

## PLANNING ADMINISTRATIVE REPORT

**Title:** DCU 26-112620\B – 22 Granite Way

**Issue:** For consideration of a Conditional Use for non accessory parking at grade .

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

### AUTHORIZATION

Author	Department Head	CFO	CAO
D. Iskierski, RPP, MCIP	n/a	n/a	

### DECISION AND CONDITIONS

The Urban Planning and Design Division **approves** the application for a conditional use under the Character Sector regulations of Downtown Winnipeg Zoning By-Law No. 100/04 to permit the establishment of non accessory off street parking at grade use.

Subject to the following conditions:

1. That if any development granted by the Order is not established within two (2) years of the date thereof, the Order, in respect of that Conditional Use shall terminate.

### REASON FOR THE REPORT

- The applicant is proposing to establish a parking area as a principal use so that parking spaces can be leased to others outside of users/occupants of the subject property. The establishment of at-grade parking for this purpose requires a Conditional Use as per the *Downtown 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:** DCU 26-112620\B  
**RELATED FILES:** DAV 111961/26B  
**COMMUNITY:** City Centre Committee  
**NEIGHBOURHOOD #:** 1.166 - (LEGISLATURE)

**SUBJECT:** For a Conditional Use under the Character Sector regulations of Downtown Winnipeg Zoning By-Law No. 100/04 to permit the establishment of non accessory off street parking at grade use.

**LOCATION:** 22 Granite Way  
**LEGAL DESCRIPTION:** LOT 1 DASZ 46/2024

**APPLICANT:** City of Winnipeg (Mike Lennon)  
510 Main St 2nd Floor (Susan A. Thompson Bldg)  
Winnipeg, MB

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

## HISTORY

On November 23, 2023 Council adopted a motion to support the Housing Accelerator Fund (HAF) application to the Federal Government, which included provisions to create a Land Enhancement Office under the direction of the HAF Manager. This office would identify surplus city owned land that could be leased or sold to affordable housing developers/providers and, if required, prepare the land in terms of ensuring it is properly subdivided and/or zoned to facilitate future development.

On December 5, 2023, the Government of Canada, through the Canada Mortgage and Housing Corporation (“CMHC”), entered into an agreement with The City of Winnipeg (the “City”) for \$122.4 million in federal funding from the HAF. This funding is based on the City achieving 3,166 net new building permitted housing units and 14,101 in total (including 10,935 units projected to be permitted without HAF) over the next three years.

On September 26, 2024, Council approved CentrePlan 2050 as a secondary plan by-law. CentrePlan 2050 contains direction related to overall Downtown development, and includes an action item related to development of the surface parking lot to the west of the Granite Curling Club.

On October 1, 2024 Council declared the subject site (Proposed Lot 2) surplus with the express interest in having the Land Enhancement Office subdivide and rezone it for lease or sale to an affordable housing developer to build affordable housing.

The public hearing for DASZ 46/2024 was held by the Standing Policy Committee on Property and Development on February 6, 2025, with no recommendation being agreed upon.

The recommendation of the Public Service was then presented to the Executive Policy Committee (EPC) on February 18, 2025, who concurred with the addition of the following recommendation (“Recommendation 4”):

4. That prior to the issuance of a development permit, the Public Service be directed to work with the proponent and the Granite Curling Club, to develop an adequate parking plan in order to support the operational sustainability of the Club, to the satisfaction of the Director of Public Works and the Director of Planning, Property and Development.

Council adopted the recommendations and approved DASZ 46/2024 on February 27, 2025, with first reading of the bylaw on March 27, 2025.

Pursuant to the provisions of Section 236.1 of the City of Winnipeg Charter, sufficient objections were received by the City and the proposed by-law was referred to the Municipal Board (the “Board”) after first reading.

The Board held a public hearing on August 26, 27 and 28 as well as September 8, 9 and 10 of 2025 and provided their report and recommendation to Council on November 13, 2025.

The Board recommended that Council proceed with second and third reading of the proposed zoning by-law. The Board also recommended an amendment to EPC’s Recommendation 4 as follows:

4. That prior to the issuance of a development permit, the Public Service be directed to work with the proponent and the Granite Curling Club, to develop an adequate parking plan in order to support the operational sustainability of the Club, to the satisfaction of the Granite Curling Club, the Director of Public Works, and the Director of Planning, Property and Development.

