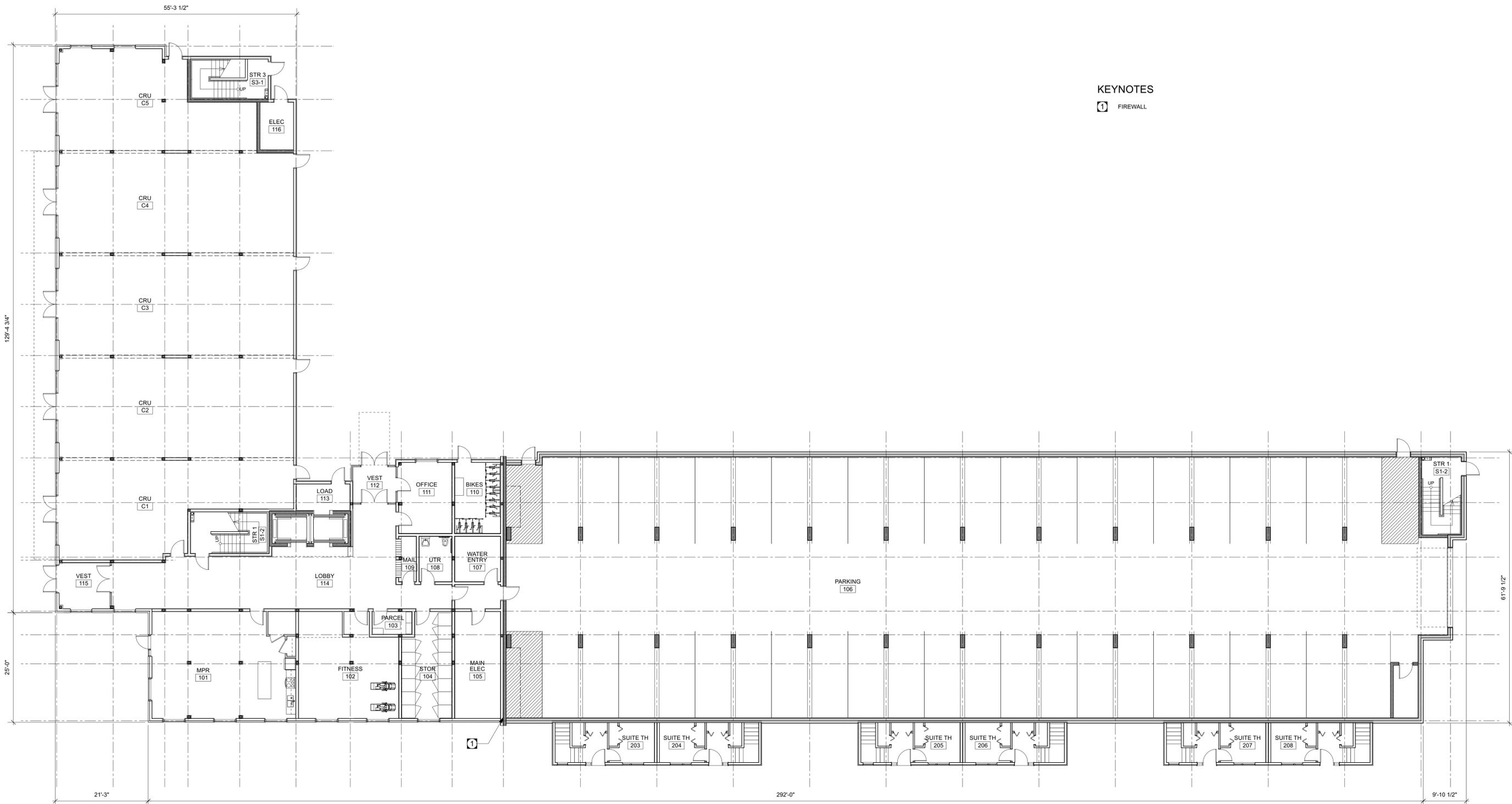
Sheet Title

**SITE LANDSCAPE PLAN**

Project No. Sheet

2160 **L2**





KEYNOTES

① FIREWALL

① LEVEL 1 PLAN  
A2.01 Scale: 3/32" = 1'-0"



