

**Agenda – City Centre Community Committee – June 19, 2020**

**PUBLIC HEARINGS**

**Item No. 2                      Conditional Use – 265 Osborne Street  
(Fort Rouge-East Fort Garry Ward)  
File DCU 179116/2018D [c/r DASZ 3/2019 and DAV 179121/2018D]**

**WINNIPEG PUBLIC SERVICE RECOMMENDATION:**

The Urban Planning Division recommends approval of the application for a Conditional Use under Zoning By-Law No. 200/2006 for the establishment of a parking, structured use.

Subject to the following conditions:

1. That the development shall be built in substantial conformance with the plans hereto attached and identified as Sheets 3-4 & 14-27 of File No. DAV 18-179121D, dated September 9, 2019.
2. That the conditional use order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 3/19.

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File:	DCU 179116/2018D
Applicant:	DIN Projects (Neil Minuk)
Premises Affected:	265 Osborne Street
Legal Description:	LOT 9/11 BLOCK 15 PLAN 208 31/5 ST B, hereinafter called “the land”
Property Zoned:	“C2 PDO-1 Corydon Osborne” (Commercial Community Planned Development Overlay-1 Corydon Osborne District) Proposed “TOD PDO-1 Corydon Osborne” (Transit-Oriented Development Planned Development Overlay-1 Corydon Osborne District)
Nature of Application:	For a Conditional Use under the Winnipeg Zoning By-law No. 200/2006 for the establishment of a parking, structured use.
Exhibits Filed:	<ol style="list-style-type: none"><li>1. Application dated October 3, 2019</li><li>2. Notification of Public Hearing dated May 27, 2020</li><li>3. Manitoba Status of Title 2808023/1</li><li>4. Letter of authorization dated August 2, 2018 from Felicia Bruni, 6652736 Manitoba Ltd. to Neil Minuk</li><li>5. Surveyor’s Building Location Certificate and sketch dated January 30, 2017</li><li>6. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising</li><li>7. Caveats 4660961/1 and 4660962/1</li><li>8. Transfer of Land 149769</li><li>9. Plans, Sheets 1 to 27 inclusive, for File DCU 179116/2018D dated September 9, 2019</li><li>10. Report from the Urban Planning Division dated June 7, 2020</li><li>11. Inspection Report</li></ol>

## **Agenda – City Centre Community Committee – June 19, 2020**

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

### **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.

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Moved by Councillor

That in accordance with Section 254 and Subsection 247(3) of The City of Winnipeg Charter, the Conditional Use,

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

Supporting Comments:

Moved by Councillor

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

Moved by Councillor

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

## ADMINISTRATIVE REPORT

**Title:** DCU 18-179116\D – 265 Osborne ST

**Issue:** For consideration at the public hearing for a Conditional Use for the establishment of a parking, structured use.

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

### AUTHORIZATION

Author	Department Head	CFO	CAO
A. Ross, RPP	n/a	n/a	

### RECOMMENDATIONS

The Urban Planning Division recommends approval of the application for a Conditional Use under Zoning By-Law No. 200/2006 for the establishment of a parking, structured use.

Subject to the following conditions:

1. That the development shall be built in substantial conformance with the plans hereto attached and identified as Sheets 3-4 & 14-27 of File No. DAV 18-179121D, dated September 9, 2019.
2. That the conditional use order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 3/19.

### REASON FOR THE REPORT

- Conditional Use applications require a public hearing as per *The Development Procedures By-law* No. 160/2011 and *The City of Winnipeg Charter*, section 249.
- The report is being submitted for the City Centre 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 conditional use for the establishment of a parking, structured use may be approved.

## FILE/APPLICANT DETAILS

**FILE:** DCU 18-179116\D  
**RELATED FILES:** DASZ 3/2019, DAV 18-179121/D  
**COMMUNITY:** City Centre Committee  
**NEIGHBOURHOOD #:** 1.106 – Earl Grey

**SUBJECT:** For a Conditional Use under Zoning By-Law No. 200/2006 for the establishment of a parking, structured use.

**LOCATION:** 265 Osborne ST  
**LEGAL DESCRIPTION:** LOT 9/11 BLOCK 15 PLAN 208 31/5 ST B

**APPLICANT:** Neil Minuk  
911 Corydon AVE  
Winnipeg , Manitoba R3M 0W8

**OWNER:** 295 BROADWAY AVE  
Winnipeg , Manitoba R3C 0R9

## HISTORY

On December 12, 2018, the Board of Adjustment approved Phase 1 of the development which involved floors 1-7, under existing “C2” – Commercial Community district zoning entitlements.

The subject application is to permit Phase 2, which involves a rezoning into the “TOD” – Transit Oriented Development District and permission to build floors 8-15.

Phase 2 is the final phase of this proposed development.

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

## SITE DESCRIPTION

- The subject property is located on the west side of Osborne Street, adjacent to the Osborne Rapid Transit Station, in the Earl Grey neighbourhood of the Fort Rouge - East Fort Garry ward.
- The site is located within a Mature Community under the *Complete Communities Direction Strategy*.
- The site is governed by policies of the High Rise TOD Mixed Use Area of the *Corydon-Osborne Area Plan* and by zoning regulations of the *Corydon-Osborne Planned Development Overlay (PDO-1)*.
- The property is zoned “C2” – Commercial Community, is 13,421 sq. ft. in size, and is currently under construction (Phase 1) - see below under “Phasing”).

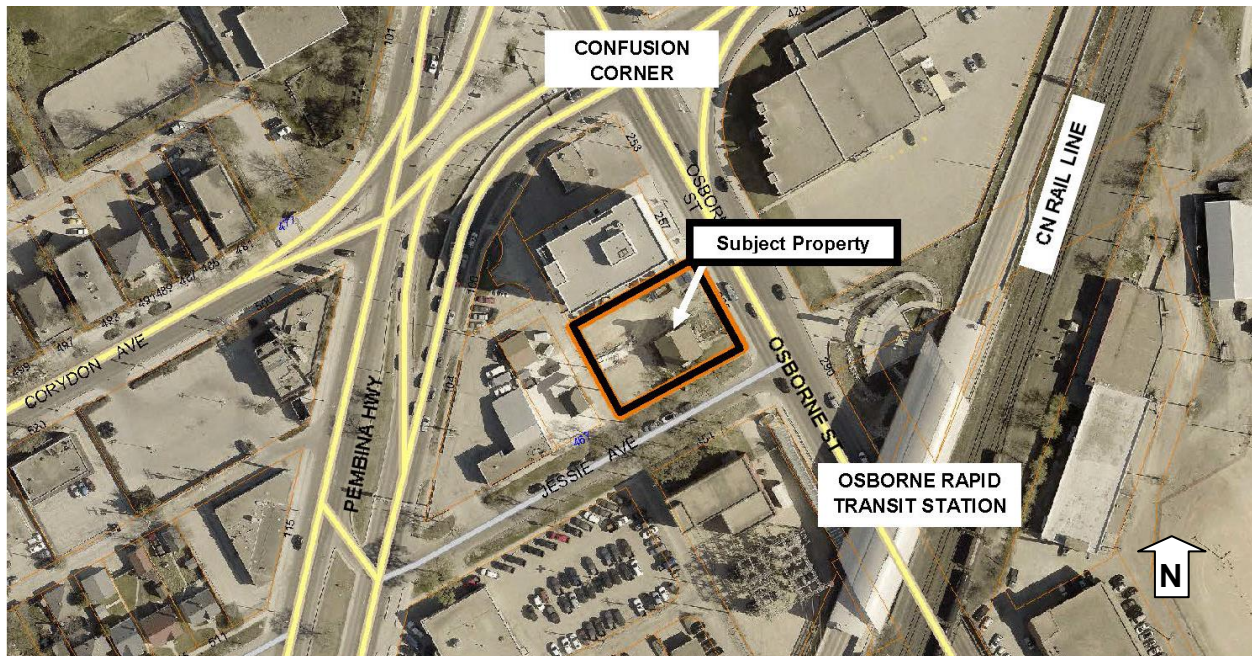


Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2018)