In accordance with section 236.1(9) of the Charter, Council must not pass a proposed zoning by-law that has been referred to the Board unless it conforms to the recommendations that the Board has made in respect of the proposed by-law. After reviewing the Board’s Report and Recommendations in consultation with Legal Services, the Public Service recommended to Council not to amend Recommendation 4 because it was not in respect of the proposed by-law, and Council is therefore not required to adopt that recommendation. As a result, it was recommended Council proceed with second and third reading of the by-law with the original conditions set by Council on February 27, 2025.

On December 9, 2025 EPC concurred with the recommendation of the Public Service and recommended to Council to proceed with third reading of DASZ 46/2024 without the amendment recommended by the Board.

On December 18, 2025 Council adopted the recommendation of EPC and gave DASZ 46/2024 third reading bring the bylaw into effect.

The Public Service has continued working with the Granite Curling Club to develop an adequate parking plan prior to the development permit stage. This will include improvements with their lease terms, assessing the potential for a capital fund to support the continued operation of this heritage facility, and identifying on-site and off-site parking options that can meet operational needs while maintaining project viability.

## **DISCUSSION**

### **CRITERIA FOR APPROVAL**

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a Conditional Use with respect to a property may be approved if the Conditional Use:

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

## SITE DESCRIPTION

The subject property is to the east of the most southern portion of Colony Street on the south side of Granite Way with a total frontage of 366.83 feet (111.81 metres) and area of 59,214 square feet (5501.16 square meters). The property is within the “C” Character Sector of the *Downtown Winnipeg Zoning By-law 100/2004*.



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

## SURROUNDING LAND USE AND ZONING

**North:** Granite Way then commercial uses zoned “C” Character Sector.

**South:** Parkland zoned “R” Riverbank Sector.

**East:** Parkland zoned “R” Riverbank Sector then Osborne Street

**West:** Colony Street then parkland zoned “R” Riverbank Sector and multi-family housing outside the Downtown plan area zoned “RMF-M” Residential Multi-Family Medium District.

## DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant is proposing to establish an at-grade parking area that is visible from the public street which is proposed to be used by others outside of the users/occupants of the proposed building.

## COLLABORATIVE PLANNING AND CONSULTATION

*With the Urban Planning and Design Division*

The applicant engaged the Public Service for discussions regarding the proposed conditional use and their application in general.

***Complete Communities Direction Strategy 2.0***

## **Section C1. Downtown**

Goal 2 - Reinforce downtown as the primary focus for economic activity through residential, commercial, and office intensification.

Vacant and underutilized properties

*2.2 Facilitate the redevelopment of vacant or underutilized properties, such as surface parking lots, to support increased residential and mixed-use development, when servicing allows, to achieve a sustainable, inclusive and vibrant Downtown.*

Strategic surface parking

*4.1 Reduce the number of surface parking lots Downtown, and discourage the creation and expansion of standalone surface parking lots, particularly in areas with high pedestrian activity, in accordance with the Downtown Parking Strategy.*

Goal 5 - Facilitate an amenity-rich, enjoyable, and beautiful urban environment that contributes to a high quality of life, to reflect Downtown's importance as the city's preeminent complete community.

### **CentrePlan 2050**

**1.1 Goal:** Embrace and elevate Downtown's unique neighbourhoods and districts.

Legislature and University of Winnipeg

*1.1.20 Explore the feasibility of redeveloping the surface parking lot next to the Granite Curling Club to include both market and non-market housing that supports club operations and/or building maintenance.*

The subject proposal aligns with the above applicable policies for Downtown for the following reasons:

- Enables the intensification of land use on the subject land while providing options to share space such as accessory and non-accessory use parking;
- Results in the conversion of a surface parking lot to a mixed-use development that has less surface parking (reduction from 60 to 39 with 18 of the 39 being located beneath the building); and
- The conditional use relates to *CentrePlan 2050's* intent to redevelop the surface parking lot to the west of the Granite Curling Club while meeting the operational needs of the club.

