Agenda – City Centre Community Committee – June 6, 2017

REPORTS

Item No. 22 Plan Approval – 710 Westminster Avenue (Fort Rouge – East Fort Garry Ward) File DASZ 21/2015

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning Division is recommending that the plans requiring Schedule "A" approval per DASZ 21/2015 be approved.

ADMINISTRATIVE REPORT

ISSUE: Plan Approval – 710 Westminster Avenue

Critical Path: City Centre Community Committee as per DASZ 21/2015

AUTHORIZATION

Author	Division Head	CFO	CAO
R. Galston	Braden Smith, RPP		

RECOMMENDATIONS

The Urban Planning Division is recommending that the plans requiring Schedule "A" approval per DASZ 21/2015 be **approved.**

DISCUSSION

- The plans submitted are in close alignment with the plans that were shown at the public hearing in 2015.
- The applicant has worked closely with the Urban Planning Division in order to ensure the development fits the context of the surrounding neighbourhood.
- The building design features a high degree of permeability through the provision of active entrances and glazing on both the Westminster Avenue and Maryland Street facades, including commercial retail units and townhouse units. The townhouse units include small patio spaces and planting along much of the Maryland Street facade.
- Additional articulation is provided through the use of various building materials and colours.
- The parking area of the subject property is accessed from a public lane at the rear of the property, and is not visible from the street.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, permits may be issued for the construction of a mixed use development.

CONSULTATION

In preparing this Report there was consultation with: N/A

SUBMITTED BY	
Department	Planning, Property and Development
Division	Urban Planning

DivisionUrban PlanningPrepared byRobert GalstonDate:May 30, 2017



TYPICAL CONCRETE EXTERIOR WALL [Ref 29.2] TITS WALL SYSTEM OR STUCCO SYSTEM STUECO HITALIATI 5.1/2 EXTEDED POLYSTYRENE ISSULATION DRAVAGE MAT VAPUR INFORMARIE / AR / WATER BESSTV (ENROBANE CP CONCRETE WALL (SEE STRUCTURAL) ECTEMOR

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EXTERIOR 2x6 STUD WALL - STUCCO [R_{eff} 29 52] WI EIFS WALL SYSTEM OR STUECO SYSTEM E45 WALLSYSTEM 02 STUCCO STSTEM STUCCO HELAL LAN TALLAL AND STATEMENT STSTEME INSOLATION TALLAL AND STATEMENT STSTEME INSOLATION TALLAL AND STATEMENT ALC AND STATEMENT WOOD STOL ISTESTACTIONAL WOOD STATE STATEMENT ALC AND TAGEN STATEMENT WOOD STATE STATEMENT WOOD STATEMENT ST

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STOREFRONT CURB WALL (Rev 27.37)

4-HR FRR CONCRETE EXTERIOR WALL [Res 27.76] S WALL SYSTEM OF STUCCO SYSTEM (NOR-COMBUST 8: 6)

STUCCO HTAL LATH 5 1/2 SEVI-9 GID HIMERAL FORE INSULATION BAAVAGE ALT WARDER / ART WARER RESISTIVE HEMBRAVE CP CONCERTE WALL (SEE STRACTURAL) 7/8 25 GA (A. V. STEFL FURRING CHANNEL 1/2 GWB

2-HR FRR EXTERIOR WALL [Rev 20.73]

EFS WALL SYSTEM OF STUCCO SYSTEM (NON-COMBUST BLE)

2- HR FRR EXTERIOR WALL (NON-COMBUSTIBLE) (Rgr 27.54)

EPS WALL SYSTEM OR STUCCE SYSTEM (NCV-COMBUST # E) AND STITE WE SHOW

VAPOUR BARRIER 12) LAYERS 5/8° TYPE-X EXTERIOR GWB CONCRETE EXTERIOR WALL (HON-COMBUSTIBLE) [R_{DV} 27.31]

VARIANCE HAT VAPILA / AR / WATER RESIST VE HEMBRANE CIP CONCRETE WALL (SEE STRUCTURAL)

education (127) edit walk start read Starten (127) (127) 5 - 200 17 - 200

1-HR FRR EXTERIOR WALL (Rev 30.6)