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

**North:** Office uses (zoned “C2” – Commercial Community)

**South:** Jessie Avenue, then Manitoba Hydro utility uses (zoned “C2” – Commercial Community)

**East:** Osborne Street, then Banquet/ Meeting Hall uses (zoned “M1” – Light Manufacturing)

**West:** Rear lane, then single family dwelling uses (zoned “C2” – Commercial Community)

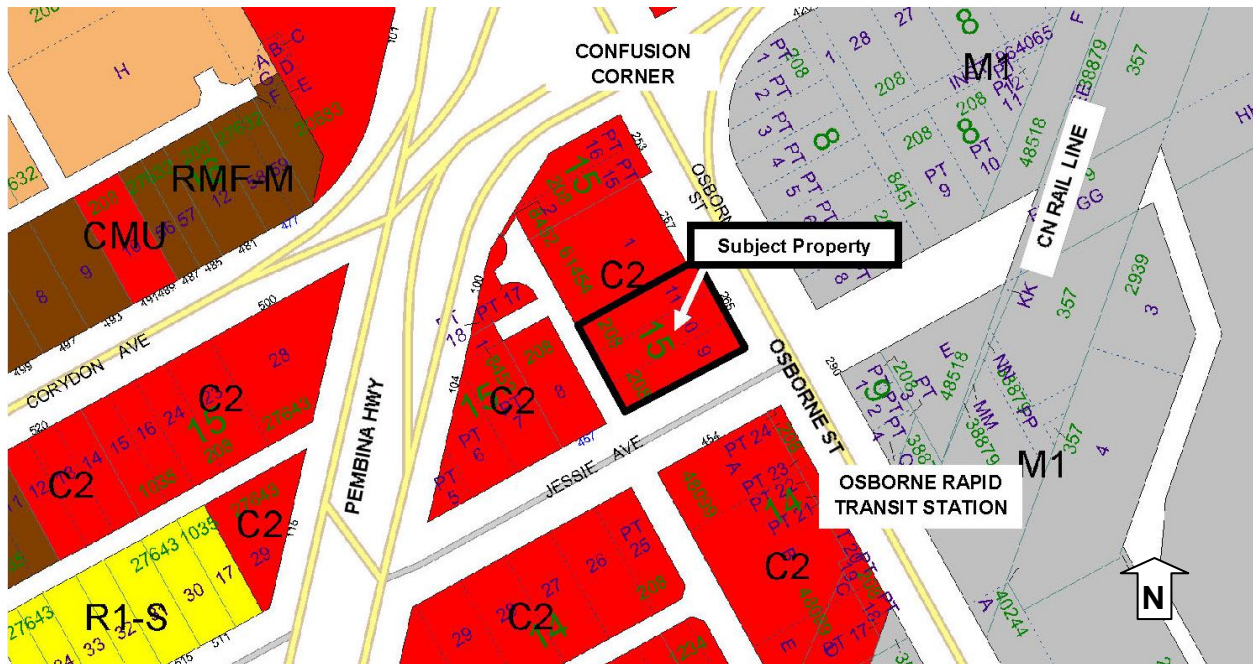


Figure 2: Zoning of the site and surrounding area.

## DESCRIPTION OF THE PROPOSED DEVELOPMENT

### Overview

- The proposed development is a mixed use building with 75 dwelling units. It contains:
  - commercial uses on the ground floor (restaurant)
  - a 134-stall parking garage and residential uses on floors 2-5
  - an office and gym on floors 6 and 7 and roof deck on floor 7
  - residential dwelling units on floors 8-15
- This project represents the first ever proposed rezoning into Winnipeg’s “TOD” – Transit Oriented Development zoning district.
- The TOD zoning district was adopted by City Council in 2016 in order to:  
“...facilitate mixed use development at a scale and density exceeding all other districts. These sites are intended to be adjacent to rapid transit stations with a Council endorsed local area plan in place to guide development. Site design should fulfill the objectives of the Transit Oriented Development Handbook.”
- The development provides 134 vehicle parking stalls, which is 54 more than the zoning requirement. Three of the excess stalls are for the use of the north abutting building at 257



Osborne through a cross access agreement. The balance can potentially be used for public parking.

- The parking on levels 2-5 is robotic. Parkers drop their car in 1 of 3 ground level entrance bays. The entrance bays have sensors which match car sizes with stalls inside the garage. A machine delivers the car to an appropriate stall, and returns it to the driver at the bay entrance when required.
- The development contains 67 long term and 32 short term bike parking stalls for a total of 99 bike parking stalls.

The development includes trees and plaza space along Osborne St.

### Phasing

- The project is composed of two phases. Phase 1 was approved by the Board of Adjustment on December 12, 2018 and involved the first 7 levels of the building and its uses under the existing zoning district (“C2” – Commercial Community).
- The subject “TOD” zoning district application deals with Phase 2 (the final phase), and includes levels 8-15 of the building, which will be residential uses.

### Development applications

- The applicant requires a conditional use to establish a parking, structured use (see below under “Reason for Application”).
- There is an associated variance request for main floor windows, upper floor step backs, and lot area per dwelling unit (density). Please see the associated planner’s report for DAV 18-179121\D for more information on variances.
- There is an associated subdivision and rezoning (DASZ 3/19) application to consolidate the 3 underlying properties and to rezone the land from its current designation of “C2” Commercial Community to “TOD” – Transit Oriented Development. Please see the associated planner’s report for DASZ 3/19 for more information on the subdivision and rezoning.
- There is an associated conditional use application (see Administrative Report for DCU 18-179116D) to permit non-accessory parking on the property (for the use of 257 Osborne and the public).

## **REASON FOR APPLICATION**

In the Transit Oriented Development (TOD) zoning district, structured parking as an *accessory* use (solely for the subject property) is permitted. However structured parking as a *principal* use as in this case (for both the subject property and one or more other properties) is a conditional use.

A conditional use provides the opportunity for City review and approval, to ensure that the parking garage shared by more than one property is built in a contextual manner and in keeping with the principles of TOD development, which prioritizes the pedestrian environment.

## **ANALYSIS AND ISSUES**

### **COMPLETE COMMUNITIES DIRECTION STRATEGY**

Under the *Complete Communities Direction Strategy* the proposed development is located within the Areas of Stability – Mature Communities policy area. Key policies guiding development within Areas of Stability relevant to this development include:

- *Promote a quality public realm with a high level of accessibility to community services and amenities and opportunities for gathering and social interaction.*

This development includes outdoor seating and trees, and is in close proximity to community amenities such as Osborne Rapid Transit Station and River-Osborne Community Centre.

- *Encourage intensification to occur at centres and along corridors.*

The development is located on Osborne Street and at “Confusion Corner”, which are recognized, respectively, as a significant corridor and a significant intersection.

- *Support a mix of commercial services and employment uses that serve the local community.*

The development is mixed use and includes commercial, office, and residential uses.

- *Provide opportunities to increase multi-modal connectivity when redevelopment occurs (p.80).*

The project is adjacent to Osborne Rapid Transit Station and as such will encourage use of rapid transit. It includes a significant amount of bike parking, which will encourage cycling.

- *Support a mix of uses within buildings located on commercial streets.*

The development is mixed use, containing commercial, office, and residential uses.

### **CORYDON-OSBORNE AREA PLAN**

The subject site falls within the High Rise TOD Mixed Use area of the *Corydon-Osborne Area Plan*. According to the Plan:

- The intent of this area is to accommodate mix use buildings ranging in height from 3-18 storeys. The proposed development meets this policy.
- Buildings should be located close to the street and all parking and loading should occur at the rear or inside buildings. The proposed development meets this policy.

Specific Design Guidelines from the Corydon-Osborne Area Plan that relate to the proposed development are found in “Appendix A” of this report.

The Corydon-Osborne Area PDO-1 states the following:

*“For a proposed building exceeding 100 feet in height, the applicant shall submit, at the time of urban design approval, a study on the impact of the proposed building on shadow and wind, prepared by a qualified architect or design professional.”*

## Wind

The applicant's submitted wind impact statement concludes:

*"The pedestrian walkway area around the proposed 265 building is well protected by existing buildings from winds from the three most predominant directions of winds in Winnipeg. All winds do not exceed 5m/s. However, the southwest wind at the 6<sup>th</sup> floor roof space exceeds 6m/s. Container trees and wind screens can help to decrease the wind velocity to a comfortable level. The cantilever mass at the Osborne side can deflect downward wind flow and reduce wind speed at pedestrian level 1. Other strategies include making canopy at the ground level all around the building and trees along Jessie Avenue and Osborne Street."*

## Shadow

Typically the Urban Planning Division looks most closely at spring and fall shadow readings as they provide the best representation of averages. For March and September, the applicant's submitted shadow study appears to show:

- 10am – does not affect any properties other than the north adjacent office building, which has the same owner as the subject property.
- 4pm – shadows only appear to impact the surface parking area of the property across Osborne Street.

## TRANSIT ORIENTED DEVELOPMENT (TOD) HANDBOOK

The subject site aligns most closely with the Urban Neighborhood typology within the Council-endorsed *Winnipeg TOD Handbook*. The TOD Handbook is a policy and not a statutory document, and its policies are intended to serve as a general guide to selecting the most appropriate type of TOD development given the context. Developments within the Urban Neighbourhood typology have the following general characteristics:

- Regional Connectivity: Medium access to downtown, sub-regional hub
- Transit frequencies: 5-15 minutes.
- Land use mix: Residential, Retail, Commercial
- Density: 40-100 units per acre. The proposed density is higher than this however the Division is supportive given the following:
  - The TOD Handbook states that *"the TOD principles and tools are applied in different ways depending on the function and form of the land uses and transportation network."*
  - The High Rise TOD Mixed Use area of the statutory *Corydon-Osborne Area Plan* governs development based on height rather than density. The policy supports 3-18 storeys and does not cap density.
  - The site is directly linked to the Osborne Rapid Transit Station (less than 1-minute walk).
  - The site exhibits strong transportation linkages to downtown and all directions via the adjacent confusion corner interchange.

- The development includes more than its Winnipeg Zoning By-Law required complement of parking, which will minimize impact on nearby street parking capacities.