## **Downtown Winnipeg Zoning Bylaw 100/2004**

*Conditional Use*

### Non-accessory parking

The intention of the regulation is to control and limit the amount of at grade surface parking downtown. In the case of the subject property, the parking is located to the side and rear of a building. Please note that the subject property can only gain access to the street network through a direct approach from the property since it does not have a rear lane. This means the side parking area also includes a drive aisle for access to the rear parking area. Although the new approach in this location is not ideal because it crosses the bike lane on the south side of Granite Way, there is no feasible way to maintain access via the current access along Colony with the need to service the building with loading and garbage facilities. The larger vehicles

required would not be able to pass beneath the building per the Colony access point and therefore require a new approach.

The Conditional Use is supportable because the development itself results in the conversion of a surface parking lot to a mixed-use development that has less surface parking overall. There is a reduction from 60 to 39 with 18 of those stalls being located beneath the building. The flexibility allows any of those stalls to be used by those other than the users/occupants of the site provide options to fully utilize those stalls and hopefully reduce demand for new surface parking elsewhere.

## CONDITIONS OF APPROVAL

The conditions are a standard set of conditions for this type of application. More specifically, the expiration of the conditional use is a redundant reminder that within the Zoning Bylaw it states that if a conditional use is not acted upon within two years, it will expire. The other condition relates to when this Order will come into effect as the area will not be able to be leased during construction so once occupancy permits are obtained, the parking spaces can then be utilized by the Granite Curling Club.

## 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 intent of conditional use is to support club operations which is outlined in CentrePlan 2050.*
- (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 use of the land as non-accessory parking will not effect adjoining properties.*
- (d) is compatible with the area in which the property to be affected is situated.  
*In that the land is currently used as parking.*

## OURWINNIPEG 2045 POLICY ALIGNMENT

### OurWinnipeg 2045 Goal: 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.

### Applicable Policies for Downtown

#### 6.15 Transformative Areas

- Designate Downtown, Corridors, Mixed Use Centres, Major Redevelopment Sites and New Communities as Transformative Areas within the Urban Structure in Complete Communities, representing lands that provide the best opportunities to accommodate significant growth and change.

### **6.17 Downtown Economic Investment**

- Support development that reflects the Downtown’s designation as a Transformative Area and preeminent complete community, as detailed in Complete Communities.

### **6.18 Downtown Economic Investment**

- Facilitate the intensification of Downtown commercial and office uses, innovation, and local enterprises that promote the Downtown as a primary location for economic activity.

## **WINNIPEG CLIMATE ACTION PLAN ALIGNMENT**

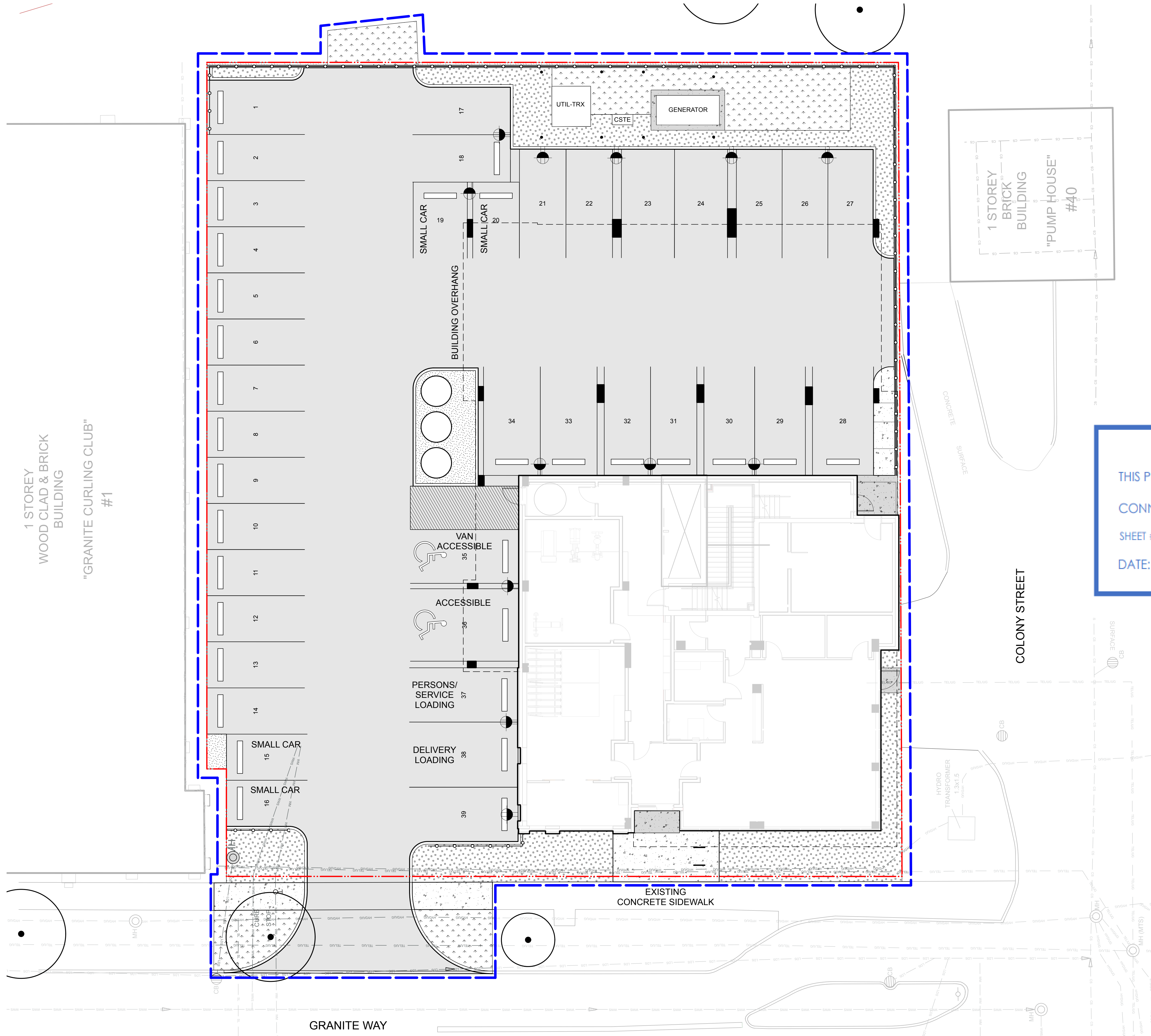
Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the *WCAP* and it was determined the *WCAP* is not applicable to this specific report

