

**Agenda – Riel Community Committee – January 4, 2021**

**PUBLIC HEARINGS**

**Item No. 3                      Variance – 475 St Anne’s Road  
(St. Vital Ward)  
File DAV 189219/2020D [c/r DASZ 15/2020 & DEMO 189209/2020D]**

**WINNIPEG PUBLIC SERVICE RECOMMENDATION:**

The Urban Planning Division recommends rejection of the application to vary the Proposed “RMU” dimensional standards of Zoning By-Law No. 200/2006 to permit as follows:

1. For the construction of multi-family dwelling to permit the following:
  - A. A front yard balcony projection of 6 feet (1.83 metres) instead of a maximum 4.8 feet (1.46 metres);
  - B. A front yard eave projection of 6 feet (1.83 metres) instead of a maximum 5 feet (1.52 metres);
2. For the establishment of an accessory parking area to permit the following:
  - A. No south side yard instead of 5 feet (1.52 metres);
  - B. No east side yard instead of 5 feet (1.52 metres);
  - C. Parking space width of 8.9 feet (2.71 metres) instead of 10 feet (3.05 metres) for parking spaces adjacent to a fence or wall.

**Agenda – Riel Community Committee – January 4, 2021**

- File: DAV 189219/2020
- Applicant: Richard + Wintrup & Associates (Matthew Robinson)
- Premises Affected: 469-481 St. Anne’s Road, 204 Hindley Avenue, 199 Worthington Avenue and 205 Worthington Avenue
- Legal Description: LOT 1, PLAN 67098 WLTO; SP LOT 22, PLAN 22455 WLTO; SP LOT 34, PLAN 22455 WLTO IN RL 43 AND 44 PARISH OF ST VITAL; LOT 1, PLAN 52042 WLTO IN RL 44 PARISH OF ST VITAL, hereinafter called “the land”
- Property Zoned: “RMU” Residential Mixed Use
- Nature of Application: To vary the Proposed "RMU" District Dimensional Standards of the Winnipeg Zoning By-Law No. 200/2006 to permit as follows:
1. For the construction of multi-family dwelling to permit the following:
    - A. A front yard balcony projection of 6 feet (1.83 metres) instead of a maximum 4.8 feet (1.46 metres);
    - B. A front yard eave projection of 6 feet (1.83 metres) instead of a maximum 5 feet (1.52 metres);
  2. For the establishment of an accessory parking area to permit the following:
    - A. No south side yard instead of 5 feet (1.52 metres);
    - B. No east side yard instead of 5 feet (1.52 metres);
    - C. Parking space width of 8.9 feet (2.71 metres) instead of 10 feet (3.05 metres) for parking spaces adjacent to a fence or wall.

## Agenda – Riel Community Committee – January 4, 2021

### Exhibits Filed:

1. Application dated December 9, 2020
2. Notification of Public Hearing dated December 10, 2020
3. Manitoba Status of Titles 3023249/1, 3067837/1, 1331985/1, 3076701/1
4. Letter of authorization dated May 11, 2020 from Hiten & Dikshita Mistry to Michelle Richard
5. Letter of authorization dated May 12, 2020 from 475 St. Anne's Development Corp (Ryan Ridge) to Michelle Richard
6. Letter of authorization dated May 12, 2020 from Claudia Amy Dupras to Michelle Richard
7. Letter of authorization dated June 1, 2020 from Tom Johnston and Connie Johnston to Michelle Richard
8. Letter of authorization dated September 13, 2020 from Michelle Richard to Richard + Wintrup (Matthew Robinson)
9. Letter of authorization dated September 14, 2020 from 475 St. Anne's Development Corp to Richard + Wintrup (Matthew Robinson)
10. Surveyor's Building Location Certificate and sketch dated September 27, 2019
11. Surveyor's Building Location Certificate and sketch dated April 16, 2020
12. Surveyor's Building Location Certificate and sketch dated April 16, 2020
13. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
14. Caveat 5201453/1
15. The City of Winnipeg By-law No. 5/2020
16. Drawing of subject property
17. Plans, Sheets 1 and 5 to 12, for File DAV 189219/2020 dated September 14, 2020
18. Report from the Urban Planning Division dated December 10, 2020
19. Inspection Report

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

**Agenda – Riel Community Committee – January 4, 2021**

REPRESENTATIONS:

In Support:

In Opposition:

For Information:

For the City:

Moved by Councillor

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

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

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 Comments:

**Agenda – Riel Community Committee – January 4, 2021**

Moved by Councillor

That the recommendation of the Winnipeg Public Service be concurred in / not be concurred in and the Variance be approved / rejected.

Moved by Councillor

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

## ADMINISTRATIVE REPORT

**Title:** DAV 20-189219\D – 475 St Anne's RD

**Issue:** For consideration at the public hearing for variances associated with the construction of a mixed use development.

**Critical Path:** Riel Committee as per the Development Procedures By-law and The City of Winnipeg Charter.

### AUTHORIZATION

Author	Department Head	CFO	CAO
Elise Finnigan	n/a	n/a	

### RECOMMENDATIONS

The Urban Planning Division recommends **rejection** of the application to vary the Proposed "RMU" dimensional standards of Zoning By-Law No. 200/2006 to permit as follows:

- 1) for the construction of multi-family dwelling to permit the following:
  - a) a front yard balcony projection of 6 feet (1.83 metres) instead of a maximum 4.8 feet (1.46 metres);
  - b) a front yard eave projection of 6 feet (1.83 metres) instead of a maximum 5 feet (1.52 metres);
- 2) for the establishment of an accessory parking area to permit the following:
  - a) no south side yard instead of 5 feet (1.52 metres);
  - b) no east side yard instead of 5 feet (1.52 metres);
  - c) parking space width of 8.9 feet (2.71 metres) instead of 10 feet (3.05 metres) for parking spaces adjacent to a fence or wall.

### REASON FOR THE REPORT

- Variance applications require a public hearing as per *The Development Procedures By-law* No. 104/2020 and *The City of Winnipeg Charter*, section 249.
- The report is being submitted for the Riel Committee's consideration of the development application at the public hearing.

## IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the applicant will not be granted the requested variances.

## FILE/APPLICANT DETAILS

**FILE:** DAV 20-189219\D  
**RELATED FILES:** DASZ 15/2020, DEMO 20- 189209, DAC 2/2020  
**COMMUNITY:** Riel Committee  
**NEIGHBOURHOOD #:** 5.510 – Lavalee Neighbourhood

**SUBJECT:** To vary the Proposed "RMU" dimensional standards of Zoning By-Law No. 200/2006 to permit as follows:  
1) for the construction of multi-family dwelling to permit the following:  
a) a front yard balcony projection of 6 feet (1.83 metres) instead of a maximum 4.8 feet (1.46 metres);  
b) a front yard eave projection of 6 feet (1.83 metres) instead of a maximum 5 feet (1.52 metres);  
2) for the establishment of an accessory parking area to permit the following:  
a) no south side yard instead of 5 feet (1.52 metres);  
b) no east side yard instead of 5 feet (1.52 metres);  
c) parking space width of 8.9 feet (2.71 metres) instead of 10 feet (3.05 metres) for parking spaces adjacent to a fence or wall.

**LOCATION:** 475 St Anne's RD  
**LEGAL DESCRIPTION:** LOT 27 PLAN 22455 43/44 ST V

**APPLICANT:** Matthew Robinson (Richard + Wintrup Planning and Development)  
139 Roslyn Rd Unit 301  
Winnipeg, MB R3L 0G7

**OWNER:** 475 ST. ANNE'S DEVELOPMENT CORPORATION  
640 Paul Blvd  
Winnipeg, MB R2N 4C8

## HISTORY

*DASZ 23/2019*

- On October 24, 2019 Council approved the consolidation of five existing lots and rezoning from C1 (Commercial Neighbourhood), C2 (Commercial Community) and R1-M (Residential Single-Family Medium) to RMU (Residential Mixed Use) for the purposes of

constructing a 6-storey mixed use building. A zoning agreement was included as a condition of approval for the subdivision and rezoning including the following conditions:

- i. For those portions of the Owner's Land zoned "RMU" Residential Mixed Use District, the Owner must submit plans showing the location and design of any and all proposed:
  - (a) buildings;
  - (b) accessory parking areas;
  - (c) private approaches;
  - (d) garbage enclosures;
  - (e) fencing;
  - (f) landscaping; and
  - (g) free-standing signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

- ii. That, excluding projections permitted under the Zoning By-Law, the maximum building height on the subject property must not exceed six storeys and 67 feet.
- iii. That, any buildings must not extend into a 45 degree angular plane measured from a point 6 feet above grade at the western property line of 204 Hindley Avenue extending over the subject property.
- iv. That no private vehicular approaches shall be permitted on St. Anne's Road.

*DAV 19-103079D*

On September 9, 2019, the Riel Community Committee concurred in the recommendation of the Public Service and approved the following variances:

- 1) For the construction of a multi-family dwelling to permit:
  - b) a front yard of 11.6 feet (3.53 metres) instead of 20 feet (6.10 metres);
  - c) a north side yard of 9 feet (2.74 metres) instead of 15 feet (4.57 metres);
- 2) For the establishment of an accessory parking area to permit:
  - b) insufficient buffering to a parking area that is located within 20 feet (6.10 metres) of a side and rear lot line abutting or adjacent to a residential zoning district.



The Riel Community Committee concurred in the recommendation of the Public Service and rejected the following variances:

- 1) For the construction of a multi-family dwelling to permit:
  - a) a lot area per dwelling unit of 330 square feet (30.65 square metres) instead of 500 square feet (46.45 square metres).
  - d) a rear yard of 7.3 feet (2.22 metres) instead of 25 feet (7.62 metres).
- 2) For the establishment of an accessory parking area to permit:
  - a) 94 parking spaces instead of 135 spaces.

*Appeal – DAV 19-103079D*

Variance Order DAV 19-103079D was appealed. On December 11, 2019 the Appeal Committee concurred in the decision of the Riel Community Committee.