### COLLABORATIVE PLANNING

The Urban Planning Division worked with the applicant on site plan and design considerations. Early on in the process, discussions took place regarding building heights and uses that support a Transit Oriented Development (TOD) environment, and a vibrant building presentation to Osborne St. and Jessie Ave.

Once initial design concepts were submitted to the City, the applicant agreed to the following adjustments in order to best reflect the Design Guidelines of the *Corydon-Osborne Area Plan*, as well as general design considerations in the context:

- Closing vehicular access on Jessie. The applicant initially planned for curb cuts and vehicular access on Jessie Avenue but agreed to take access from the lane and provide an uninterrupted sidewalk and boulevard along Jessie, supporting a pedestrian focused public environment.
- More windows. The applicant agreed to add windows to further 'punctuate' the parkade levels of the building facing Jessie and Pembina, increasing the building's visual interest.
- Bike parking. The applicant agreed to provide a significant amount of indoor and outdoor bike parking stalls to support multimodal transportation options for residents, workers, and other users of the building.
- Landscaping. The applicant agreed to increase the compliment of landscaping onsite from what was previously proposed.
- Seating. The applicant agreed to integrate public seating into areas outside the building where possible, in alignment with TOD principles.
- Awnings. The applicant agreed to add/ increase the use of awnings to protect the sidewalk area from wind downdrafts.

### PUBLIC CONSULTATION

The applicant indicates they held an open house on the Osborne Village Canada Day Celebrations 2019. The applicant indicates the following:

- Posters were set up in the vacant retail space at 257 Osborne (next door to 265 Osborne).
- The event attracted many people.
- A representative was available to discuss the project with members of the public.
- A list of people wanting additional information was compiled.
- Applicant indicates that overall feedback was positive.

## HIGH DENSITY TRANSIT ORIENTED DEVELOPMENT (TOD)

New high density TOD can provide a number of positive spin-offs, for example:

- Locates a strong population base in direct proximity to Rapid Transit, thereby supporting increased ridership and uptake of the City's Rapid Transit system.
- Added eyes on the street.
- More people to patronize the local community clubs, schools, parks, libraries, etc.

From a City of Winnipeg perspective, high density infill development is beneficial for a variety of additional reasons as well:

- Increases the tax base.
- Utilizes existing infrastructure.
- Slows suburban sprawl.

In addition, new development can help foster a positive environment for growth and investment in the community, which can contribute to neighbourhood revitalization.

## WINNIPEG ZONING BY-LAW 200/06

### Structured parking

The Urban Planning Division believes that the proposal for a principal structured parking use is suitable in this case, for the following reasons:

- The conditional use allows for shared use with the north abutting building at 257 Osborne St – an office building with commercial space on the ground floor. Excess stalls may also be shared with other building or use for public parking options.
- The structured parking is tastefully integrated into the building design. Specifically, the structure parking:
  - Is punctuated with windows, providing visual interest.
  - Is screened from view on Osborne Street through the provision of residential dwelling units facing the street.
  - Provides a building podium that supports a roof deck.

## **OTHER CONSIDERATIONS**

### Cross access agreement

As part of the associated DASZ application, the applicant has provided a cross-access agreement which allows the vehicular approaches and parking to be shared between the subject property and 257 Osborne St.

### Substantial Conformance

Given the high degree of collaboration between the Division and the applicant on the design, the Division recommends that the development be built in substantial conformance with the plans as submitted. If the design is **not** altered, building permits may be issued following approval of the development; however if the design is altered, then a new *Corydon-Osborne Plan Design Review* application will be required.

## REASONS FOR RECOMMENDATIONS

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

- (a) is consistent with Plan Winnipeg and any applicable secondary plan;  
*In that, the development meets the intent of policies guiding development in Areas of Stability and Transit Oriented Development as identified in the Complete Communities Direction Strategy, the Corydon-Osborne Area Plan, and the TOD Handbook.*
- (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 variances are few and are justifiable based on guiding policies and local contextual factors.*
- (d) is compatible with the area in which the property to be affected is situated.  
*In that, the property is directly adjacent to the Osborne Rapid Transit Station and confusion corner, and meets the intent of the High Rise TOD Mixed Use policies of the Corydon-Osborne Area Plan for development in this location.*

## CONSULTATION

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

## OURWINNIPEG POLICY ALIGNMENT

The proposal aligns with the Key Direction of *OurWinnipeg* that applies to the Mature Communities Policy Area, which states: “*Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg’s changing population.*”

## WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposal complies with the *Winnipeg Climate Action Plan* because the proposed development would increase the residential density of an established neighbourhood.

## SUBMITTED BY

Department: Planning, Property and Development  
Division: Urban Planning  
Prepared by: Andrew Ross, RPP, MCIP  
Date: June 7, 2020  
File No. DAV 18-179121\D

**Appendix “A” - Corydon Osborne Plan Urban Design Review  
Internal Evaluation Worksheet**

Corydon Osborne High-Rise TOD Mixed Use	Comply (Yes or No)	Comments
i) Buildings should be parallel to the street	Yes	
ii) Building setbacks should maximize public realm/pedestrian space	Yes	
iii) The maximum lot coverage should be 90% and the minimum lot coverage should be 80%	Yes	
iv) Buildings should be arranged to create courtyard spaces between buildings and integrated with surrounding park spaces	Yes	A patio/ seating area is provided along Osborne Street. Property is not adjacent to park.
v) Facades should be articulated to create private realm along the streetscape	Yes	A patio/ seating area is provided along Osborne Street.
vi) The façade should be composed to exhibit a clearly defined base	Yes	
vii) The base should be a minimum 60% transparent window coverage on streets or facades	No	Osborne and Jessie bases are just under 50% window coverage. See report, under “Ground Floor Transparency” for more information.
viii) After the third story, buildings should step back from the façade horizontally equal to the height of one store; additional step-backs should be provided at higher levels	No	Building has a north-facing step back after the 7 <sup>th</sup> floor but no step-back against streets. In place of this, applicant has provided canopy awnings at grade to address wind impact.
ix) Entrances should be accented and doors should be a minimum 75% transparent	Yes	
x) Buildings should protect access to sunlight at street level	Yes	
xi) Mechanical equipment should be screened so that it is not visible from adjacent public streets when viewed from the ground	Yes	Mechanical is focused in rear against lane and is screened using high quality screening materials.
xii) Façade lighting should be wall mounted luminaries, mounted no higher than the top	Yes	

of the second floor; all entrances should be illuminated; additional accent lighting may be provided; all light should be cast down		
xv) Awnings are encouraged, where architecturally appropriate, to delineate the ground floor, reinforce pedestrian scale, and create shade	<b>Yes</b>	
xvi) Low growth roof gardens could be allowed	<b>Yes</b>	Roof deck provides opportunity for roof gardens if desired by developer.



Exhibit "9" referred to in File DCU 179116/2018D

**BUILDING CODE INFORMATION**

APPLICABLE CODES:

NATIONAL BUILDING CODE OF CANADA 2010 AS AMENDED BY MANITOBA BUILDING CODE

NATIONAL FIRE CODE OF CANADA AS AMENDED BY MANITOBA FIRE CODE

NATIONAL ENERGY CODE OF CANADA AS AMENDED BY MANITOBA ENERGY CODE

SECTION 3.1 - GENERAL:

MAJOR OCCUPANCY CLASSIFICATION:

- 3.2.2.23 GROUP A, DIVISION 2; ANY HEIGHT, ANY AREA, SPRINKLERED
- 3.2.2.47 GROUP C; ANY HEIGHT, ANY AREA, SPRINKLERED
- 3.2.2.78 GROUP F, DIVISION 3; ANY HEIGHT, ANY AREA, SPRINKLERED

BUILDING AREA:

BUILDING AREA: 939 SQ.M.

BUILDING HEIGHT:

- 3.2.1.1 15 STOREYS
- 3.2.6 HIGH BUILDING REQ: YES

NUMBER OF STREETS:

3.2.2.10 3

TYPE OF CONSTRUCTION PERMITTED:

- 3.2.2.23 NON-COMBUSTIBLE CONSTRUCTION (SPRINKLERED)  
FLOOR ASSEMBLIES REQ: 2 HR FRR  
ROOF ASSEMBLIES REQ: 2 HR FRR  
LOADBEARING STRUCTURE REQ: 2 HR FRR
- 3.2.2.47 NON-COMBUSTIBLE CONSTRUCTION (SPRINKLERED)  
FLOOR ASSEMBLIES REQ: 2 HR FRR  
ROOF ASSEMBLIES REQ: 2 HR FRR  
LOADBEARING STRUCTURE REQ: 2 HR FRR
- 3.2.2.78 NON-COMBUSTIBLE CONSTRUCTION (SPRINKLERED)  
FLOOR ASSEMBLIES REQ: 2 HR FRR  
ROOF ASSEMBLIES REQ: 2 HR FRR  
LOADBEARING STRUCTURE REQ: 2 HR FRR

MAJOR OCCUPANCY SEPARATION(S):

- 3.1.3 C - F-3: 1 HR FRR  
C - A-2: 1 HR FRR  
A-2 - F-3: 1 HR FRR

DESIGN OCCUPANCY LOAD:

- 3.1.13.7 PARKADE: MAX 2
- COMMERCIAL: 156
- RESIDENTIAL: 192
- TOTAL: 350

ELEVATORS FOR USE BY FIREFIGHTERS:

- 3.2.4.5 ONE FIREFIGHTER ELEVATOR TO BE PROVIDED. TO BE PROTECTED WITH A CORRIDOR WITH 1HR FRR.