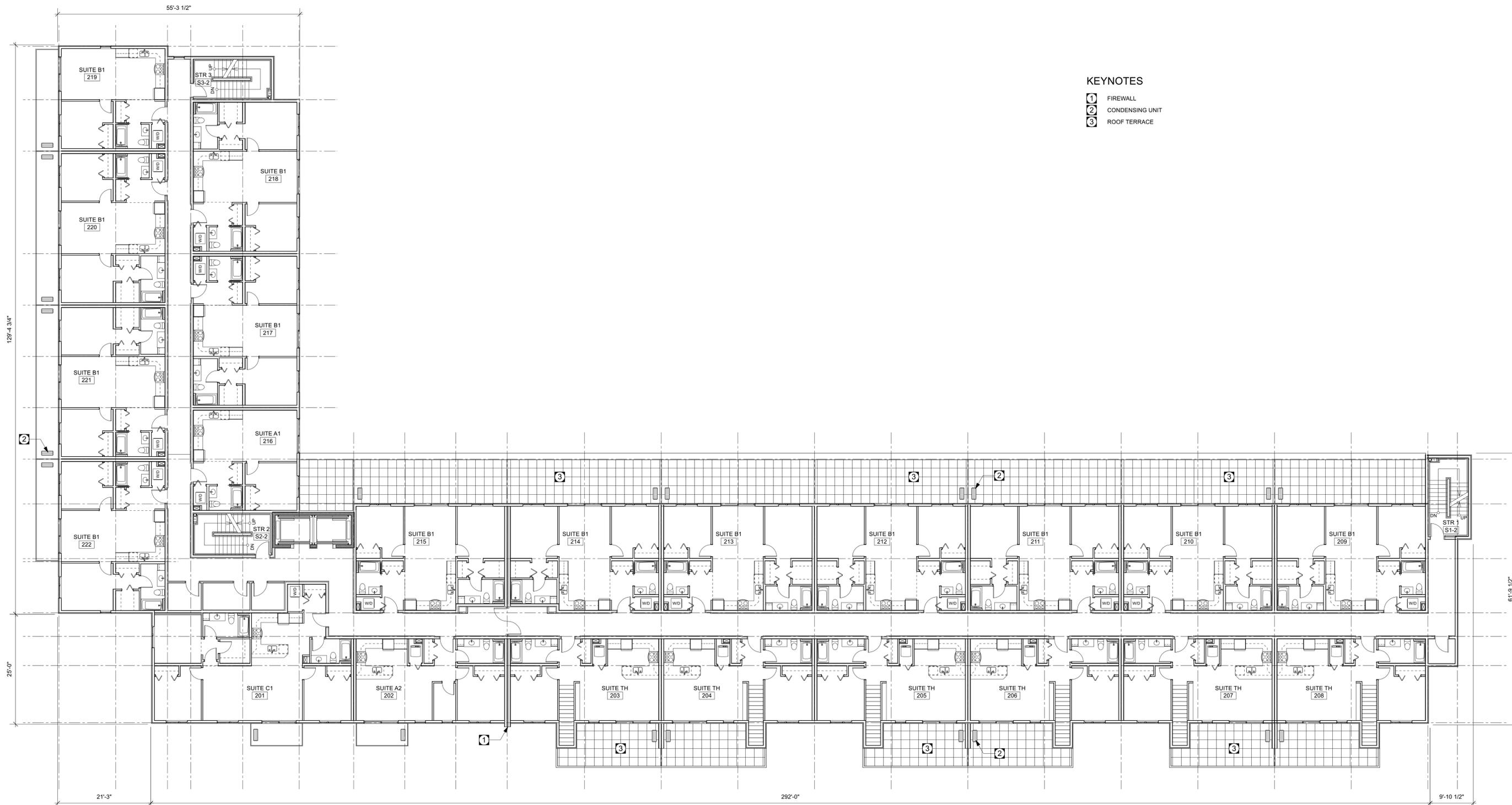
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**LEVEL 1 PLAN**  
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2160 **A2.01**