## 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 lands are located on the east side of St. Anne's Road between Hindley Avenue and Worthington Avenue in the Lavalee neighbourhood of the St Vital ward.
- The subject lands comprise a portion of the public lane as identified under DAC 2/2020 and four (4) separate lots including:
  - 475 St. Anne's Road which was recently consolidated and rezoned to Residential Mixed Use "RMU" per DASZ 23/2019 and is approximately **35,988** square feet in area;
  - 204 Hindley Avenue zoned Residential Single-Family Medium "R1-M" and is approximately 11,143 square feet in area;
  - Portions of 199 Worthington Avenue and 205 Worthington Avenue both zoned Residential Single-Family Medium "R1-M".
- 475 St. Anne's Road is currently occupied by four vacant single family dwellings. 204 Hindley is occupied by a single family dwelling.

- 475 St. Anne's Road is located along a Regional Mixed Use Corridor (St. Anne's Road) under *the Complete Communities Direction Strategy*.
- 204 Hindley Avenue is located within the Areas of Stability – Recent Communities Policy Area under *the Complete Communities Direction Strategy*.

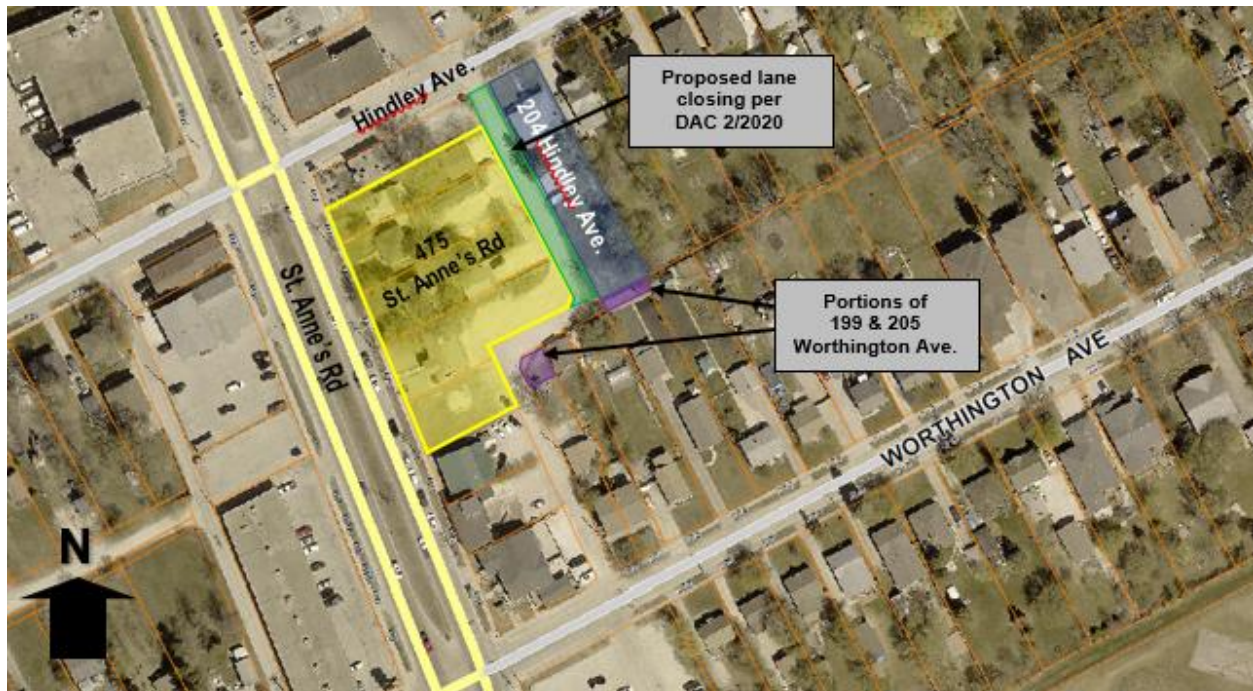


Figure 1: Aerial Photo of Subject Lands and Surrounding Uses (*flown 2018*)

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

**North:** Restaurant (i.e., Dairy Delight) split zoned 'C1' (Commercial Neighbourhood) and 'R1-M' (Residential Single Family Medium); then Hindley Avenue.

**South:** Commercial uses zoned 'C2' (Commercial Community); then Worthington Avenue.

**East:** Public lane; then single-family homes zoned 'R1-M' (Residential Single Family Medium).

**West:** St. Anne's Road; then commercial uses zoned 'C1' (Commercial Neighbourhood) and 'C2' (Commercial Community).

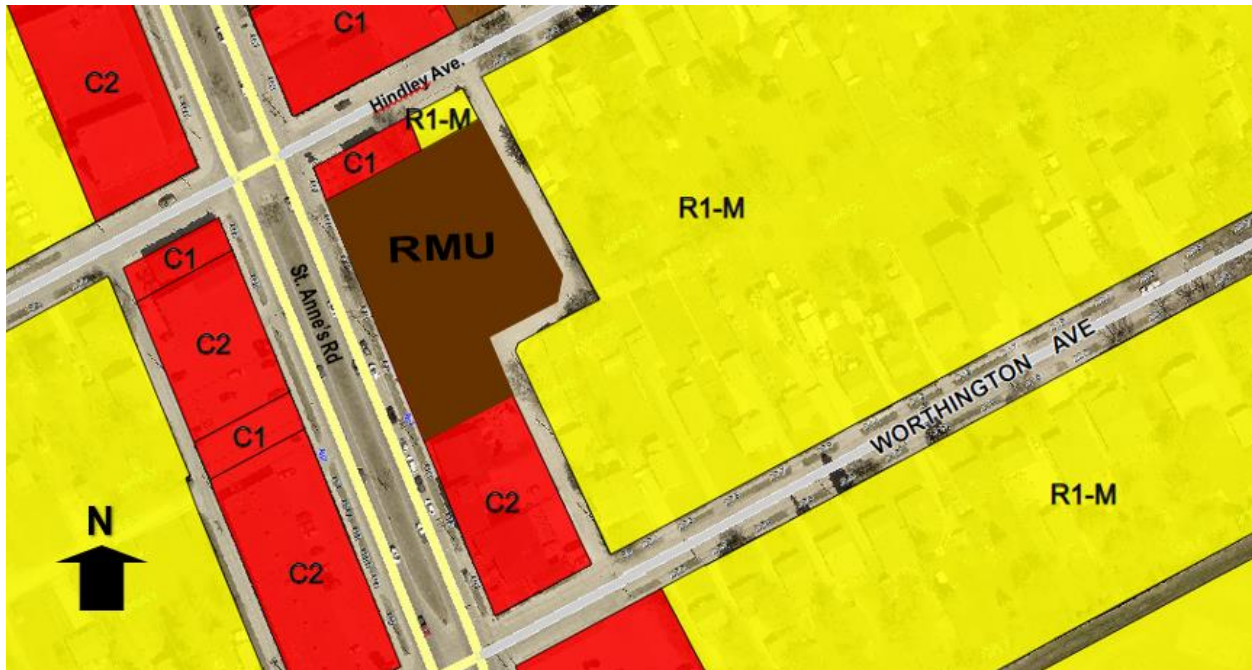


Figure 2: Zoning of the subject lands and surrounding area.

## DESCRIPTION OF THE PROPOSED DEVELOPMENT

- Per DASZ 15/2020, the applicant is proposing to consolidate a portion of the public lane as identified under DAC 2/2020 (see associated Lane Closing application DAC 2/2020), a portion of 204 Hindley Avenue, and 475 St. Anne's Rd and rezone from R1-M (Residential Single-Family Medium) to RMU (Residential Mixed Use) as well as open a new public lane adjacent to 206 Hindley Avenue for the purposes of constructing a 6-storey mixed use building. The building will encompass 93 residential units and five small scale commercial units (unit sizes vary from approximately 1,261 square feet to 1,756 square feet) on the ground floor. The consolidated lot will be approximately 46,542 square feet in area.
- The applicant is also proposing to amend Schedule C, Urban Infill Area (UIA) Map 2 of the Winnipeg Zoning By-law No. 200/2006 to allow the inclusion of the subject site. In the UIA Map 2 the number of off-street parking spaces is reduced to 80 percent of the minimum number shown in Table 5-9 of the Zoning By-law No. 200/2006. Inclusion of the subject proposal in the UIA Map 2 would result in a parking requirement of 93 parking stalls instead of 116 stalls.
- A total of 123 parking stalls will be provided. Forty-seven (47) parking stalls will be located at-grade under the building, fifty-three (53) parking stalls will be located below grade under the building, and twenty-three (23) parking stalls will be located at-grade directly off the lane. In the underground parking area the applicant has also identified a location for "Scooter Parking".
- As part of the 123 parking stalls, there will be 23 visitor parking stalls, 4 accessible parking stalls, 2 van accessible parking stalls, and 1 small car parking stalls.
- Vehicular access to the property is proposed by way of the public lanes.
- Landscaping will be provided along the entire street frontage except where the pedestrian access points are located.

- Fifty-two (52) bicycle parking stalls will be provided. Ten (10) bicycle parking stalls will be located near the entrances to the commercial units and a secure bicycle storage room accommodating 42 bicycle parking stalls will be provided in the at-grade parking area.
- A four (4) sided garbage enclosure will be located at the southeast corner of the site abutting the east/west public lane.
- There is an associated Demo Permit application (see DEMO 20-189209/D), as the applicant is seeking permission to demolish the existing residential dwellings located at 469, 471, and 473 St. Anne's Road as well as the single family dwelling at 204 Hindley Avenue without building permits.