EMERGENCY POWER:

- 3.2.7.8 GENERATORS MUST SUPPLY MIN 2HR OF POWER UNDER FULL LOAD & 24HR OF SUPERVISORY POWER.

PROTECTION OF OPENABLE WINDOWS:

- 3.3.4.8 GUARD TO BE PROVIDED A MIN. HEIGHT OF 1070mm

STORAGE GARAGE SEPARATION:

- 3.3.5.6 1.5 HR FRR BETWEEN STORAGE GARAGE AND ALL OTHER OCCUPANCIES

**BUILDING CLASSIFICATIONS:**

LOT AREA : 1245 M<sup>2</sup>  
BUILDING AREA : 939 M<sup>2</sup> : FACING THREE STREETS.  
MAXIMUM TRAVEL DISTANCE TO EXIT ALLOWED: 45m FOR 3.2.2.47: GROUP C; ANY HEIGHT, ANY AREA, SPRINKLERED  
3.2.2.23 GROUP A, DIVISION 2; ANY HEIGHT, ANY AREA, SPRINKLERED  
3.2.2.78: GROUP F, DIVISION 3; ANY HEIGHT, ANY AREA, SPRINKLERED

**CITY OF WINNIPEG BYLAW:**

REQUIRED BIKE STALLS  
BYLAW 200/2006 169. 14 BIKE STALLS ARE REQUIRED.

**BUILDING DATA::**

LOT AREA: 1245 m<sup>2</sup>

BUILDING FOOTPRINT: 939 m<sup>2</sup>

GROSS BUILDING AREA: 10738 m<sup>2</sup> (115583 ft<sup>2</sup>)

PRESENT ZONING: C2

PROPOSED ZONING: TOD RMU

PROPOSED PARKING: 134 INTERIOR STALLS

PROPOSED RESIDENTIAL:  
75 suites  
suite 1: 112 m<sup>2</sup> (1206 ft<sup>2</sup>) x3  
suite 2: 29 m<sup>2</sup> (312 ft<sup>2</sup>) x9  
suite 3: 87 m<sup>2</sup> (936 ft<sup>2</sup>) x9  
suite 4: 86 m<sup>2</sup> (926 ft<sup>2</sup>) x9  
suite 5: 61 m<sup>2</sup> (657 ft<sup>2</sup>) x18  
suite 6: 58 m<sup>2</sup> (624 ft<sup>2</sup>) x27

PROPOSED MULTI-PURPOSE ROOM: 674 m<sup>2</sup>

PROPOSED GROUND FLOOR COMMERCIAL: 153m<sup>2</sup>

FLOOR AREAS: Ground Level: 939 m<sup>2</sup>  
Level 2: 755 m<sup>2</sup>  
Level 3-5: 810x3 = 2430 m<sup>2</sup>  
Level 6: 674 m<sup>2</sup>  
Level 6 Roof Balcony: 269 m<sup>2</sup>  
Level 7-15: 650x9 = 5850 m<sup>2</sup>  
Roof Stairs: 90 m<sup>2</sup>

TOTAL FLOOR AREA: 7841 m<sup>2</sup> (84400 ft<sup>2</sup>) (exclude parkade, MECH room and roof stair and penthouse)

PROPOSED BICYCLE PARKING: 32 INTERIOR STALLS  
35 EXTERIOR STALLS.



VIEW FROM PEMBINA

111 CORDROY AVENUE  
WINNIPEG, MANITOBA  
CANADA R2N 2Y9  
TEL: 1-204-784-1875  
WWW.DENPROJCT.COM

OWNER  
742129 MANITOBA LTD.

DEVELOPER: DEN PROJECTIONS

THIS PLAN IS SUBMITTED FOR APPROVAL  
IN CONNECTION WITH THE CITY OF WINNIPEG  
SHEET NO. 1 OF 2

REVISION  
NO. DATE REVISION NOTES

SEP 09 2019  
DATE

This drawing must not be scaled. The contractor shall verify all dimensions and other data on site prior to commencement of work. All discrepancies, errors, and omissions are to be reported to the Architect.

Drawings and specifications, as instruments of service, are the property of the Architect, the copyright in the same being reserved to him.

No reproduction may be made without the permission of the Architect, and when made, must bear his name. All prints to be returned to the Architect on request.

PROJECT  
285 OSBORNE

DRAWING  
CODE AND DATA

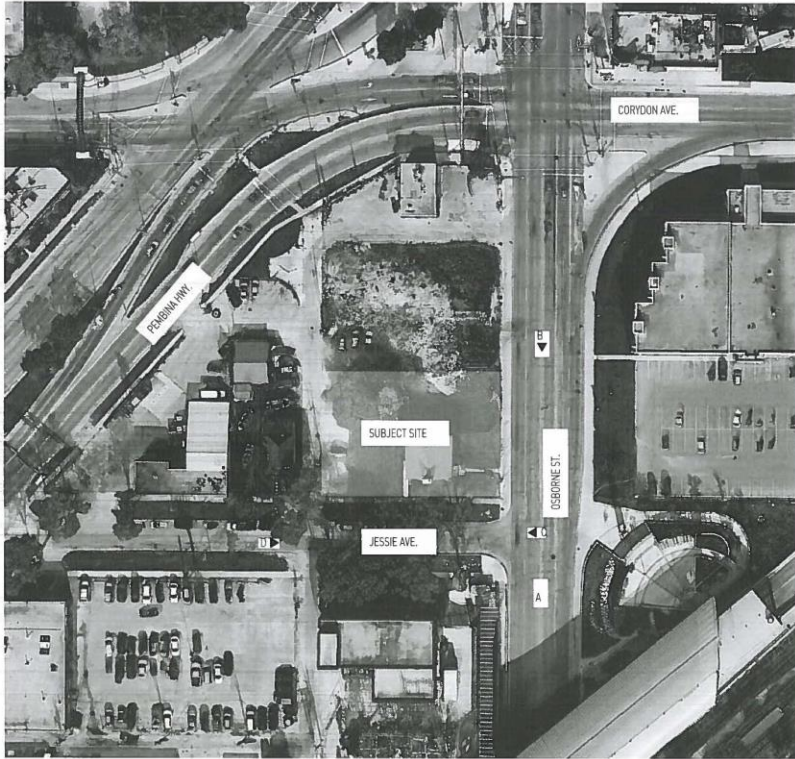
DRAWN BY  
TJW WX

SCALE  
N/A

DATE  
10 JULY 2019

REVIEWED BY  
NM

DRAWING NO.  
A0.1



CONTEXT PLAN



VIEW A: LOOKING NORTH ALONG OSBORNE ST.



VIEW B: LOOKING SOUTH ALONG OSBORNE ST.



VIEW C: LOOKING WEST ALONG JESSIE AVE.



VIEW D: LOOKING EAST ALONG JESSIE AVE.

111 CORTON AVENUE  
 WANDER, MANITOBA  
 CANADA R3M 2B9  
 TEL: 1-204-944-1483  
 WWW.WANDERCLERK.COM

OWNER  
 7142129 MANITOBA LTD.