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POB (ULC Draigh Na. (251) (STC 52) LIFS WALL SYSTEM OR STUCCO SYSTEM (VON-COMBUSTIBLE) STOCED HETALLATH 5 1/2 SEMI-R GID MINERAL FIBRE INSULATION

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2X4 STUD 1-HR FRR PARTITION 5/10 "(""- x GWB (EA, 5:00) 2 x 4 W000 5103 (B 16:0 C

CONCRETE 1NR INTERIOR WALL

5/8: TYPE-X 6W8 2 X 4 W000 SFU0 @ 16:0 C

2X4 W000 STUD (& 16 0 C 5/8 TYPE-X GW3

DOUBLE STUD CRU PARTITION

1/2 TYPE-X 6W3 2 X 4 W000 STUD @ 16 0 C 1 V003 2 X 4 W003 STUD @ 16 0 C 1/2 TYPE-X 6W3

1/2 GW8 2 X 4 WC00 STUD @ 16 0 C 1/2 GW9

1/2 6W8 2 X 4 W000 5TUD @ 16 0 C

1 5/8 TYPE-X GWB (SHAFT SIDE) 2 X 4 W000 STUD (0 16 0 C 5/8 TYPE-X GWB

1/3" GWB 2 X 6 W000 STUD (@ 16' D.C 1/2' GWB

SHAFT WALL 1-HR FRR

2X6 STUD PARTITION

2X4 STUD PARTITION - 6WB 1 SIDE ONLY

2X4 STUD PARTITION

8: CP CONCRETE (SEE STRUETURAL) 7/8: FURRING CHAINEL 1/2: FURRING CHAINEL

DOUBLE STUD 1HR FIRE-RATED PARTITION

4-HR CONCRETE FIRE WALL

24-mil (21-m) (24-62-21-11) 17-6449 245 (490) (210) (20-16) (20-16) 14-857AC 17-2 (493) 17-2 (493) 17-2 (493) 17-2 (493) 17-2 (494 2-HR FIRE WALL

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(1) TAG PLYWOOD SHEAT HIN WOOD JOISTS AS PER STRUCT C/W ACOUSTIC INSULATION RESULENT CHANNEL (2) 5/8 TYPE-X GWB TYPICAL 2-HR FRR WOOD FLOOR 292

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SLAB ON GRADE

REINFORCED CIP CONCRETE SLAB ON GRADE (SEE STRUCTURAL) 1.1/2 TRTRUDED POLYSTRENE INSULATION HOLLOW CORE CONCRETE 2HR FRR FLOOR [Row 36.1]

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TYPICAL ROOF (R_ 39.0)

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TERRACES 1-HR FRR ROOF [R_{eft} 38 B]

SPECTR VERSION DECEMBER 2000 D

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5-2.6 PARKADE CONCRETE WALL FLOWAT DVS 5-0.0 SECT-OVE 3-DETAILS

5-2 0 YER" (& SOUTH TERVALONS

5-7 1 SOUTH 1 TOWAT DWS S-2 7 TAST LEVAL ON

5-2 5 80 C3 NG 51C 1015 5-2 5 80 C3 NG 51C 1014

5-17 RECT STOT ONS & DITALS

CIVIL (01 0° 6743 16 7 414

5-13 3RD FLCCR PANING PLAYS THE 3A COVE

OWNER 710 WISTN 95172170 Bumenort Manitote RCA CCO

ARCHITECTURAL UNITE ARCISTECTURE INC. H-1700 Canydon Avenue Winn pegi Manifabal R314 C41

WEITROM THE NEER NEITE 345 Wattaw Avenue Witten Mariteta RS 0 F

MECHANICAL G D STASYNEC AND ASSOCIATES LTD 551 Academy Road Winner Verlate R3N074