## **COLLABORATION**

### *With the Public Service*

- In June 2020 the Public Service provided initial communication to the applicant regarding concerns with the subject proposal. Specifically, the Public Service indicated it did not support the proposal to zone the property into the Urban Infill Area (UIA) Map 2 and recommended the applicant contact the owners of 467 St. Anne's Road regarding the proposed lane closure.
- On October 23<sup>rd</sup>, 2020 the Public Service informed the applicant that it would not be recommending support of the subject proposal. Specifically, the Public Service indicated that it did not support the proposal to close the lane as 467 St. Anne's Road requires lane access for their parking area to be compliant with the City of Winnipeg Zoning By-law 200/2006 as well as for the parking area to function. The applicant was also informed that the Public Service did not support the proposal to zone the property into the Urban Infill Area Map 2 (UIA) for the reasons outlined in the report for DASZ 15/2020.
- The Public Service indicated to the applicant that if the subject proposal were to move forward **without** the proposed amendment to the Urban Infill Area Map 2 and maintained lane access for 467 St. Anne's Road, the Public Service would be open to likely supporting the proposal.
- The applicant decided to proceed with the applications, with full knowledge of the position of the Public Service.

### *With the Public*

- The applicant indicates in the Letter of Intent that the land owners of 204 Hindley Avenue, 199 Worthington Avenue, and 205 Worthington Avenue were approached regarding the subject proposal and all agreed to sell all or a portion of their lands.
- The Public Service recommended the applicant consult with the owners of 467 St. Anne's Road and 206 Hindley Avenue. The applicant's Letter of Intent does not indicate whether any consultation took place with these property owners.

## **ANALYSIS AND ISSUES**

### **OURWINNIPEG**

*OurWinnipeg*, the city's long-range development plan, under Direction 2, Section 01-1a *OurWinnipeg's Approach to City Building* states:

- Develop and maintain an urban structure planning tool.

That Direction sets out the following Enabling Strategy:

- Base OurWinnipeg on an urban structure that provides a vision for the growth and development of the city.

## COMPLETE COMMUNITIES DIRECTION STRATEGY

- *The Complete Communities Direction Strategy* is one of four direction strategies supporting *OurWinnipeg* and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject plan area is located along a Regional Mixed-Use Corridor (St. Anne's Road) and within the Areas of Stability – Recent Communities Policy Area in the *Complete Communities'* Urban Structure map.
- With regard to this proposal, the key policies guiding development along Centres and Corridors include:
  - Mitigate the potential impacts of new development on neighbouring streets, parks and properties.
  - Promote high-quality plazas, parks and streetscapes as focal points and networks that are connected to the greater community.
  - Promote the highest levels of intensification at significant intersections. Between each centre, lower intensities of commercial, residential and mixed use development are appropriate.
  - Support development in accordance with Universal Design and Crime Prevention Through Environmental Design (CPTED) policies.
  - Provide a mix of employment, higher-density residential opportunities, retail and service uses that support the needs of and respect the context of adjacent communities.
  - Support active uses (such as retail and services) at street level and office and housing on the upper levels of multi-storey developments.
  - Promote innovative parking strategies and high intensity developments, including locating parking lots to the rear of developments, encouraging the development of underground parking or parking structures and encouraging the preservation and/or planting of trees and other types of vegetation within and around surface parking lots.
  - Encourage urban design and/or form-based strategies that help define the character of Centres and Corridors through clarifying the massing and height of buildings, setbacks, appropriate open space areas and appropriate parking design and locations.
- With regard to this proposal, the key policies guiding the development of Areas of Stability include:
  - Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.

- Promote the form of buildings and spaces that are sensitive to the community context and that address the transition between new and existing development.
- Urban Design is also identified in the Complete Communities Direction Strategy. Key relevant policies include:
  - Consider the comfort, convenience, safety and visual interest of streetscapes, recognizing that streets are places where people gather.
  - Encourage new buildings that fit compatibly into the surrounding context, improving the quality of the public realm.

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

### *Reason for the Variances*

- In all yards, balconies are only permitted to project to a maximum depth of 4 inches per foot of yard, (in this case 4.8 feet). The applicant is proposing a balcony projection of 6 feet in the front yard. As such, a variance is required.
- Eaves are only permitted to project to a maximum depth of 5 feet in the front yard. The applicant is proposing an eave projection of 5 feet in the front yard. As such, a variance is required.
- The minimum interior side yard setback for parking areas in the RMU zone is 5 feet. The applicant is proposing no setback for the parking stalls located directly off the north/south public lane. As such, variances are required.
- Parking spaces adjacent to a fence or wall require a minimum width of 10 feet. The applicant is proposing parking spaces next to a wall that are 8.9 feet wide. As such, a variance is required.

## VARIANCES

In light of the fact that the Public Service is recommending that the associated lane closing (DAC 2/2020) as well as the associated subdivision and rezoning application (DASZ 15/2020) be rejected, and given that the requested variances are specific to a development proposal that is dependent on the proposed lane closing and subdivision and rezoning applications, the Division is recommending that the variances be rejected as well.

## REASONS FOR RECOMMENDATIONS

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

- (a) is **not** consistent with Plan Winnipeg and any applicable secondary plan;
 

*In that, under the Complete Communities Direction Strategy new development along Mixed Use Corridors should be designed to mitigate any potential impacts on neighbouring properties.*
- (b) **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;

*In that, the proposed development will have an adverse effect on the property owner of 467 St. Anne's Road as it will render their parking area no longer functional or zoning by-law compliant.*

- (c) 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

*In that, the proposal to amend Schedule C, Urban Infill Area (UIA) Map 2 of the Winnipeg Zoning By-law No. 200/2006 to allow the inclusion of the subject site represents a major modification of the zoning by-law.*

- (d) is **not** compatible with the area in which the property to be affected is situated.

*In that, the proposed development is not compatible with the area as it will have an adverse effect on the property owner of 467 St. Anne's Road as it will render their parking area no longer functional or zoning by-law compliant.*

## CONSULTATION

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

## OURWINNIPEG POLICY ALIGNMENT

The proposed development does **not** align with *OurWinnipeg* Section 01-1c, Direction 2: "Develop and maintain an urban structure tool."

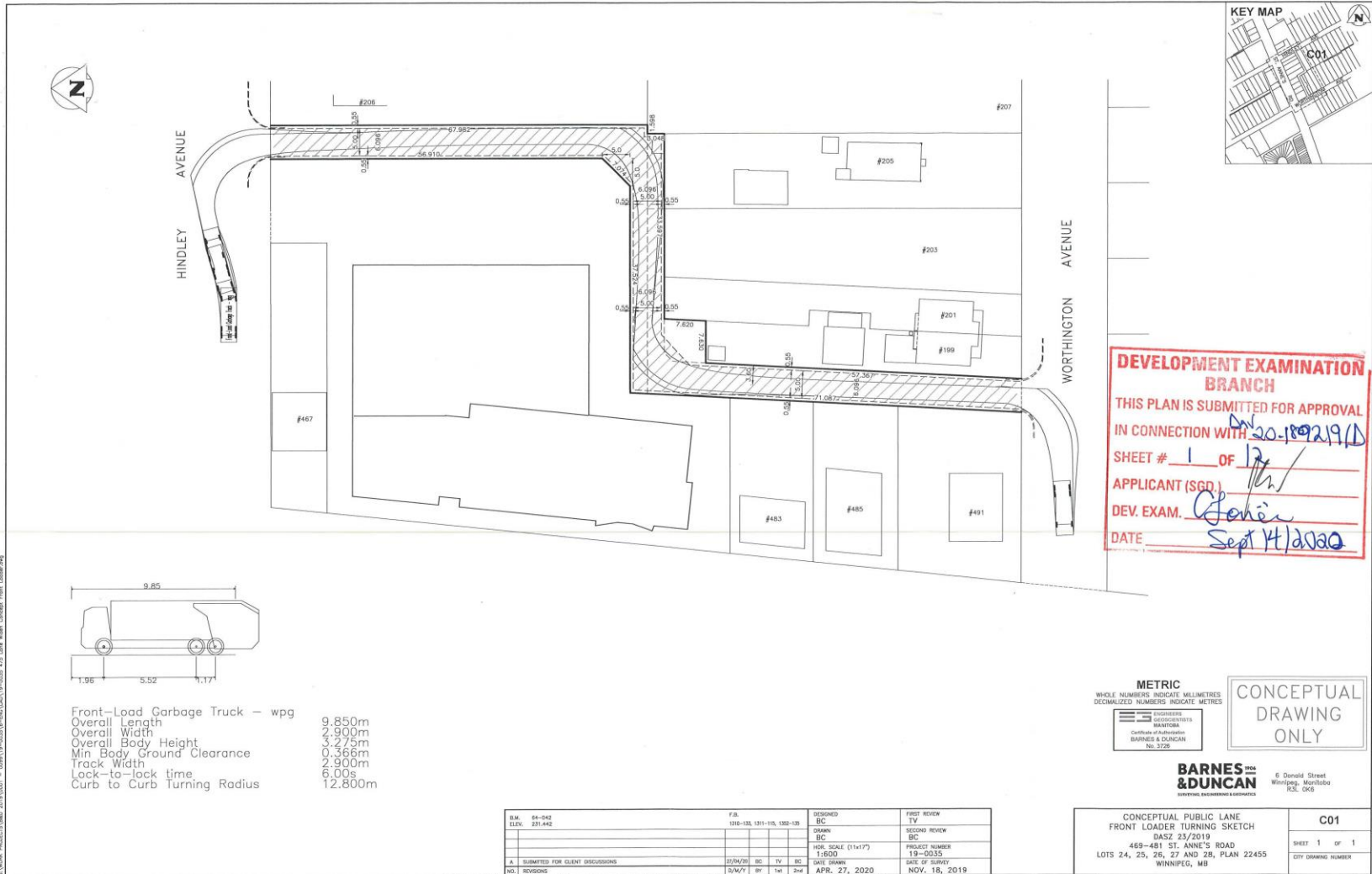
## WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposed development would align with the following Key Direction in the Winnipeg Climate Action Plan: "Ensure New Areas of Growth are Designed According to the Principles of Complete Communities."