**DEVELOPMENT EXAMINATION**  
**BRAUCI**

THIS PLAN IS SUBMITTED FOR APPROVAL  
 IN CONNECTION WITH AMHS-179116/A

REVISION No. Date of Revision Notes

1	08/11/19	ISSUED FOR PERMIT
2	08/27/19	ISSUED FOR PERMIT

SHEET # 2 OF 2

APPLICANT: *Manitoba*

DEV. EXAM. DATE: SEP 09 2019

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PROJECT  
 285 OSBORNE

DRAWING  
 CONTEXT PHOTOS

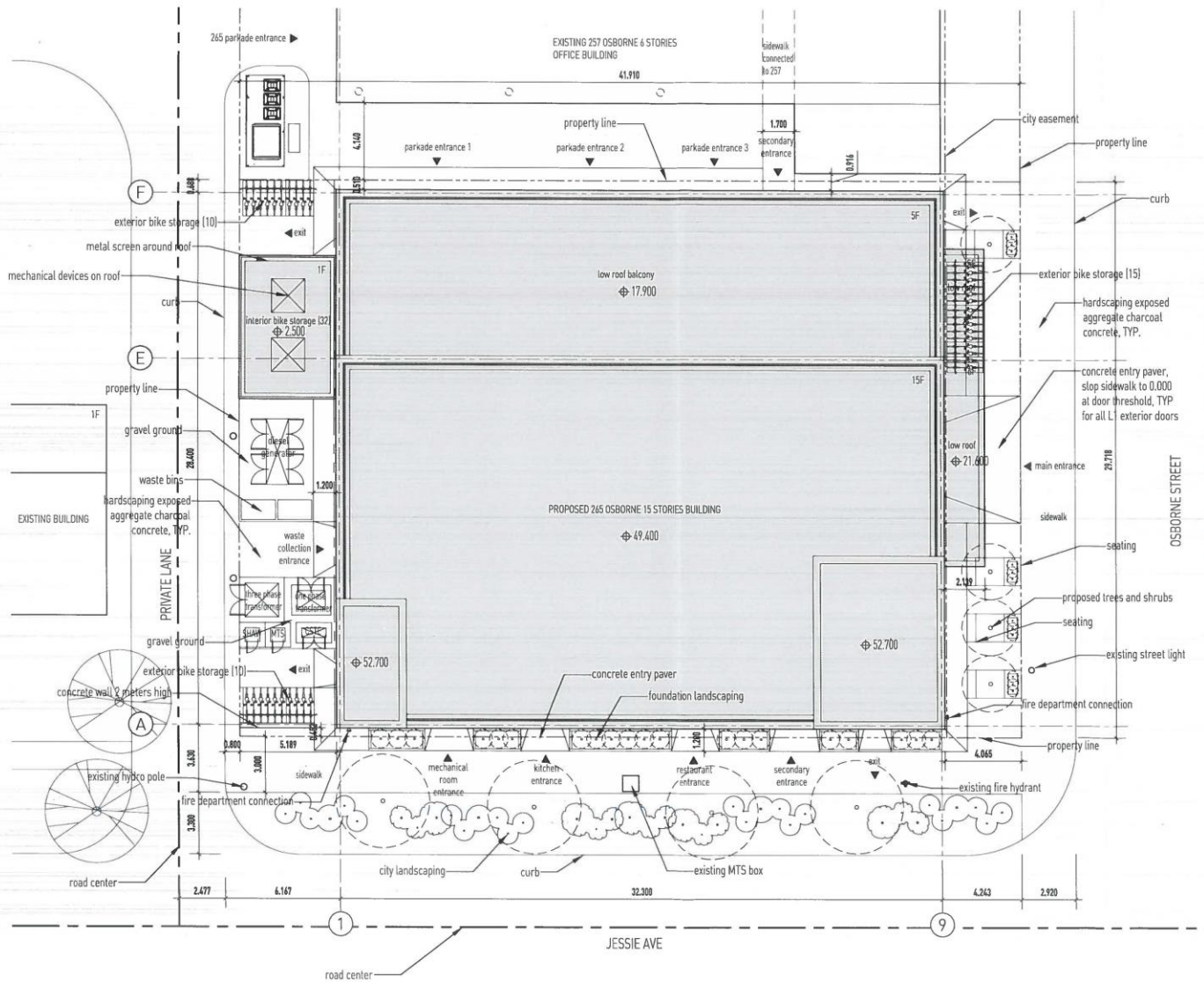
DRAWN BY  
 WX

REVIEWED BY  
 NM

SCALE  
 N/A

DATE  
 10 JULY 2019

DRAWING NO.  
 A0.2



**DEVELOPMENT EXAMINATION**  
**BRANCH**  
**THIS PLAN IS SUBMITTED FOR APPROVAL**  
**IN CONNECTION WITH** *265 OSBORN*  
**SHEET #** *3*  
**APPLICANT (S)** *265 OSBORN*  
**DEV. EXAM. DATE** *SEP 09 2019*

111 CORTINA AVENUE  
 WINNIPEG, MANITOBA  
 CANADA R2N 2B8  
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REVISION  
 No. Date Description  
 1. 20191117 issued for variance examination  
 2. 20190202 issued for variance examination

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PROJECT  
 265 OSBORNE

DRAWING  
 SITE & LANDSCAPE PLAN

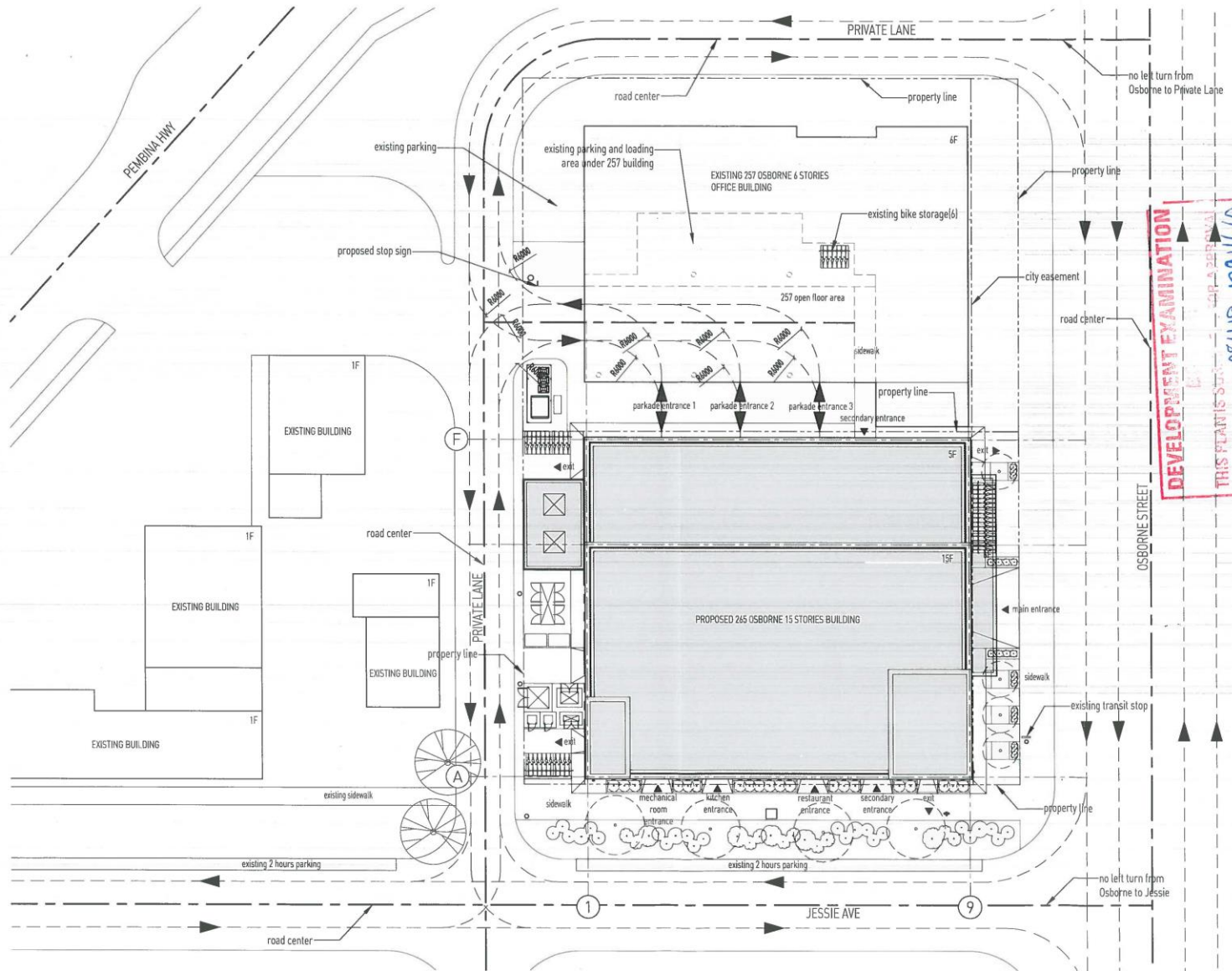
DRAWN BY  
 WX

SCALE  
 1:200

DATE  
 10 JULY 2019

REVIEWED BY  
 NM

DRAWING NO.  
 A0.3



811 CORDON STREET  
 WINNIPEG, MANITOBA  
 CANADA R3W 1M6  
 TEL: +1 204 764 1475  
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DEVELOPMENT EXAMINATION

THIS PLAN IS SUBJECT TO A DEVELOPMENT EXAMINATION IN CONNECTION WITH SHEET # 4 OF 27

APPLICANT'S NAME: TRIS PLANIS SUB-265-1916/10

DEV. EX. DATE: SEP 09 2019

REVISION No.	Date	Revision Notes
20190711		Issued for variance
20190720		Issued for variance