ELECTRICAL JCREY ELECTRIC LTD 6-1375 Niakwa Road Fast

NHH GROUP LTD

111-93 ambard Avenue Winnipeg Manitoba R38 381

ARCHITECTURAL

AT 2 FESATETY PLAY PARKING TYPE OUTS COT MATERA CTURAL SOLT AT 3 - 77 SATTY P AN 785" & STOCKS T OCR AT 4 - 77 SATTY P AN 1453 & STOCKS T OCR AT B PARKING TVE PICCE PIAN 82 17.857 F.003 P.3/8 9/A F 500 F CHOD'Z 7.5A A7.3 T1 R3 T EER P A12 A7 4 "CUR" 4 " CCR > A14 A7 5 RCC" > A14 A3 0 BUILDING FLEVATIONS A3 1 BUILDING FLEVATIONS A3 2 BUILDING SECTIONS AT 3 REPORT STORES A3 & BUILDING SECTIONS ALC THE ARCTH STATE 2 & DOTA IT ALT NET STATES AND ALT A A4 3 EEP/ATOR 9 AVS. C33/5TA 25 5 3/1411 ALC 79 A9070 0179 A95 ALS TH A 程 TO UN T P ANS ALS COMMONIAR'S IN ARC'T P ANY 24'0 "3"2 (JAW 0 2A A5 WALLSTE* CHS AF 3 3'TA 1 5'C" DVS 8 P AVS 6 0 7 85" 1 008 80 A6 1 51(C/D 7 003 302 A6.2 14 R3 & TORT 1 1 CCR 3CP A6.3 TV ARE 3 JVN T 3CPS A64 11 ARE 1011 TROS A7 0 0009 30 FD0 A7 WHOCH SC (THE 47.2 1017R CR 111VAE 0N5 47.3 1011 S F 400 P 111 16 SC F 100 15

E-7 MA N 7 009 ≥ A'I E-3 SECONT 7 009 ≥ A'I FOOL 174-CSE A3 PVT 4-1 T-7 S NE T IN TREPARE THE A ARM A TT TREPAT R.SERSPIC F CAT DVS F-8 TARRAM

MECHANICAL

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H-4 393 FLORE VENT AT EN P AV

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H-11 PARKING FIRT PROTECTICS PAR