## SUBMITTED BY

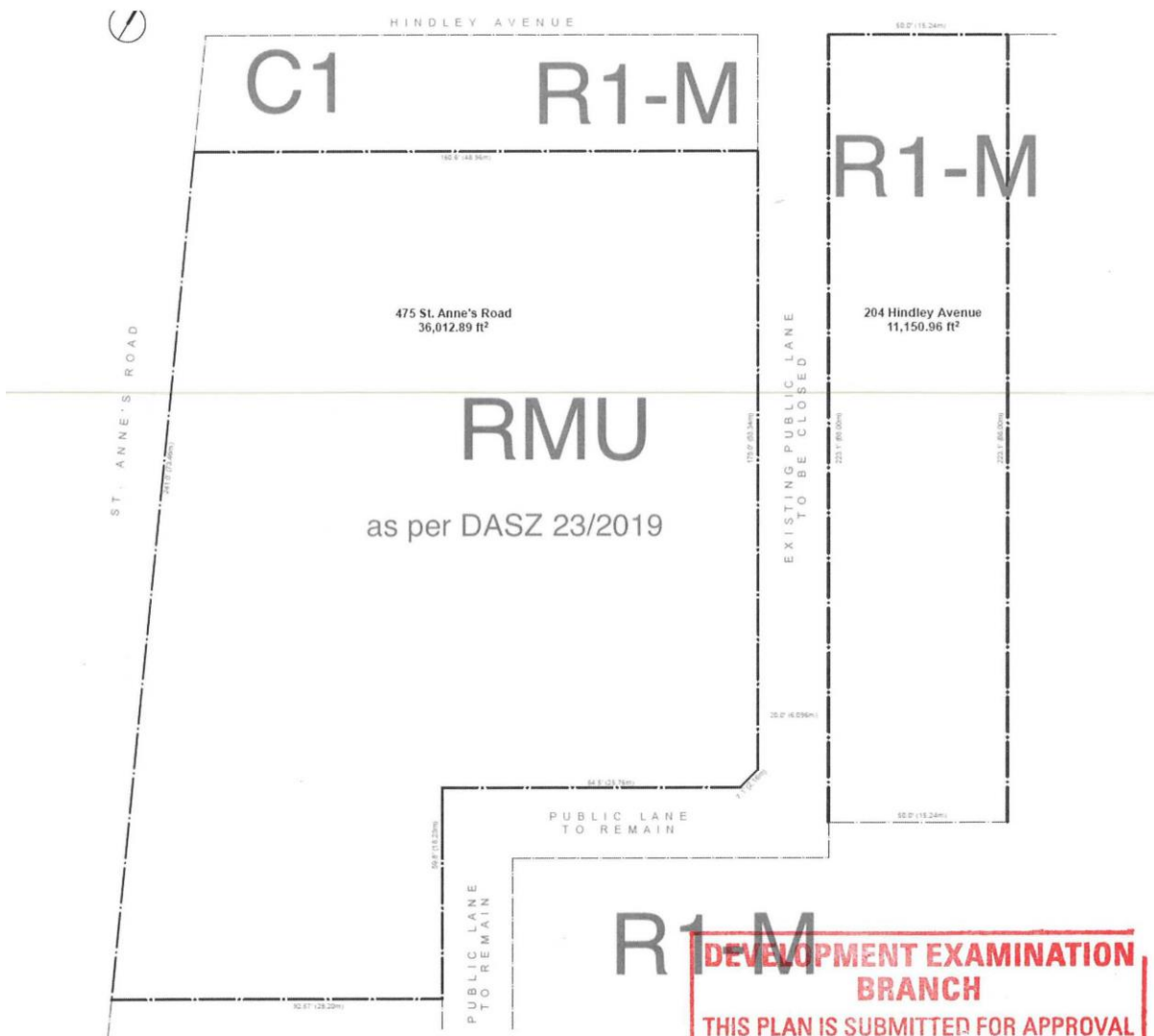
Department: Planning, Property and Development  
Division: Urban Planning and Design  
Prepared by: Elise Finnigan  
Date: Thursday, December 10, 2020  
File No. DAV 20-189219\D

Exhibit "16" referred to in File DAV 189219/2020D



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**DEVELOPMENT EXAMINATION  
BRANCH**

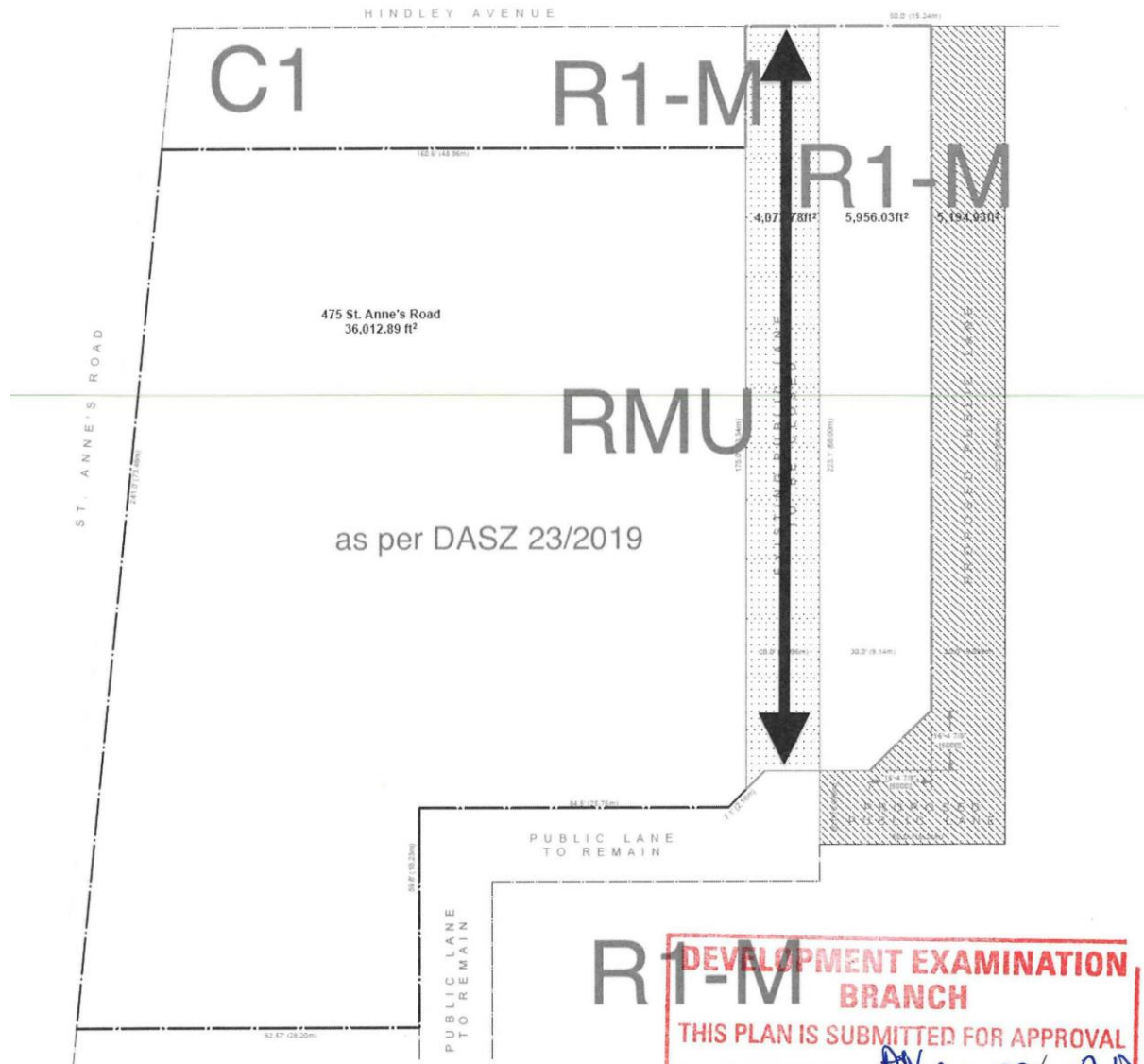
THIS PLAN IS SUBMITTED FOR APPROVAL  
IN CONNECTION WITH AV 20-189219/A

SHEET # 2 OF 12

APPLICANT (SGD.) [Signature]