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PROJECT  
 265 OSBORNE

DRAWING  
 SITE CIRCULATION PLAN

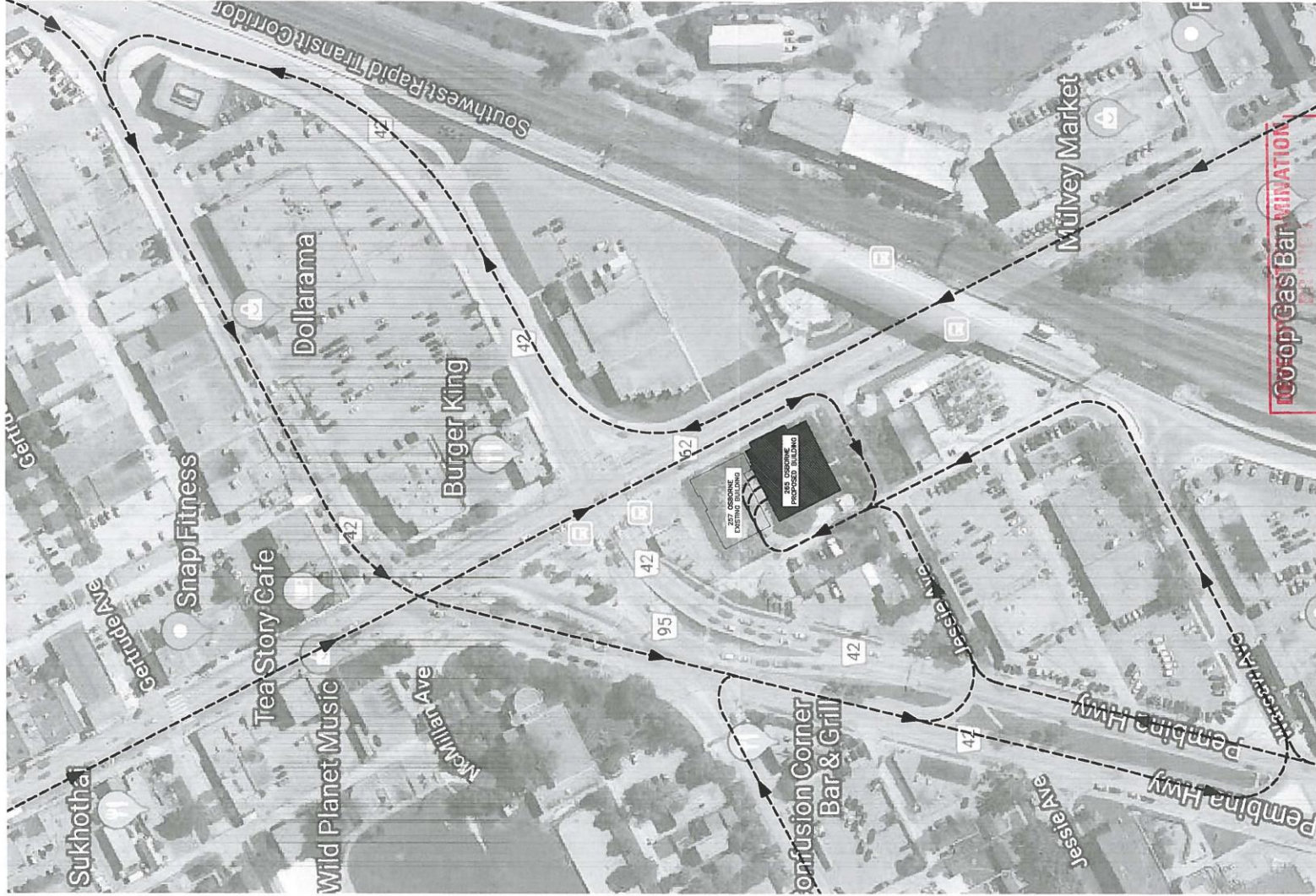
DRAWN BY  
 WX

SCALE  
 1:300

DATE  
 10 JULY 2019

REVIEWED BY  
 NM

DRAWING NO.  
 A0.4



**THIS PLAN IS SUBJECT TO APPROVAL**

**REVISION WITH 5 OF 27**

**DATE SEP 09 2019**

**OWNER**

**PROJECT**

**DATE**

811 GERRARD AVENUE  
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PROJECT  
 265 OSBORNE

DRAWING  
 TRAFFIC STUDY: INTO SITE

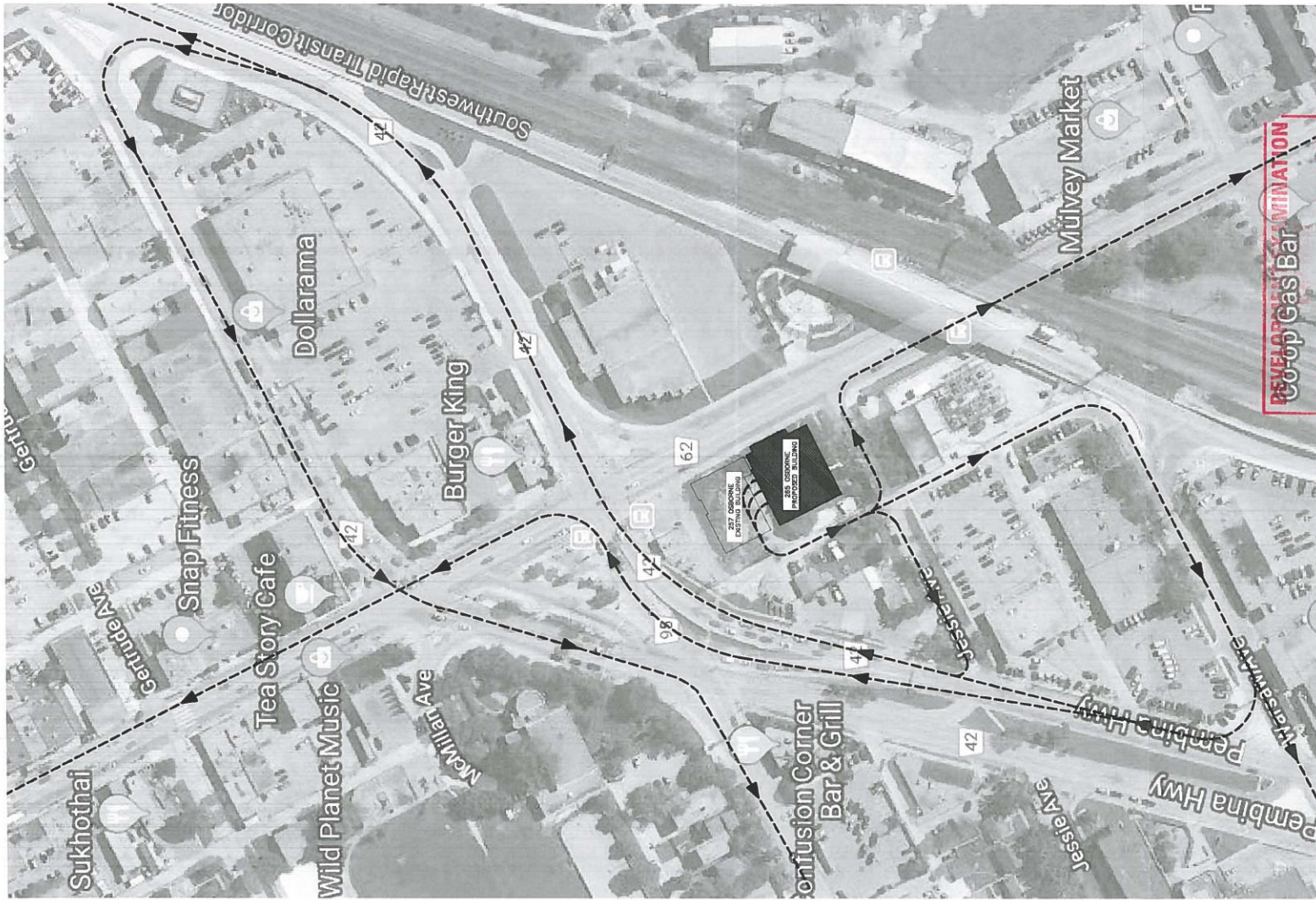
DRAWN BY  
 TW

SCALE  
 1:1500

DATE  
 10 July 2019

REVIEWED BY

DRAWING NO.  
 A0.5



**RE-DEVELOPMENT**

**THIS PLAN IS SUBJECT TO YOUR APPROVAL**

CONNECTION WITH: 1911616

REVISION: 6 OF 22

DATE: 10 July 2019

PROJECT: 265 OSBORNE

TRAFFIC STUDY: OFF OF SITE

DRAWN BY: TW REVISION BY:

SCALE: 1:1500

DATE: 10 July 2019 DRAWING NO.: A0.6

811 OSBORNE AVENUE  
 WINDYBUSH, MOUNTAIN  
 COUNCIL (300 000)  
 T/F: +1 204 844 1400  
 WWW.DIAPROJECTS.COM

No.	Date	Revision Notes
1	2018/11/19	Issued for planning
2	2019/07/10	Issued for variance re-submission

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PROJECT: 265 OSBORNE

DRAWING: TRAFFIC STUDY: OFF OF SITE

DRAWN BY: TW REVISION BY:

SCALE: 1:1500

DATE: 10 July 2019 DRAWING NO.: A0.6

## Wind at subject site

Wind data is collected at 10 meters above the ground at The Forks as reference to CFD simulation. The wind is highly dependent on local topography and other factors, and instantaneous wind speed and direction vary more widely than hourly averages. The three predominant wind directions for Winnipeg are from the NW, S, and W.

The average hourly wind speed at Winnipeg The Forks experiences mild seasonal variation over the course of the year.

The windier part of the year lasts for 8.6 months, from September 12 to June 1, with average wind speeds of more than 4.7m/s. The windiest day of the year is April 1, with an average hourly wind speed of 5m/s.

The calmer time of year lasts for 3.4 months, from June 1 to September 12. The calmest day of the year is July 27, with an average hourly wind speed of 4m/s.