4-17 15T FIRE PROTECT DV P AN

H-13 243 7-85 2807007 01 2 AV

4-14 383 T-91 PROTICE CV PLAN

4-15 -T 1 T 35 298*18* 64 2 AV

PTRICRMANCT SPICIF CAT DVS

H-17 STORM WATER R STR STIFFMATE D ADRAM

H-18 TREPROTOCION RISTRISCIEMATICIO ACRAM H-18 DITALISIS SCIEMATIC

14-20 TEUPHENT SEIFIDU E AND HEE IAM EA

SC ETTU: 1

ELECTRICAL

F-1 PARKADE

4-7 157 2 1H9/05 2 AV

Y+8 210 P; UH3 V6 ≥ AV



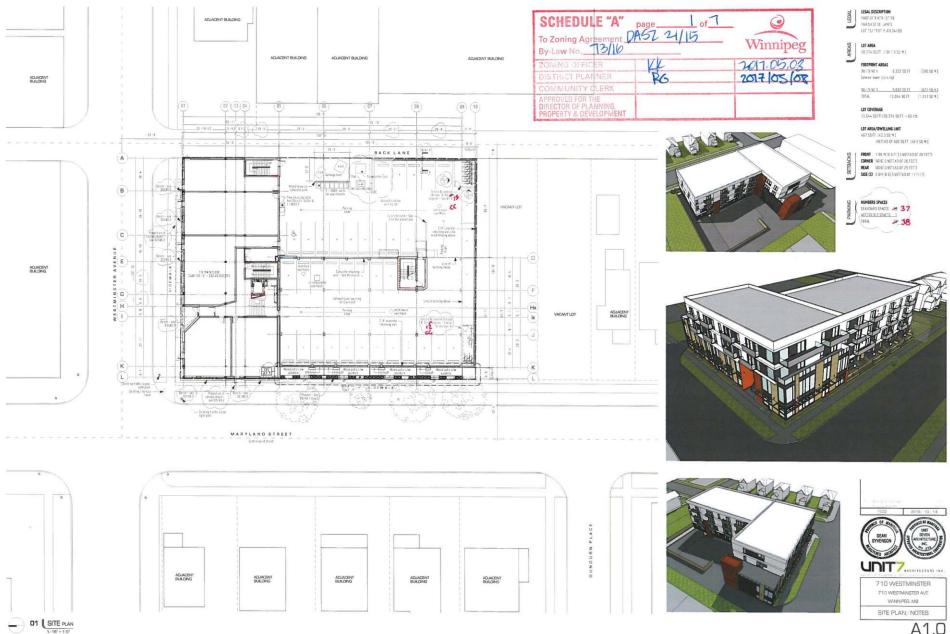
710 WESTMINSTER

710 WESTMINISTER AVE

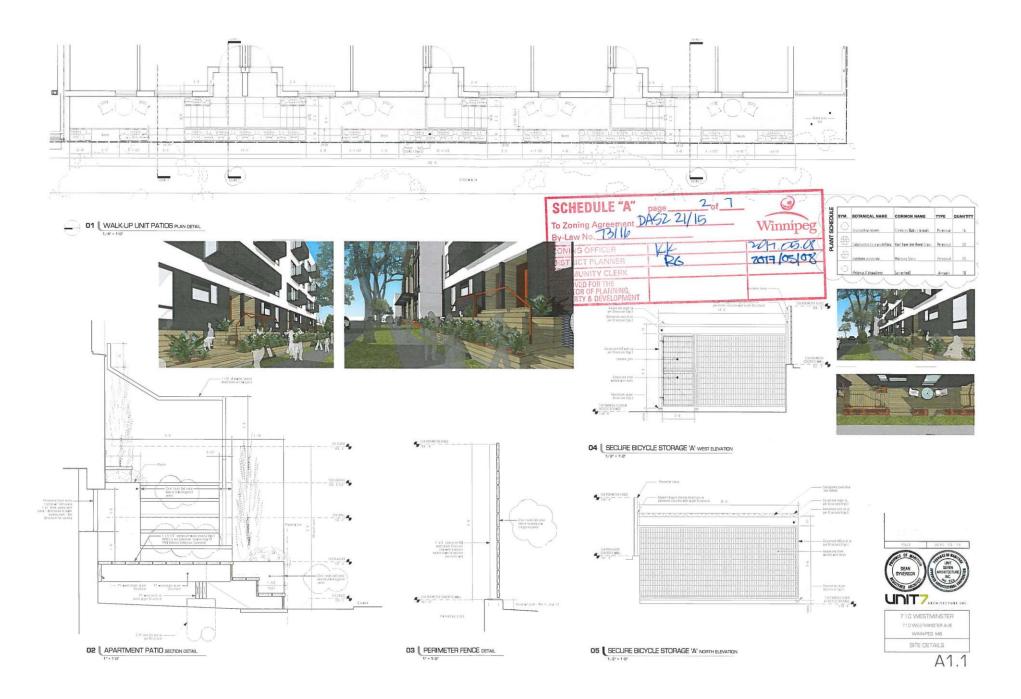
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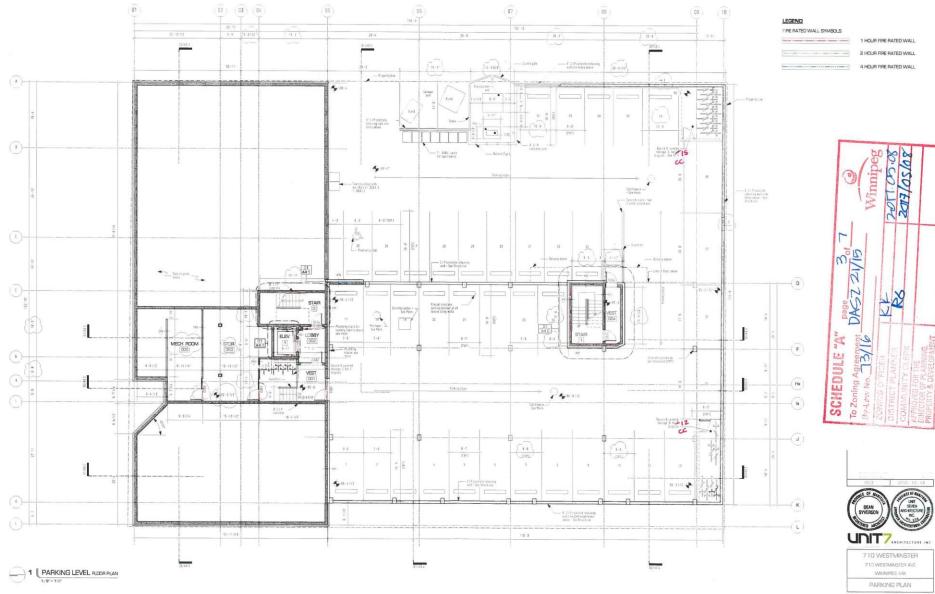
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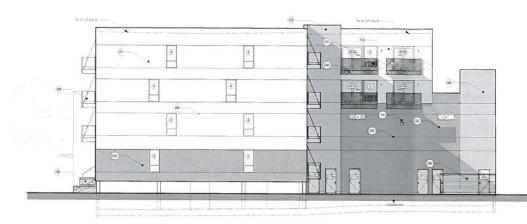