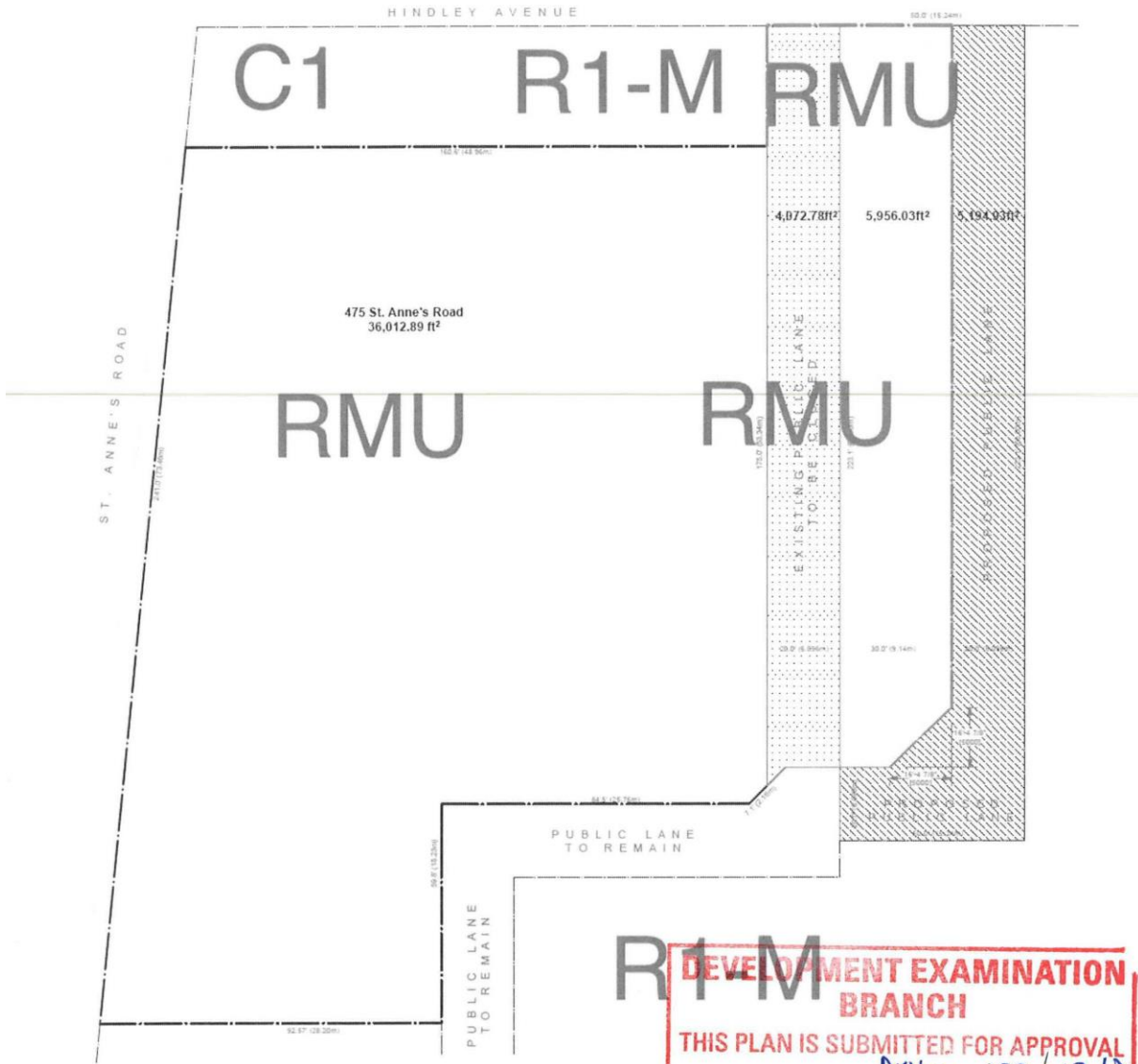
DEV. EXAM. [Signature]

DATE Sept 14/2020



R1-M

<b>DEVELOPMENT EXAMINATION BRANCH</b>	
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH <u>20-189219/D</u>	
SHEET #	<u>3</u> OF <u>12</u>
APPLICANT (SGD.)	<u>[Signature]</u>
DEV. EXAM.	<u>[Signature]</u>
DATE	<u>Sept 14/2020</u>



**R1-M**

**DEVELOPMENT EXAMINATION  
BRANCH**

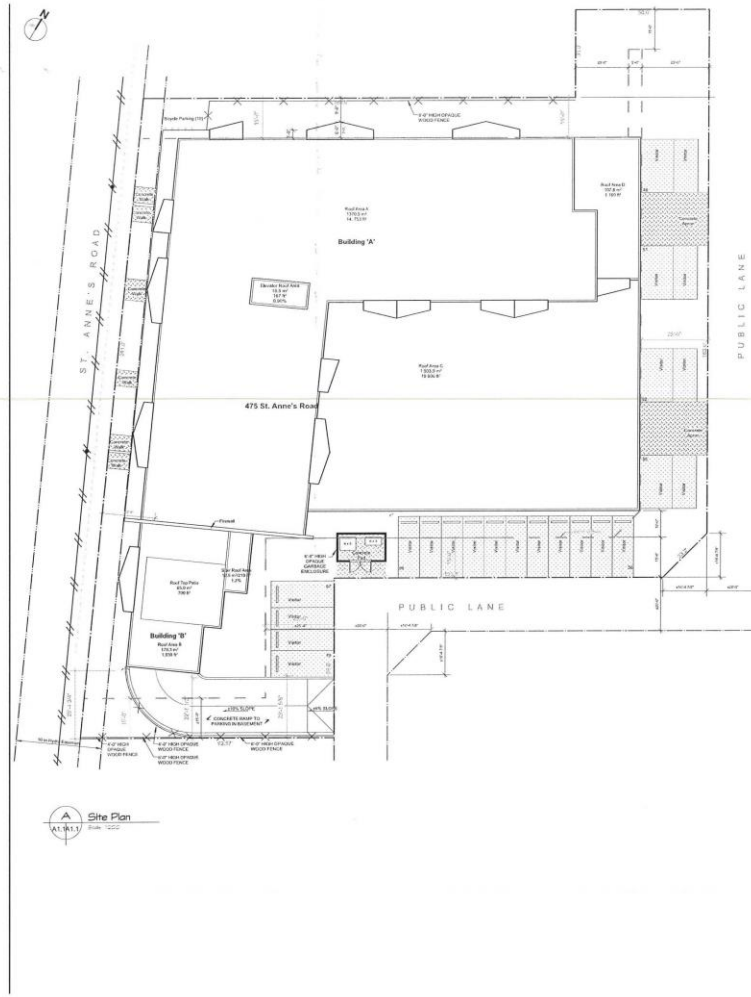
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IN CONNECTION WITH 20-19219/D

SHEET # 4 OF 12

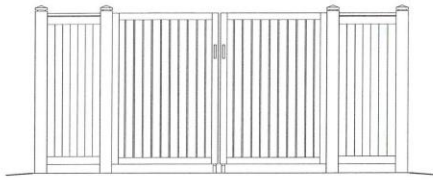
APPLICANT (SGD.) [Signature]

DEV. EXAM. [Signature]

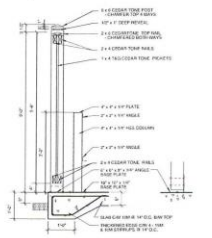
DATE Sept 14/2020



**1 Area Plan**  
Scale: 1:200



**2 Garbage Enclosure - Gate Elevation**  
Scale: 1:20



**3 Garbage Enclosure Section**  
Scale: 1:20

Site Area = 4 323.9m<sup>2</sup>/946 542ft<sup>2</sup>

Building A Area = 2 362.3m<sup>2</sup>/752 843ft<sup>2</sup>

Building B Area = 181.4m<sup>2</sup>/1 953ft<sup>2</sup>

**Building A**

Basement = 2 362.3m<sup>2</sup>/752 843ft<sup>2</sup>

Main Level = 2 362.3m<sup>2</sup>/752 843ft<sup>2</sup>

Second Level = 1 405.1m<sup>2</sup>/1 508ft<sup>2</sup>

Third Level = 1 405.1m<sup>2</sup>/1 508ft<sup>2</sup>

Fourth Level = 1 372.7m<sup>2</sup>/1 474ft<sup>2</sup>

Fifth Level = 1 372.7m<sup>2</sup>/1 474ft<sup>2</sup>

Sixth Level = 1 372.7m<sup>2</sup>/1 474ft<sup>2</sup>

**Building B**

Basement = 181.4m<sup>2</sup>/1 953ft<sup>2</sup>

Main Level = 181.4m<sup>2</sup>/1 953ft<sup>2</sup>

Third Level = 181.4m<sup>2</sup>/1 953ft<sup>2</sup>

Fourth Level = 181.4m<sup>2</sup>/1 953ft<sup>2</sup>

Fifth Level = 181.4m<sup>2</sup>/1 953ft<sup>2</sup>

Sixth Level = 181.4m<sup>2</sup>/1 953ft<sup>2</sup>

Gross Building Area = 12 898.4m<sup>2</sup>/138 837ft<sup>2</sup>

Building Height = 20.2m

**33 Residential Units**

1 Bedroom - 46 (158.5 m<sup>2</sup> / 630 ft<sup>2</sup>)

2 Bedroom - 46 (255.3 m<sup>2</sup> / 1 918 ft<sup>2</sup>)

3 Bedroom - 1 (1 07.5 m<sup>2</sup> / 1 157 ft<sup>2</sup>)

**3 Commercial Units** (568.8 m<sup>2</sup> / 7 461 ft<sup>2</sup>)

**Parking Required**

93 Units x 1.2 Stalls/Unit = 112 Stalls

3 Commercial Units = 5 Stalls

Total Parking Required = 117 Stalls

**Parking - Proposed**

Basement = 53 Regular

Main = 47

4 Accessible

2 Van Accessible

5 Commercial

35 Regular

1 Small Car

**Exterior**

All Grade = 23

23 Visitor

Total Parking Proposed = 123

**Bicycle Parking** = 52

42 Secure Private

10 Public

**Landscaping**

Trees - Required = 8

Trees - Proposed = 8

Shrubs - Required = 36

Shrubs - Proposed = 44

Foundation - Required = 20

Foundation - Proposed = 20

Northern Sky Architecture Inc.