## **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: Daniel Iskierski, RPP, MCIP  
Date: February 10, 2026  
File No. DCU 26-112620\B



- LEGEND:**
- PROPERTY LINE
  - LIMITS OF CONSTRUCTION
  - WM --- EXISTING WATERMAIN
  - LDS --- EXISTING LDS
  - WWS --- EXISTING WASTEWATER SEWER
  - CBS --- EXISTING COMBINED SEWER
  - HYDRO --- EXISTING UNDERGROUND HYDRO
  - TELCO --- EXISTING UNDERGROUND PHONE
  - CB --- EXISTING CATCH BASIN
  - MH --- EXISTING MANHOLE
  - WM --- PROPOSED WATERMAIN
  - LDS --- PROPOSED LDS
  - WWS --- PROPOSED WASTEWATER SEWER
  - CB --- PROPOSED CATCH BASIN
  - BARRIER CURB - REFER TO CIVIL
  - RETAINING CURB - REFER TO CIVIL
  - CONCRETE SIDEWALK
  - CONCRETE STRUCTURAL SLAB - REFER TO ARCHITECTURAL
  - ASPHALT - REFER TO CIVIL
  - CRUSHED GRANULAR
  - PLANTING BED WITH WOODCHIP MULCH
  - 4' DECORATIVE METAL FENCE WITH CUSTOM PANEL ARTWORK
  - CURB STOP
  - BIKE RACK

**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.

- MATERIALS PLAN NOTES:**
1. INSTALL HARD SURFACE MATERIALS PER DRAWINGS AND SPECIFICATIONS PRIOR TO SOFT LANDSCAPE.
  2. PLACE ALL HARD LANDSCAPE MATERIALS TO FORM SMOOTH, UNBROKEN, CONTINUOUS AND ACCESSIBLE FINISHED SURFACES CONFORMING TO DESIGN GRADES AND DETAILS. REFER TO CIVIL FOR GRADING PLAN.
  3. ENSURE ADJACENT SURFACES MEET FLUSH AND TRUE WITHOUT BREAKS, RIDGES OR TRIPPING HAZARDS.
  4. ANY AREA DISTURBED BY CONSTRUCTION NOT SHOWN ON THIS DRAWING MUST BE RETURNED TO ITS ORIGINAL CONDITION.
  5. REPORT ANY ON SITE DISCREPANCIES TO THE CONSULTANT IMMEDIATELY.