**KEYNOTES**

- ① FIREWALL
- ② CONDENSING UNIT
- ③ ROOF TERRACE

① LEVEL 2 PLAN  
A2.02  
Scale: 3/32" = 1'-0"



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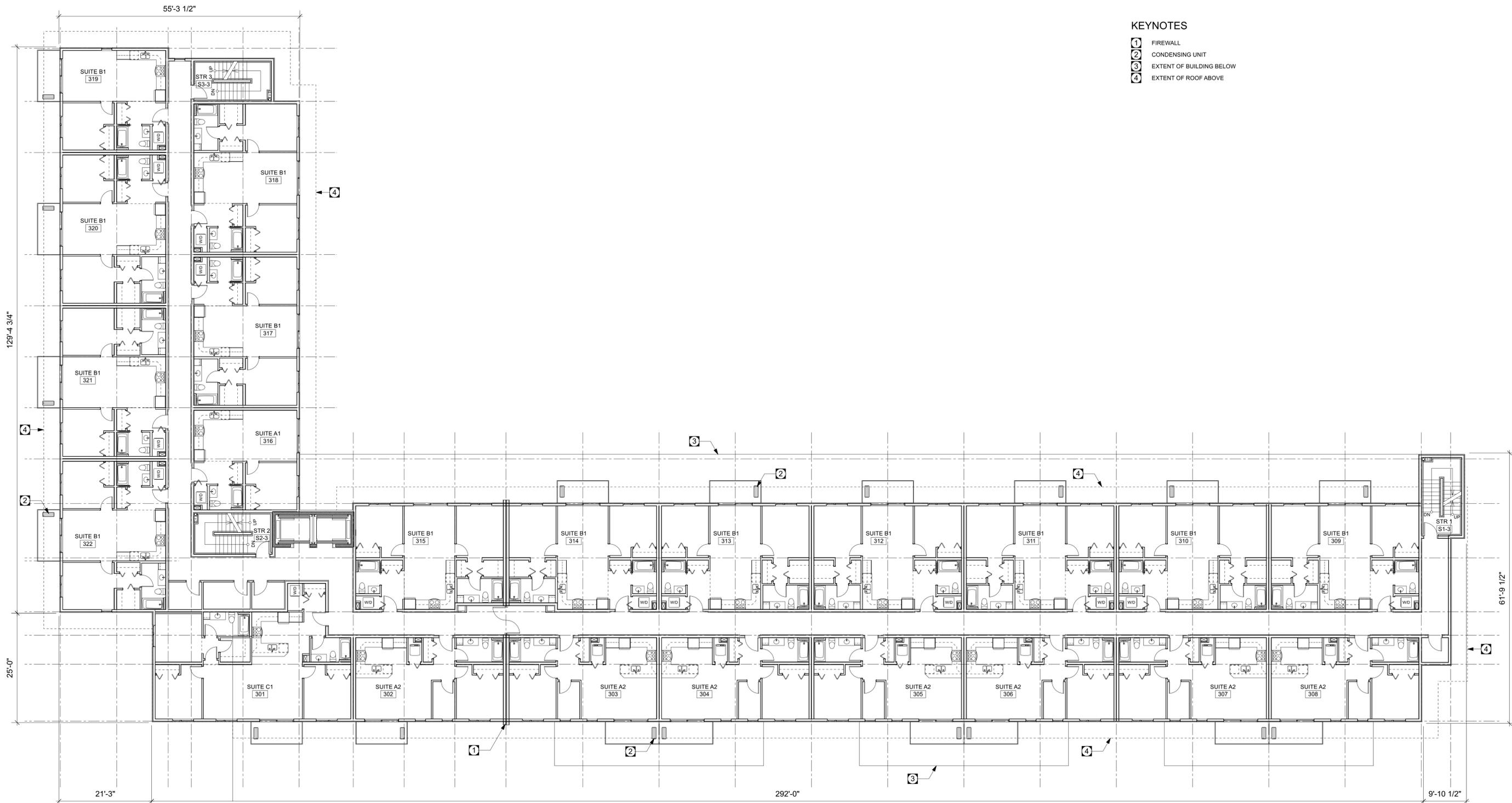
PROJECT  
**CANOPY MIXED-USE DEVELOPMENT**  
WINNIPEG, MANITOBA