**DEVELOPMENT EXAMINATION**

**LOW-RANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL  
IN CONNECTION WITH **20-189219/D**

SHEET # **5** OF **12**

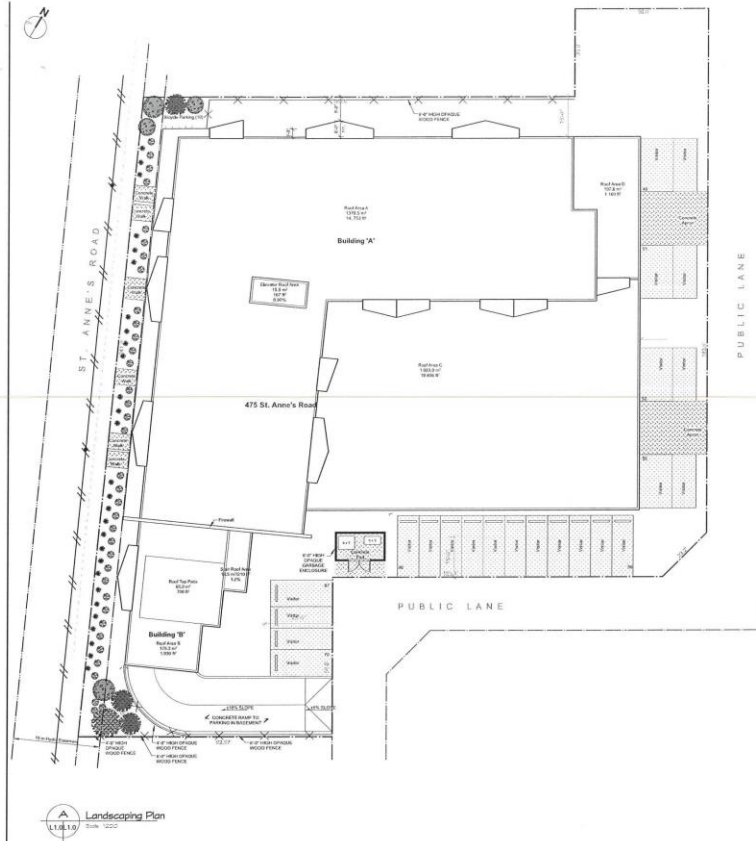
APPLICANT (SGD) **Florida**

DEV. EXAM. **Neighborhood Development**

DATE **Sept 14/2020**

Site Plan + Roof Plan

Scale	as noted	Designed by	klm
Date	May 12, 2020	Plotted by	klm
Project No.	18-147	Reviewed by	slb
Reference No.		Sheet	A1.0



**A**  
L1.0.L1.0  
Landscaping Plan  
Scale: 1:200

- EVERGREEN SHRUBS**
  - SPYR CARAGANA
  - SHRUB ZEPHYR
- DECIDUOUS SHRUBS**
  - NORFOLK ISLAND DOGWOOD
- EVERGREEN TREE**
  - COLORADO BLUE SPRUCE
- DECIDUOUS TREE**
  - AMUR MAPLE
  - TREMBLING ASPEN

As prepared by the architect, this plan is the property of the architect and is not to be used for any other project without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this plan. The architect shall not be responsible for any conditions or circumstances that may arise from the use of this plan. The architect shall not be responsible for any conditions or circumstances that may arise from the use of this plan.

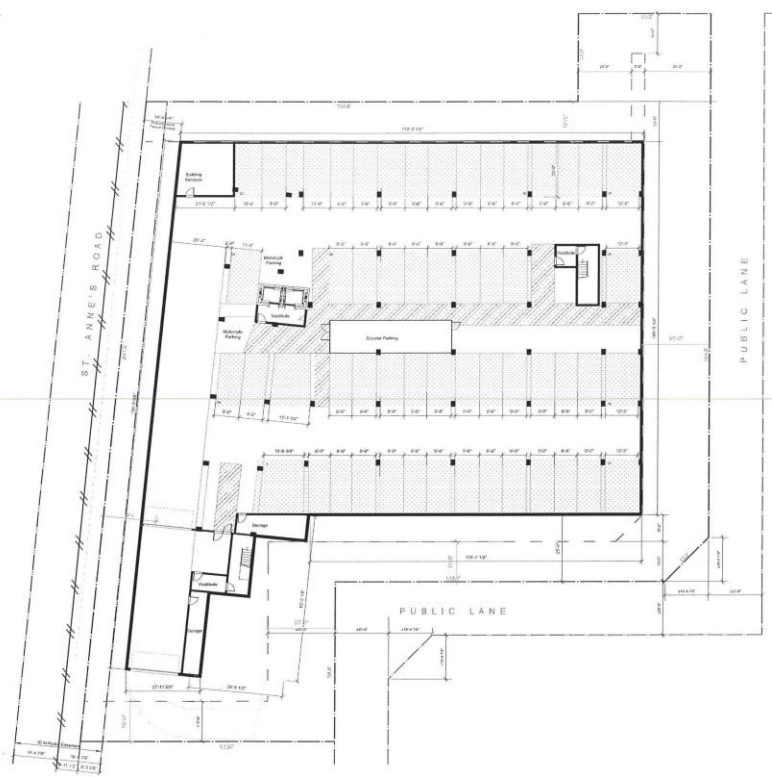
<b>Site</b>	
Site Area	= 4,323.3m <sup>2</sup> /54,221'
<b>Building Area</b>	
Building 'A' Area	= 2,382.3m <sup>2</sup> /25,643B'
Building 'B' Area	= 181.4m <sup>2</sup> /1,953B'
<b>Building 'A'</b>	
Basement	= 2,382.3m <sup>2</sup> /25,643B'
Main Level	= 2,382.3m <sup>2</sup> /25,643B'
Second Level	= 1,490.1m <sup>2</sup> /16,038B'
Third Level	= 1,490.1m <sup>2</sup> /16,038B'
Fourth Level	= 1,372.7m <sup>2</sup> /14,776B'
Fifth Level	= 1,372.7m <sup>2</sup> /14,776B'
Sixth Level	= 1,372.7m <sup>2</sup> /14,776B'
<b>Building 'B'</b>	
Basement	= 181.4m <sup>2</sup> /1,953B'
Main Level	= 181.4m <sup>2</sup> /1,953B'
Second Level	= 181.4m <sup>2</sup> /1,953B'
Third Level	= 181.4m <sup>2</sup> /1,953B'
Fourth Level	= 181.4m <sup>2</sup> /1,953B'
Fifth Level	= 181.4m <sup>2</sup> /1,953B'
Sixth Level	= 181.4m <sup>2</sup> /1,953B'
Gross Building Area	= 12,696.4m <sup>2</sup> /138,637B'
Building Height	29.2m
<b>93 Residential Units</b>	
1 Bedroom - 46	(458.5 m <sup>2</sup> / 4,938 B')
2 Bedroom - 46	(865.2 m <sup>2</sup> / 9,287 B')
3 Bedroom - 1	(2,107.2 m <sup>2</sup> / 22,617 B')
<b>5 Commercial Units</b>	
5 Commercial Units	(687.8 m <sup>2</sup> / 7,401 B')
<b>Parking - Required</b>	
93 Units x 1.2 Stalls/Unit	= 112 Stalls
5 Commercial Units	= 5 Stalls
Total Parking Required	= 117 Stalls
<b>Parking - Proposed</b>	
Interior	
Basement	53
Main	47
4 Accessible	
2 Van Accessible	
5 Commercial	
35 Regular	
1 Small Car	
Exterior	
At Grade	33
23 Visitor	
Total Parking Proposed	123
<b>Bicycle/Parking</b>	
42 Secure Private	
19 Public	
<b>Landscaping</b>	
Trees - Required	8
Trees - Proposed	8
Shrubs - Required	36
Shrubs - Proposed	44
Foundation - Required	20
Foundation - Proposed	20

Revisions:  
Eco: Approved

Northern Sky Architecture Inc.

**DEVELOPMENT EXAMINATION**  
BRANCH  
THIS PLAN IS SUBMITTED FOR APPROVAL  
IN CONNECTION WITH 512-0-19219/1  
SHEET # 6 OF 13  
APPLICANT (SGD) [Signature]  
DEV. EXAM. # [Signature]  
DATE May 14, 2020

475 St. Anne's Road, Winnipeg, Manitoba			
#working title			
Landscaping			
scale	as noted	designed by	slw
date	June 18, 2020	drawn by	slw
project no.	19-147	checked by	slw
reference no.	sheet	L1.0	REV.



B  
A1.1(1.1)  
Basement Plan  
Scale: 1:200

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS (SEE CLAUSE 1.4.1)

2020/05/12 10:58 AM  
 2020/05/12 10:58 AM  
 2020/05/12 10:58 AM  
 2020/05/12 10:58 AM  
 2020/05/12 10:58 AM

<b>Site</b>	
Site Area	± 4 323.3m <sup>2</sup> (54 201')
<b>Building Area</b>	
Building 'A' Area	± 2 382.3m <sup>2</sup> (54 331')
Building 'B' Area	± 181.4m <sup>2</sup> (95 231')
<b>Building 'A'</b>	
Basement	± 2 382.3m <sup>2</sup> (54 331')
Main Level	± 2 382.3m <sup>2</sup> (54 331')
Second Level	± 1 496.1m <sup>2</sup> (78 048')
Third Level	± 1 496.1m <sup>2</sup> (78 048')
Fourth Level	± 1 372.7m <sup>2</sup> (74 776')
Fifth Level	± 1 372.7m <sup>2</sup> (74 776')
Sixth Level	± 1 372.7m <sup>2</sup> (74 776')
<b>Building 'B'</b>	
Basement	± 181.4m <sup>2</sup> (95 231')
Main Level	± 181.4m <sup>2</sup> (95 231')
Second Level	± 181.4m <sup>2</sup> (95 231')
Third Level	± 181.4m <sup>2</sup> (95 231')
Fourth Level	± 181.4m <sup>2</sup> (95 231')
Fifth Level	± 181.4m <sup>2</sup> (95 231')
Sixth Level	± 181.4m <sup>2</sup> (95 231')
Gross Building Area	± 12 098.4m <sup>2</sup> (328 637')
Building Height	20.2m
<b>93 Residential Units</b>	
1 Bedroom - 46	(±58.5 m <sup>2</sup> / 630 ft <sup>2</sup> )
2 Bedroom - 46	(±85.3 m <sup>2</sup> / 918 ft <sup>2</sup> )
3 Bedroom - 1	(±107.2 m <sup>2</sup> / 1 157 ft <sup>2</sup> )
<b>5 Commercial Units</b>	
Parking - Required	93 Units x 1.2 Stalls/Unit = 112 Stalls
5 Commercial Units	= 5 Stalls
Total Parking Required	= 117 Stalls
<b>Parking - Proposed</b>	
Interior	
Basement	53
Main	47
4 Accessible	
2 Van Accessible	
5 Commercial	
35 Regular	
1 Small Car	
Exterior	
At Grade	33
23 Visitor	
Total Parking Proposed	123
<b>Bicycle Parking</b>	52
42 Secure Private	
10 Public	
<b>Landscaping</b>	
Trees - Required	8
Trees - Proposed	8
Shrubs - Required	36
Shrubs - Proposed	44
Foundation - Required	20
Foundation - Proposed	20

Revisions

Co: Architect

Northern Sky Architecture Inc.