The predominant average hourly wind direction at Winnipeg The Forks varies throughout the year.

The wind is most often from the south for 1.9 weeks, from June 13 to June 26; for 1.7 months, from July 25 to September 15; and for 4.1 weeks, from October 17 to November 15, with a peak percentage of 35% on August 19. The wind is most often from the north for 4.1 weeks, from June 26 to July 25; for 1.1 months, from September 15 to October 17; and for 6.9 months, from November 15 to June 13, with a peak percentage of 32% on October 6.

source: <https://weatherspark.com>

## Lawson's LDDC criteria

1. Activity:sitting; Wind velocity:0-4m/s; Description:light breezes desired for outdoor restaurant and seating areas where one can read a paper or sit for long periods.
2. Activity:standing; Wind velocity:4-6m/s; Description:gentle breezes acceptable for main building entrance, pick-up/drop-off points and bus stops.
3. Activity:strolling; Wind velocity:6-8m/s; Description:breezes that would be appropriate for window shopping and strolling along a city/town center street, plaza or park.
4. Activity:business walking; Wind velocity:4-6m/s; Description:high speeds that can be tolerated if one's only objective is to walk, run or cycle without lingering.
5. Activity:uncomfortable; Wind velocity:→10m/s; Description:winds of this magnitude are considered a nuisance for most activities, and wind mitigation is required.
6. Activity:unsafe; Wind velocity:→15m/s; Description:winds above this threshold will pose safety risks, particularly for more vulnerable pedestrians (elderly, cyclists, etc.).

## CFD simulation

1. In this case three prevailing winds are tested as the basis of assessment. One is south wind in August and the others are northwest and west wind in April and July. The southwest wind is tested for roof space. Both of them take maximum average 5m/s wind velocity.
2. Wind speeds include horizontal planes at pedestrian level and vertical slices to understand flow conditions in critical areas.
3. Two main locations are tested. The first one is pedestrian walkway around the proposed 265 building. Another is the occupiable roof space on the 6th floor of the 265 building.
4. The potential wind comfort and safety categories are assessed for areas of interest. If problematic wind conditions are predicted, design alternatives and wind mitigation measures will be proposed.

## Conclusion

In summary, the pedestrian walkway area around the proposed 265 building is well protected by existing buildings from winds from the three most predominant directions of winds in Winnipeg. All winds do not exceed 5m/s. However, the southwest wind at the 6th floor roof space exceeds 6m/s. Container trees and wind screens can help to decrease the wind velocity to a comfortable level. The cantilever mass at the Osborne side can deflect downward wind flow and reduce wind speed at pedestrian level. Other strategies include making canopy at the ground floor level all around the building and planting trees along Jessie Ave and Osborne Street.

41 CORTINA AVENUE  
WINNIPEG, MANITOBA  
CANADA R2M 3B6  
TEL: (1 204) 944 1405  
WWW.DMPPROJECTS.LCA

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7142129 MANITOBA LTD.

**DEVELOPMENT EXAMINATION**

THIS PLAN IS SUBMITTED FOR APPROVAL  
IN CONNECTION WITH  
SHEET # 5 OF 27

APPLICANT: [Signature]  
DEV. BY: [Signature]  
DATE: SEP 09 2019

No.	Date	Revision Notes
1.	2019/11/19	Issued for variance
2.	2019/11/19	Issued for variance

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PROJECT  
285 OSBORNE

DRAWING  
WIND STUDY 1

DRAWN BY  
WX

SCALE  
N/A

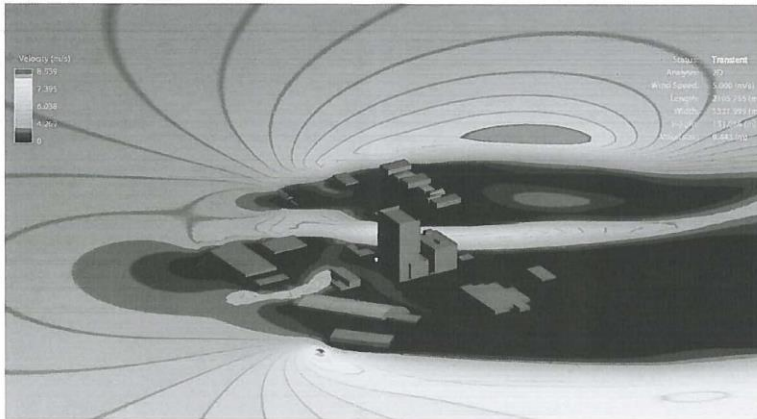
DATE  
10 JULY  
2019

REVIEWED BY  
NM

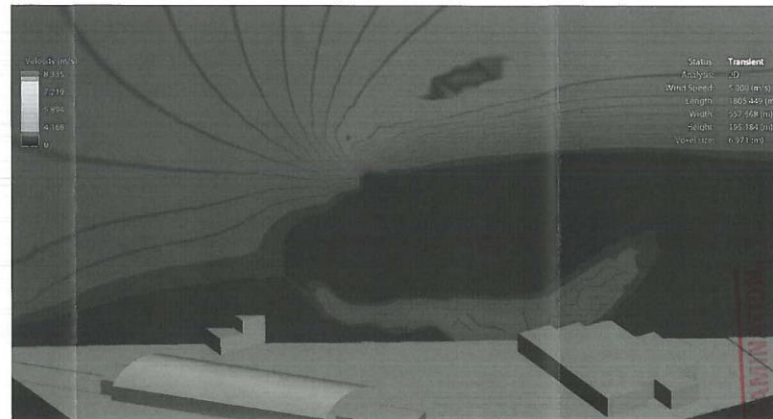
DRAWING NO.  
A0.7



Pedestrian walkway (south wind in August at 5m/s)

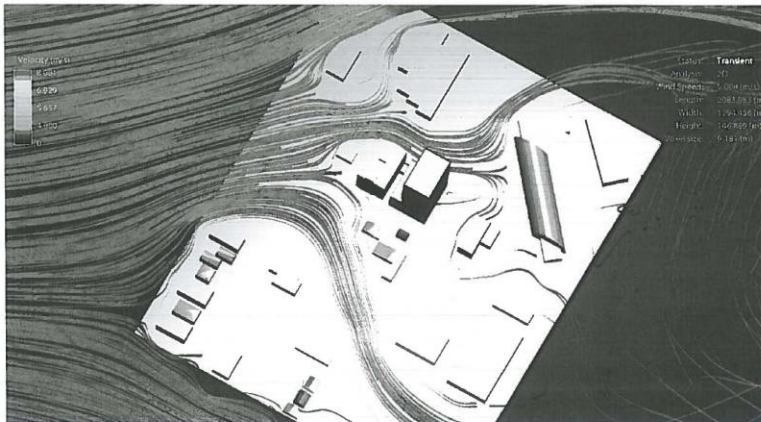


presentation of horizontal planes at pedestrian level

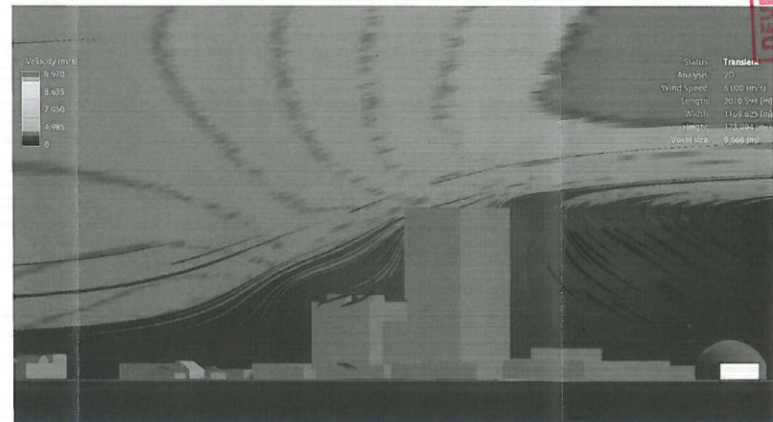


presentation of vertical slices

Pedestrian walkway (northwest wind in April at 5m/s)



presentation of horizontal planes at pedestrian level



presentation of vertical slices

111 CROFTON AVENUE  
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DEVELOPMENT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL  
REVISION 8 OF 27  
CONNECTION WITH SHEET # 8 OF 27  
APPLICANT (SGD)  
DEV. EXAM. DATE  
SEP 09 2019

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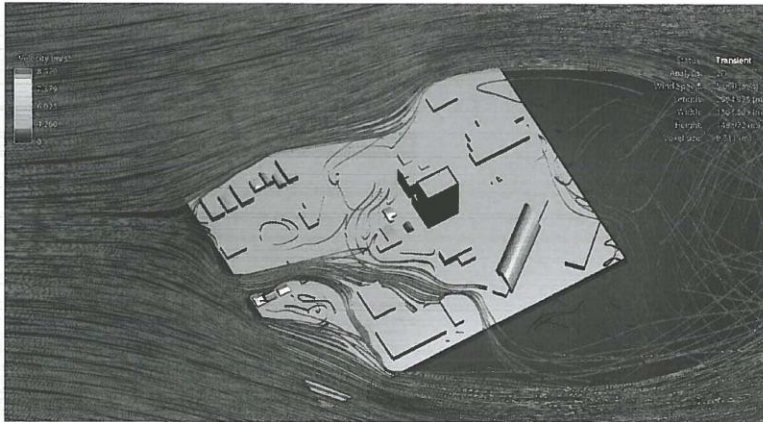
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PROJECT  
285 OSBORNE  
DRAWING  
WIND STUDY 2  
DRAWN BY  
WX  
SCALE  
N/A  
DATE  
10 JULY 2019