**ZONING AND PERMIT BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DCU 112620/26B

SHEET # 1 OF 3

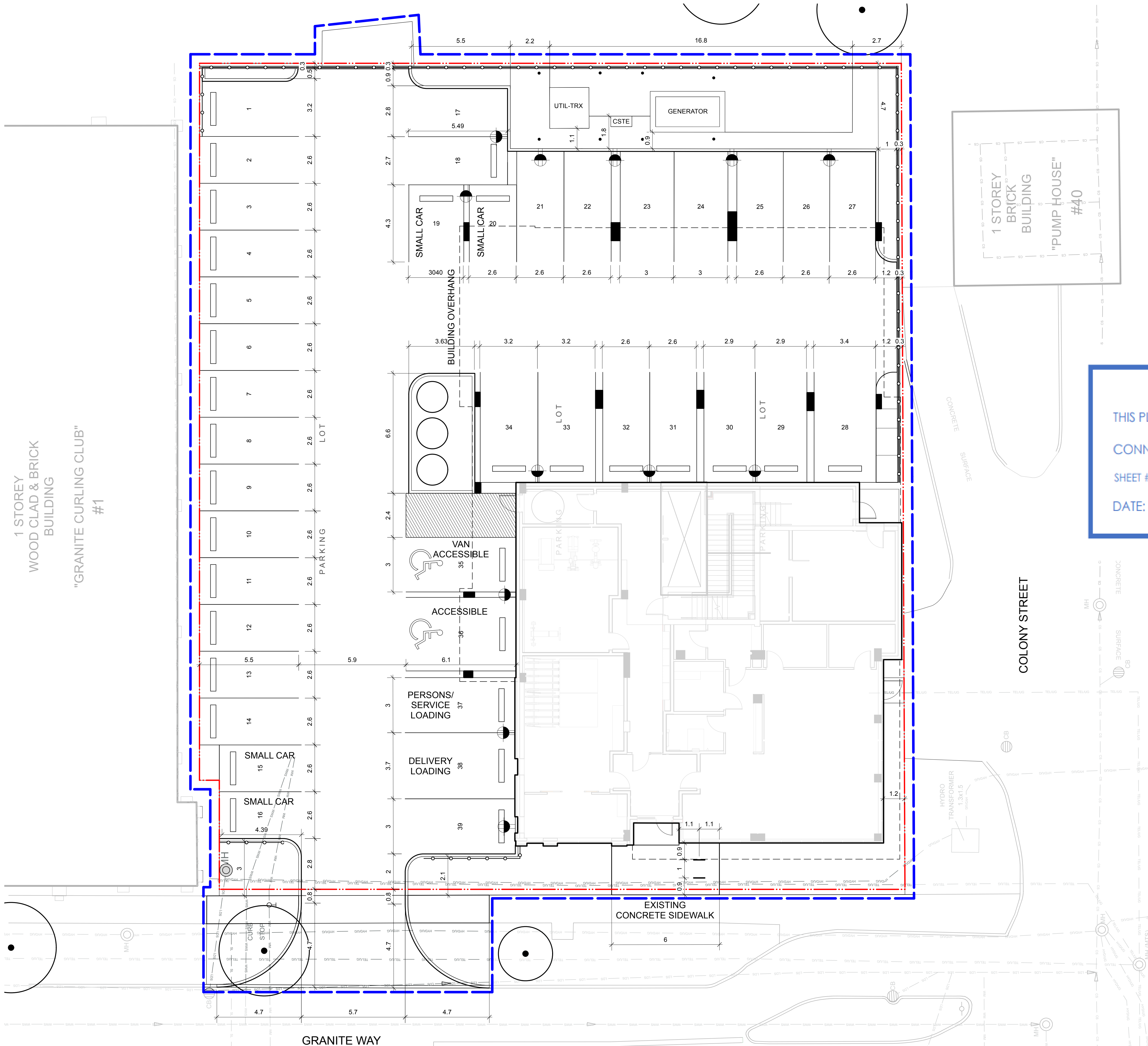
DATE: February 2, 2026

**PRELIMINARY - NOT FOR CONSTRUCTION**

**HTFC**  
PLANNING & DESIGN

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

PROJECT TITLE		
GRANITE RIVERSIDE COMMONS		
WINNIPEG, MANITOBA		
SHEET TITLE		
MATERIALS PLAN		
DRAWN AL	REVIEWED GM	DRAWING NO. <b>L1.2</b>
SCALE 1:100	PROJECT NO. 24-067	