**DEVELOPMENT EXAMINATION BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH 20-189-219/D

SHEET # 7 OF 12

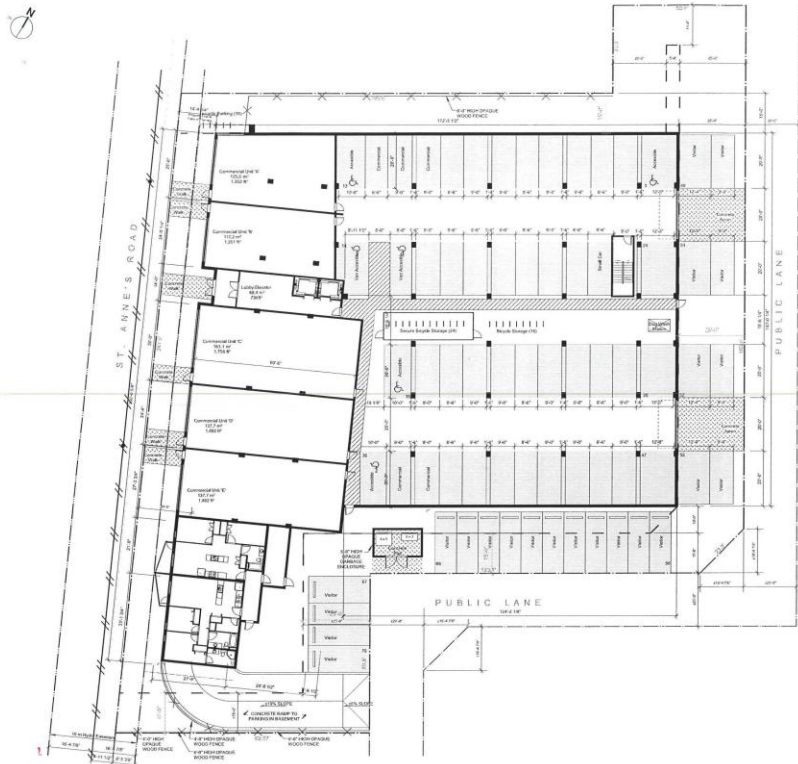
APPLICANT (SGD) Use Development

DEV. EXAM. Plan


DATE 5/14/2020

475 St. Anne's Road  
 Wharfedale  
 2020/05/12

DATE	5/14/2020	DESIGNED BY	skw
DATE	May 12, 2020	DRAWN BY	skw
PROJECT NO.	18,347	CHECKED BY	skw
REFERENCE NO.		PROJECT	A1.1 TRK



C Main Level Plan  
 A1.1.2 Rev. 1/20

<small>           1. All dimensions are given in millimeters unless otherwise stated.            2. All dimensions are given in meters unless otherwise stated.            3. All dimensions are given in feet and inches unless otherwise stated.            4. All dimensions are given in feet unless otherwise stated.            5. All dimensions are given in feet and inches unless otherwise stated.         </small>	
<b>Site</b>	
Site Area	± 4 323.9m <sup>2</sup> /54 231'
Building 'A' Area	± 2 382.3m <sup>2</sup> /25 643'
Building 'B' Area	± 181.4m <sup>2</sup> /1 953'
<b>Building 'A'</b>	
Basement	± 2 382.3m <sup>2</sup> /25 643'
Main Level	± 2 382.3m <sup>2</sup> /25 643'
Second Level	± 1 496.3m <sup>2</sup> /16 039'
Third Level	± 1 496.3m <sup>2</sup> /16 039'
Fourth Level	± 1 372.7m <sup>2</sup> /14 776'
Fifth Level	± 1 372.7m <sup>2</sup> /14 776'
Sixth Level	± 1 372.7m <sup>2</sup> /14 776'
<b>Building 'B'</b>	
Basement	± 181.4m <sup>2</sup> /1 953'
Main Level	± 181.4m <sup>2</sup> /1 953'
Second Level	± 181.4m <sup>2</sup> /1 953'
Third Level	± 181.4m <sup>2</sup> /1 953'
Fourth Level	± 181.4m <sup>2</sup> /1 953'
Fifth Level	± 181.4m <sup>2</sup> /1 953'
Sixth Level	± 181.4m <sup>2</sup> /1 953'
Gross Building Area	± 12 806.4m <sup>2</sup> /138 837'
Building Height	20.2m
<b>93 Residential Units</b>	
1 Bedroom - 42	(±58.5 m <sup>2</sup> / 630 ft <sup>2</sup> )
2 Bedroom - 46	(±85.3 m <sup>2</sup> / 918 ft <sup>2</sup> )
3 Bedroom - 5	(±107.5 m <sup>2</sup> / 1 157 ft <sup>2</sup> )
5 Commercial Units	(±687.8 m <sup>2</sup> / 7 401 ft <sup>2</sup> )
<b>Parking - Required</b>	
93 Units x 1.2 Stalls/Unit	= 112 Stalls
5 Commercial Units	= 5 Stalls
<b>Total Parking Required</b>	= 117 Stalls
<b>Parking - Proposed</b>	
Basement	53
Main	47
4 Accessible	
2 Van Accessible	
5 Commercial	
35 Regular	
1 Small Car	
<b>Exterior</b>	
All Grade	23
23 Visitor	
<b>Total Parking Proposed</b>	123
<b>Required Parking</b>	117
42 Secure Private	
10 Public	
<b>Landscaping</b>	
Trees - Required	8
Trees - Proposed	8
Shrubs - Required	36
Shrubs - Proposed	44
Foundation - Required	20
Foundation - Proposed	20
<b>Restrictions</b>	
Drawn by	Rev. 1/20
Scale	
Northern Sky Architecture Inc.	
	

**DEVELOPMENT EXAMINATION**  
**BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL  
 IN CONNECTION WITH AP/20-189/219/D

SHEET # 8 OF 12

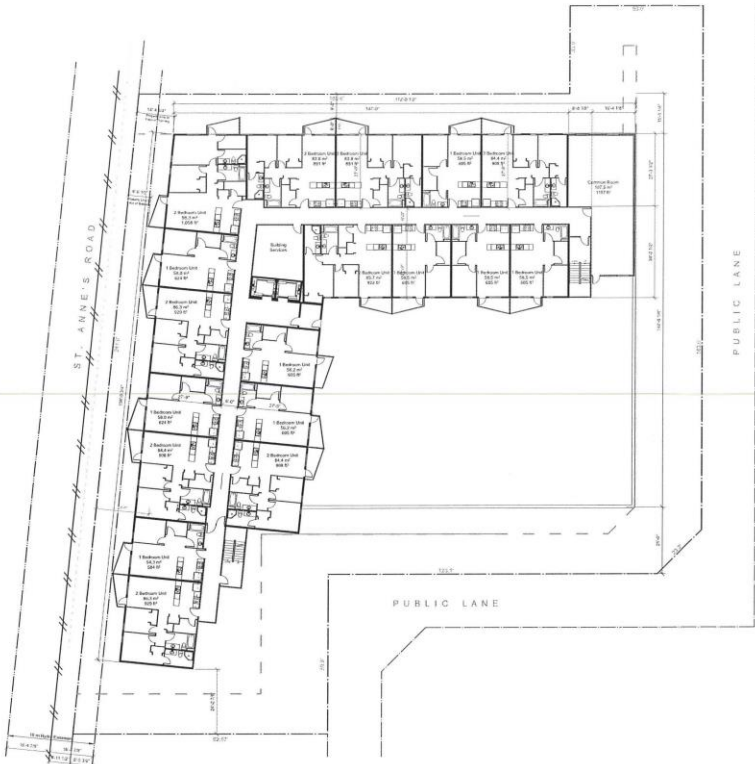
Project: Mixed Use Development

APPLICANT (SGD): [Signature]

DEV. EXAM: [Signature]

DATE: May 12, 2020

date	May 12, 2020	drawn by	akw
project no.	18.147	checked by	akw
reference no.		sheet	A1.2 REV.



D Second Level Plan  
A1-113  
Date: 1/2020

<small>           1. The information contained herein is for the use of the client only and is not to be distributed to any other party without the written consent of Northern Sky Architecture Inc.         </small>	
Site Area	= 4,323.6m <sup>2</sup> /46,542ft <sup>2</sup>
Building 'A' Area	= 2,382.3m <sup>2</sup> /25,643ft <sup>2</sup>
Building 'B' Area	= 181.4m <sup>2</sup> /1,953ft <sup>2</sup>
Building 'A'	
Basement	= 2,382.3m <sup>2</sup> /25,643ft <sup>2</sup>
Main Level	= 2,382.3m <sup>2</sup> /25,643ft <sup>2</sup>
Second Level	= 1,499.1m <sup>2</sup> /16,059ft <sup>2</sup>
Third Level	= 1,499.1m <sup>2</sup> /16,059ft <sup>2</sup>
Fourth Level	= 1,372.2m <sup>2</sup> /14,768ft <sup>2</sup>
Fifth Level	= 1,372.2m <sup>2</sup> /14,768ft <sup>2</sup>
Sixth Level	= 1,372.2m <sup>2</sup> /14,768ft <sup>2</sup>
Building 'B'	
Basement	= 181.4m <sup>2</sup> /1,953ft <sup>2</sup>
Main Level	= 181.4m <sup>2</sup> /1,953ft <sup>2</sup>
Second Level	= 181.4m <sup>2</sup> /1,953ft <sup>2</sup>
Third Level	= 181.4m <sup>2</sup> /1,953ft <sup>2</sup>
Fourth Level	= 181.4m <sup>2</sup> /1,953ft <sup>2</sup>
Fifth Level	= 181.4m <sup>2</sup> /1,953ft <sup>2</sup>
Sixth Level	= 181.4m <sup>2</sup> /1,953ft <sup>2</sup>
Gross Building Area	= 12,896.6m <sup>2</sup> /138,837ft <sup>2</sup>
Building Height	20.2m
93 Residential Units	
1 Bedroom - 46	(±58.5 m <sup>2</sup> / 626 ft <sup>2</sup> )
2 Bedroom - 46	(±85.3 m <sup>2</sup> / 918 ft <sup>2</sup> )
3 Bedroom - 1	(±107.5 m <sup>2</sup> / 1,157 ft <sup>2</sup> )
5 Commercial Units	(±687.8 m <sup>2</sup> / 7,401 ft <sup>2</sup> )
Parking - Required	
93 Units x 1.2 Stalls/unit	= 112 Stalls
5 Commercial Units	= 5 Stalls
Total Parking Required	= 117 Stalls
Parking - Proposed	
Interior	
Basement	53
Main	47
4 Accessible	
2 Van Accessible	
9 Commercial	
35 Regular	
1 Small Car	
Exterior	
At Grade	23
23 Visitor	
Total Parking Proposed	133
Bicycle Parking	52
42 Secure Private	
10 Public	
Landscaping	
Trees - Required	8
Trees - Proposed	8
Shrubs - Required	36
Shrubs - Proposed	44
Foundation - Required	20
Foundation - Proposed	20
Revisions	
Date	Approved
Northern Sky Architecture Inc.	