Sheet Title  
**LEVEL 2 PLAN**

Project No. Sheet

2160

**A2.02**



- KEYNOTES**
- 1 FIREWALL
  - 2 CONDENSING UNIT
  - 3 EXTENT OF BUILDING BELOW
  - 4 EXTENT OF ROOF ABOVE

1 LEVEL 3 THRU 5 PLAN (TYPICAL)  
 A2.03 Scale: 3/32" = 1'-0"



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**CANOPY MIXED-USE DEVELOPMENT**  
 WINNIPEG, MANITOBA

Sheet Title  
**LEVEL 3 THRU 5 PLAN**

Project No. 2160 Sheet No. **A2.03**



**1 SOUTH ELEVATION (EVELYNE REESE)**  
 A4.01 Scale: 3/32" = 1'-0"



**2 NORTH ELEVATION**  
 A4.01 Scale: 3/32" = 1'-0"

**KEYNOTES**

- 1 ASPHALT SHINGLES
- 2 ACRYLIC STUCCO - MEDIUM GREY - ADEX-201-4E
- 3 ACRYLIC STUCCO - WHITE - ADEX-201-1E
- 4 THIN BRICK VANNER - IRON SPOT
- 5 WOOD GRAIN ALUMINUM SIDING/SOFFIT
- 6 PRE-FINISHED METAL FLASHING
- 7 PAINTED STEEL GUARDRAIL
- 8 GLASS GUARDRAIL
- 9 CABLE TRELLIS / GREEN SCREEN
- 10 ALUMINUM STOREFRONT SYSTEM
- 11 ALUMINUM CLAD CANOPY
- 12 FIREWALL
- 13 PRE-FINISHED METAL LOUVRE
- 14 DOWNSPOUT
- 15 ACCENT LIGHT
- 16 ALUMINUM & GLASS BALCONY PARTITION

**ARCHITECT**

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**PROJECT**

CANOPY MIXED-USE DEVELOPMENT  
 WINNIPEG, MANITOBA

Sheet Title  
**BUILDING ELEVATIONS**

Project No. 2160

Sheet No. **A4.01**



**2 WEST ELEVATION (AT WARDE AVE)**  
 A4.02 Scale: 3/32" = 1'-0"



**1 EAST ELEVATION (AT JACK REIMER)**  
 A4.02 Scale: 3/32" = 1'-0"

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- KEYNOTES**
- 1 ASPHALT SHINGLES
  - 2 ACRYLIC STUCCO - MEDIUM GREY - ADEX-201-4E
  - 3 ACRYLIC STUCCO - WHITE - ADEX-201-1E
  - 4 THIN BRICK VANNER - IRON SPOT
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  - 16 ALUMINUM & GLASS BALCONY PARTITION

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PROJECT  
**CANOPY MIXED-USE DEVELOPMENT**  
 WINNIPEG, MANITOBA

Sheet Title  
**BUILDING ELEVATIONS**

Project No. 2160 Sheet  
**A4.02**



1 VIEW ALONG EVELYNE REESE  
 A9.01 Scale: NTS



2 VIEW ALONG EVELYNE REESE  
 A9.01 Scale: NTS

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CANOPY MIXED-USE DEVELOPMENT  
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Sheet Title

**RENDERINGS**

Project No.

2160

Sheet

**A9.01**