- LEGEND:**
- PROPERTY LINE
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  - CURB - REFER TO CIVIL
  - RETAINING CURB - REFER TO CIVIL
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- LAYOUT PLAN NOTES:**
- ENSURE EXISTING SERVICES ARE LOCATED ON SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL DAMAGE CAUSED TO SERVICES DURING SITE CONSTRUCTION.
  - ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
  - STAKEOUT DESIGN AND CONFIRM LAYOUT WITH CONSULTANT ON SITE PRIOR TO PROCEEDING WITH ROUGH GRADING.
  - REPORT ANY ON SITE DISCREPANCIES TO THE CONSULTANT IMMEDIATELY.

**ZONING AND PERMIT BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DCU 112620/26B

SHEET # 2 OF 3

DATE: \_\_\_\_\_

NO.	ISSUE NOTES	DATE



PROJECT TITLE

**GRANITE RIVERSIDE COMMONS**

WINNIPEG, MANITOBA

SHEET TITLE

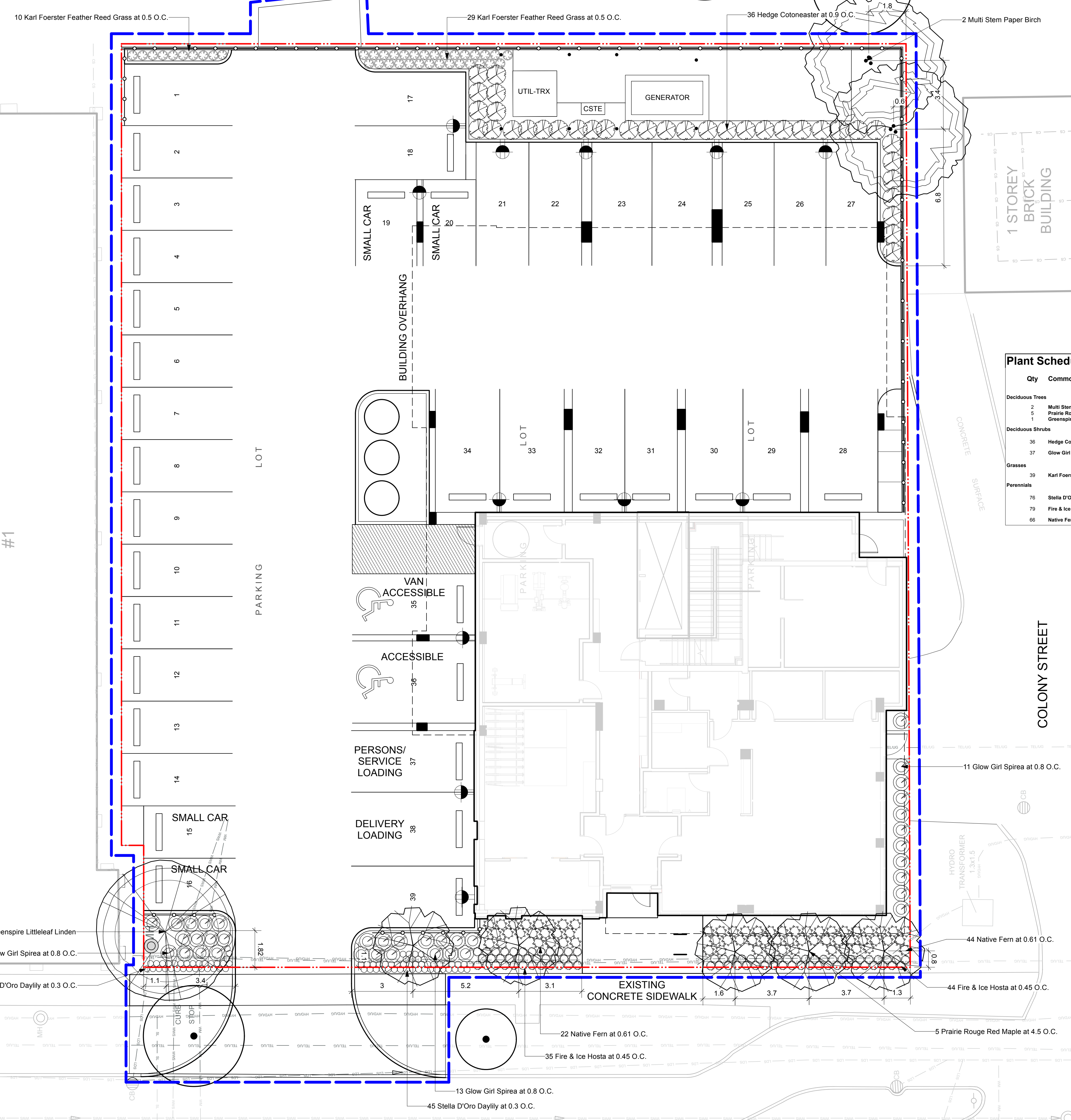
**LAYOUT PLAN**

DRAWN AL	REVIEWED GM	DRAWING NO. <b>L1.3</b>
SCALE 1:100	PROJECT NO. 24-067	

**PRELIMINARY - NOT FOR CONSTRUCTION**

2022-11-04

2022-11-04



- LEGEND:**
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- PLANTING PLAN NOTES**
- OBTAIN APPROVAL OF SHRUB BED DEPTHS AND PLANTING MEDIUM COMPOSITION PRIOR TO COMMENCING PLANTING.
  - LAYOUT ALL PLANTS IN BEDS FOR CONTRACT ADMINISTRATOR APPROVAL PRIOR TO COMMENCING PLANTING.
  - INSTALL SHRUB BEDS, SHRUBS, PERENNIALS, GROUNDCOVERS AND MULCH PER DETAILS.
  - REMOVE EXTRA MATERIALS AND LEAVE THE SITE IN A CLEAN, TIDY CONDITION AFTER EACH PLANTING AREA IS COMPLETED.
  - ALL DAMAGE TO ADJACENT SOD AND PLANTINGS MUST BE REPAIRED BY THE CONTRACTOR PRIOR TO PROJECT COMPLETION.
  - REPORT ANY ON SITE DISCREPANCIES TO THE CONTRACT ADMINISTRATOR IMMEDIATELY.