**DEVELOPMENT PERMIT APPLICATION**

**BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL  
IN CONNECTION WITH AV 20-189269/10

SHEET # 9 OF 12

APPLICANT (SGD) Plonk Use Development

DEV. EXAM. Plonk

DATE Sept 4, 2020

date	May 12, 2020	drawn by	hse
project no.	18,347	checked by	ahp
reference no.		price	A1.3





E Third Level Plan  
A1.1.1.1

<small>           ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.            UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.            DATE 05/12/2020 BY 103147            AUTHORITY 50 USC 3025         </small>	
<b>Site</b>	± 4,323.9m <sup>2</sup> (5428')
<b>Site Area</b>	± 4,323.9m <sup>2</sup> (5428')
<b>Building Area</b>	± 2,382.3m <sup>2</sup> (6438')
<b>Building 'A' Area</b>	± 181.4m <sup>2</sup> (9538')
<b>Building 'B' Area</b>	± 2,200.9m <sup>2</sup> (6438')
<b>Basement</b>	± 2,382.3m <sup>2</sup> (6438')
<b>Main Level</b>	± 2,382.3m <sup>2</sup> (6438')
<b>Second Level</b>	± 1,496.1m <sup>2</sup> (8398')
<b>Third Level</b>	± 1,496.1m <sup>2</sup> (8398')
<b>Fourth Level</b>	± 1,372.7m <sup>2</sup> (7768')
<b>Fifth Level</b>	± 1,372.7m <sup>2</sup> (7768')
<b>Sixth Level</b>	± 1,372.7m <sup>2</sup> (7768')
<b>Building 'B'</b>	± 181.4m <sup>2</sup> (9538')
<b>Basement</b>	± 181.4m <sup>2</sup> (9538')
<b>Main Level</b>	± 181.4m <sup>2</sup> (9538')
<b>Second Level</b>	± 181.4m <sup>2</sup> (9538')
<b>Third Level</b>	± 181.4m <sup>2</sup> (9538')
<b>Fourth Level</b>	± 181.4m <sup>2</sup> (9538')
<b>Fifth Level</b>	± 181.4m <sup>2</sup> (9538')
<b>Sixth Level</b>	± 181.4m <sup>2</sup> (9538')
<b>Gross Building Area</b>	± 12,896.4m <sup>2</sup> (138,837')
<b>Building Height</b>	20.2m
<b>93 Residential Units</b>	
1 Bedroom - 46	(158.5 m <sup>2</sup> / 639 B <sup>2</sup> )
2 Bedroom - 46	(285.3 m <sup>2</sup> / 918 B <sup>2</sup> )
3 Bedroom - 1	(4107.5 m <sup>2</sup> / 1157 B <sup>2</sup> )
5 Commercial Units	(1687.8 m <sup>2</sup> / 7,401 B <sup>2</sup> )
<b>Parking - Required</b>	
93 Units x 1.2 Stalls/Unit	= 112 Stalls
5 Commercial Units	= 5 Stalls
<b>Total Parking Required</b>	= 117 Stalls
<b>Parking - Proposed</b>	
Interior	53
Basement	53
Men	47
4 Accessible	
2 Van Accessible	
6 Commercial	
35 Regular	
1 Small Car	
<b>Exterior</b>	
At Grade	23
23 Visitor	
<b>Total Parking Proposed</b>	123
<b>Bicycle Parking</b>	52
42 Secure Private	
10 Public	
<b>Landscaping</b>	
Trees - Required	8
Trees - Proposed	8
Shrubs - Required	36
Shrubs - Proposed	44
Foundation - Required	20
Foundation - Proposed	20
<b>Revisions</b>	
<b>Site</b>	
Northern Sky Architecture Inc.	

**DEVELOPMENT EXAMINATION**  
**BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL  
IN CONNECTION WITH AV 20-189219/0

SHEET # 10 OF 112

APPLICANT (SGD.) City of Use Development

DEV. EXAM. [Signature]

DATE May 14/2020

475 St. Anne's Road, Westmount, Quebec H3T 2A4  
Tel: (514) 393-1111 Fax: (514) 393-1112

scale	AS SHOWN	drawn by	SLD
date	May 12, 2020	checked by	SLD
project no.	18-147	approved by	SLD
reference no.	Sheet	A1.4	REV.



E  
A1-015  
Fourth - Sixth Level Plans

Site Area	± 4,323.9m <sup>2</sup> (45,428'
Building Area	
Building 'A' Area	± 2,382.3m <sup>2</sup> (25,643'
Building 'B' Area	± 1,814.0m <sup>2</sup> (19,538'
Building 'A'	
Basement	± 2,382.3m <sup>2</sup> (25,643'
Main Level	± 2,382.3m <sup>2</sup> (25,643'
Second Level	± 1,499.3m <sup>2</sup> (16,099'
Third Level	± 1,499.3m <sup>2</sup> (16,099'
Fourth Level	± 1,372.7m <sup>2</sup> (14,776'
Fifth Level	± 1,372.7m <sup>2</sup> (14,776'
Sixth Level	± 1,372.7m <sup>2</sup> (14,776'
Building 'B'	
Basement	± 1,814.0m <sup>2</sup> (19,538'
Main Level	± 1,814.0m <sup>2</sup> (19,538'
Second Level	± 1,814.0m <sup>2</sup> (19,538'
Third Level	± 1,814.0m <sup>2</sup> (19,538'
Fourth Level	± 1,814.0m <sup>2</sup> (19,538'
Fifth Level	± 1,814.0m <sup>2</sup> (19,538'
Sixth Level	± 1,814.0m <sup>2</sup> (19,538'
Gross Building Area	± 12,898.4m <sup>2</sup> (138,837'
Building Height	20.2m
93 Residential Units	
1 Bedroom - 46	(538.5 m <sup>2</sup> / 5,808 Bt)
2 Bedroom - 46	(855.3 m <sup>2</sup> / 9,198 Bt)
3 Bedroom - 1	(1,107.5 m <sup>2</sup> / 11,977 Bt)
5 Commercial Units	(5,687.8 m <sup>2</sup> / 61,101 Bt)
Parking - Required	
93 Units x 1.2 Stalls/Unit	= 112 Stalls
5 Commercial Units	= 5 Stalls
Total Parking Required	= 117 Stalls
Parking - Proposed	
Interior	53 Regular
4 Accessible	47
2 Van Accessible	
5 Commercial	
35 Regular	
1 Street Car	
Exterior	
At Grade	23
43 Visitor	
Total Parking Proposed	123
Bicycle Parking	52
42 Secure Private	
10 Public	
Landscaping	
Trees - Required	8
Trees - Proposed	8
Shrubs - Required	36
Shrubs - Proposed	44
Foundation - Required	20
Foundation - Proposed	20

Revisions

Scale

Prepared by: Northern Sky Architecture Inc.

**DEVELOPMENT EXAMINATION**

THIS PLAN IS SUBMITTED FOR APPROVAL  
IN CONNECTION WITH ST/20-1892/1910

SHEET # 11 OF 12

APPLICANT (SGO) [Signature]

DEV. EXAM. [Signature]

DATE Sept 14/2020

drawing title	Fourth - Sixth Level Plans	
scale	as noted	checked by: [Signature]
date	May 12, 2020	drawn by: [Signature]
project no.	19-117	revised by: [Signature]
reference no.	sheet	A1.5 REV.



1 West Elevation  
Scale: 1/8" = 1'-0"



2 East Elevation  
Scale: 1/8" = 1'-0"



3 South Elevation  
Scale: 1/8" = 1'-0"



4 North Elevation  
Scale: 1/8" = 1'-0"



5 Perspective  
Scale: 1/8" = 1'-0"



6 Perspective  
Scale: 1/8" = 1'-0"

ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO THE CONSULTANT'S FIELD SURVEY AND MEASUREMENTS. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THE DIMENSIONS SHOWN ON THIS DRAWING AND THE ACTUAL DIMENSIONS OF THE PROJECT. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THE DIMENSIONS SHOWN ON THIS DRAWING AND THE ACTUAL DIMENSIONS OF THE PROJECT.

**DEVELOPMENT EXAMINATION  
BRANCH**  
 PLAN IS SUBMITTED FOR APPROVAL  
 WITH CORRECTION WITH  
 8/100-189219/0  
 SHEET # 12 OF 12  
 APPLICANT (SGD.) [Signature]  
 DEV. EXAM. [Signature]  
 DATE Sept 14/2020

Revisions

Date: Northern Sky Architecture Inc.

GNH  
 GNH Swartzky & Associates Ltd.  
 1000 - 10 Avenue SW  
 2nd Floor Suite 200  
 204 467-2500 Fax: 204 980-7576

Project: Mixed Use Development  
 475 St. Anne's Road Winnipeg, Manitoba

ELEVATIONS			
Date	By	Checked By	Rev
May 12, 2020	ghn	lg	
10-140	revised by	ghn	
reference no.	sheet	A3.1	REV