A1.0





A2.0



01 ELEVATION SOUTH











01 Acrylic stucce White [BM: DC 54 White Wisp]

- 02 Acrylic stucce accent 1 Dark gray, brown [BM: 2134-20 Mid-Summer Night]
- 03 Acrylic stutce accent 2 Drange (BM: AF-230 Buttered Yam)
- Beloany Powder costed (PC) Metal Imms c/w performated metal front and clear tempered glass sides. (PC BM: 2134-20 Mid-Summer Night) 04
- 05 Acrylic stucce control joint
- 06. Honzontal Wood Cledding [Clear finish 1x8 T&G cedar]
- 07 Plaic unit - colour to match adjacent finish 80 Over tempered glass guard rail
- 09. Clean finish 2x8 cedar fence c/w stael posta
- 10 Prefinished aluminium panel (BM: 2134-20 Mid-Summer Night)
- 11 Powder coated steel canopy [PC-BM 2134-20-Mid-Summer Night] Clear firish 2x5 cedar wood bench
- 12 13 Exterior funnel LED balcony light [WAC: WS-W37612-82]
- 14 Esterior dusk-to-dawn LED parking floodlight [LI: OPLR 5LC: 120 P 8Z] 15 Estanor well mount up/ down cylinder light [PL P5842:31/30K]
- ABBERMATIONS BM - Benjumin Moore Painta

U - Lithonia Lighting

PC - Standard powder cost finish PL - Progress lighting

WAC WAC Lighting





D1 ELEVATION EAST

To Zoning Agreement 1 By-Law No. 13/16	0452 21/15	
ZONING OFFICER	IKK	2017.05.08
DISTRICT PLANNER	26	2017/05/0
COMMUNITY CLERK		

- 09



- 02 Acrylic scucce accent 1 Dark grey / brown [BM: 2134-20 Mid-Summer Night]
- 03 Acrylic stucco accent 2 Orange (BM: AF-230 Buttered Yam)
- D4 Balcony PC Metal Imme c/w 1/2" square mesh front and clear tempered glass side gr (PC BM: 2134-20. Mid-Summer Night)
- Acrylic stucce control joint
- 06 Horizontal Wood Cladding [Clear finish 1x8 T&G cedar]
- 07 Ptec. unit - colour to metch ediscent finish GB
- Dear tempered glass guard rol Dear finish 2x8 cedar fence c,/w steel posta 09 10
- Prefixeshed sluminium panel [BM: 2134-20 Mid-Summer Night]
- 11 Powder coated steel carvopy (PC - BM 2134-20 - Mid-Summer Nig
- Olean finish 2+8 cedar wood bench 13
- Exterior furnel LED balcony light [WAC WS-W37612-82]
- 14 Estenior dusk to-dawn LED perking floodigts [UL OPLIA BLC 120 P B2] 15 Extenor wall mount up/ down cylinder light [PL P5842-31/ 30K]