**Plant Schedule**

Qty	Common Name	Botanical Name	Size	Comments
<b>Deciduous Trees</b>				
2	Multi Stem Paper Birch	Betula papyrifera	60 mm cal.	3.5 to 4.0 m ht., 11 major branches 2.0 m above grade
5	Prairie Rouge Red Maple	Acer rubrum 'Prairie Rouge'	60 mm cal.	3.5 to 4.0 m ht., 11 major branches 2.0 m above grade
1	Greenspire Littleleaf Linden	Tilia Cordata 'Greenspire'	60 mm cal.	3.5 to 4.0 m ht., 11 major branches 2.0 m above grade
<b>Deciduous Shrubs</b>				
36	Hedge Cotoneaster	Cotoneaster lucidus	300 to 400 mm ht.	4 major basal branches. Well formed, bushy plants. Container stock.
37	Glow Girl Spirea	Spiraea betulifolia 'Tor Gold'	300 to 400 mm ht.	4 major basal branches. Well formed, bushy plants. Container stock.
<b>Grasses</b>				
39	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'		
<b>Perennials</b>				
76	Stella D'Oro Daylily	Hemerocallis 'Stella D'Oro'	150 mm (6") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
79	Fire & Ice Hosta	Hosta 'Fire & Ice'	150 mm (6") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
66	Native Fern	Matteuccia struthiopteris	150 mm (6") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.

**ZONING AND PERMIT BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DCU 112620/26B

SHEET # 3 OF 3

DATE: \_\_\_\_\_

V 2026-01-14  
DATE

**TFC**  
NING & DESIGN  
East Winnipeg, MB R3B 0R3  
WEB htfc.ca

**PRELIMINARY - NOT FOR CONSTRUCTION**

PROJECT TITLE

**GRANITE RIVERSIDE COMMONS**

WINNIPEG, MANITOBA

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SHEET TITLE

**PLANTING PLAN**

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DRAWN AL	REVIEWED GM	DRAWING NO. <b>L1.4</b>
SCALE 1:100	PROJECT NO. 24-067	