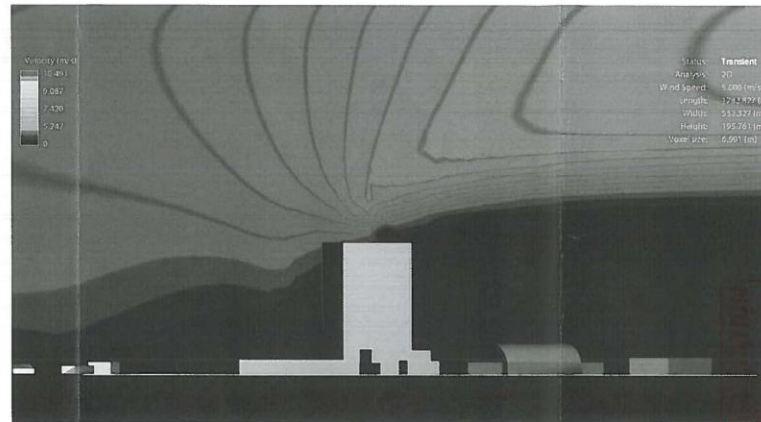
REVIEWED BY  
NM  
DRAWING NO.  
A0.8



Pedestrian walkway (west wind in July at 5m/s)

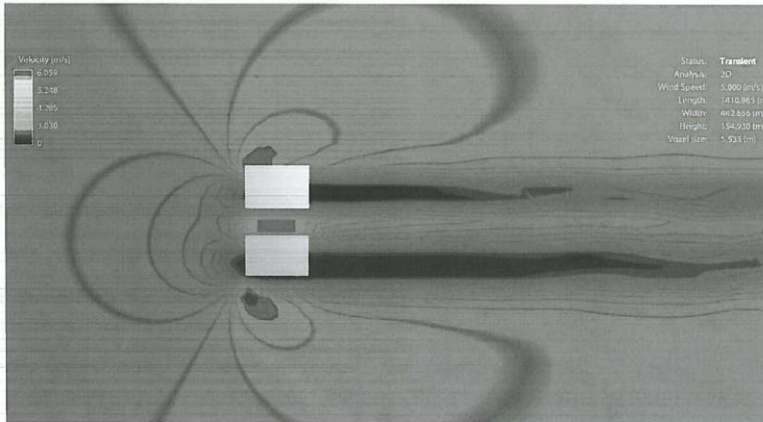


presentation of horizontal planes at pedestrian level

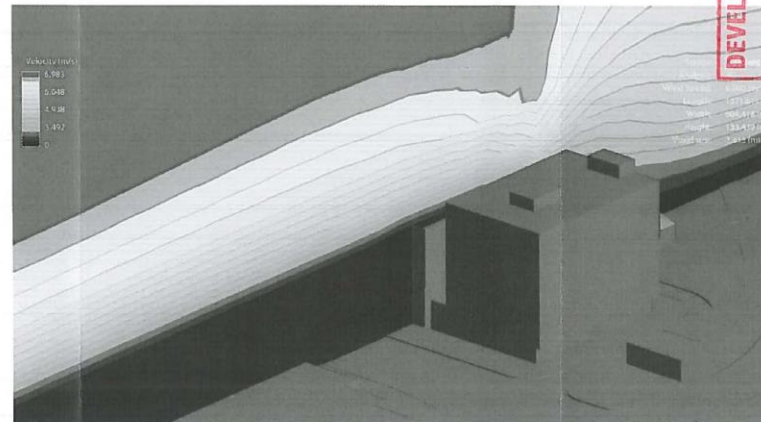


presentation of vertical slices

Occupiable roof (southwest wind in July at 5m/s)



presentation of horizontal planes at the 6th floor roof level



presentation of vertical slices

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**DEVELOPMENT EXAMINATION BRANCH**

**THIS PLAN IS SUBMITTED FOR APPROVAL**

CONNECTION WITH: 285 OSBORNE

PLAN # 9 OF 9

APPLICANT (SGD.): [Signature]

DEV. EXAM. DATE: SEP 09 2019

Revision table:

No.	Date	Revision Notes
00011/19	Issued for review	
00007/19	Issued for start of construction	

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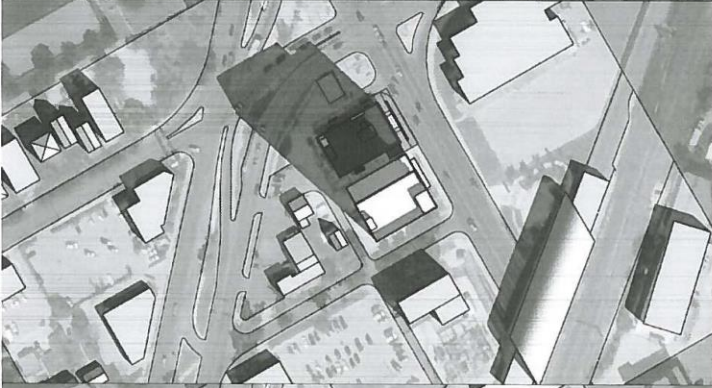
PROJECT  
285 OSBORNE  
DRAWING  
WIND STUDY 3

DRAWN BY: WX  
SCALE: N/A  
DATE: 10 JULY 2019

REVIEWED BY: NM  
DRAWING NO.: A0.9



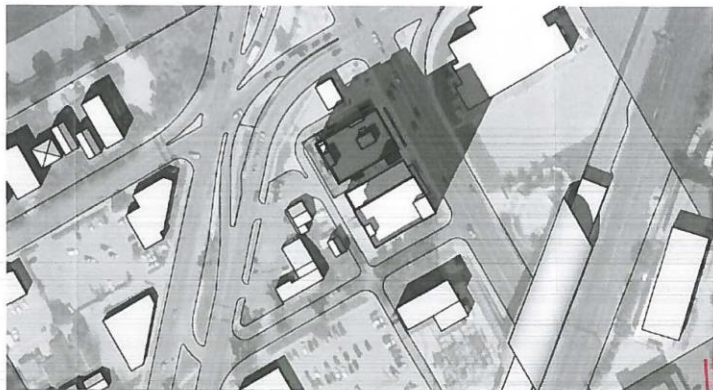
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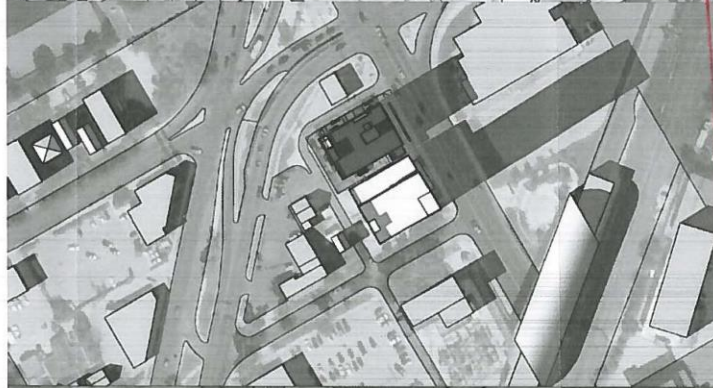
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2018/3/21  
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16:00



2018/3/21  
18:00

111 CORDON AVENUE  
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CANADA R2H 2B8  
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**DEVELOPMENT EXAMINATION BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL

2018/3/21 16:00

REVISION

No.	Date	Revision Notes
1	2018/1/19	Added to surface and site plan for variance resubmission

IN CONNECTION WITH SHEET # 10 OF 35

APPLICANT (SGD) *Johnston*

DEV. EXAM. DATE

2019

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PROJECT  
205 OSBORNE

DRAWING  
SHADOW STUDY FOR MAR

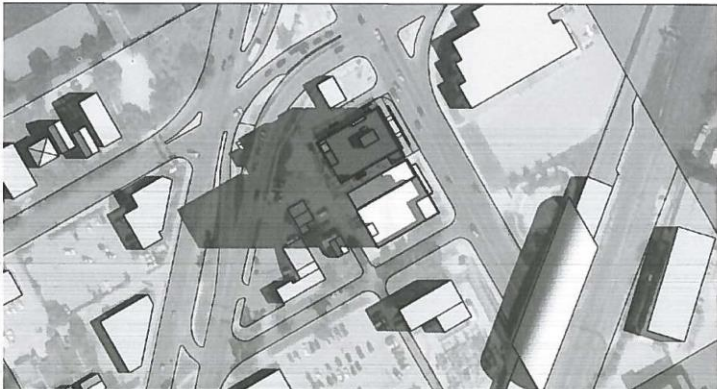
DRAWN BY  
WX

REVIEWED BY  
NM

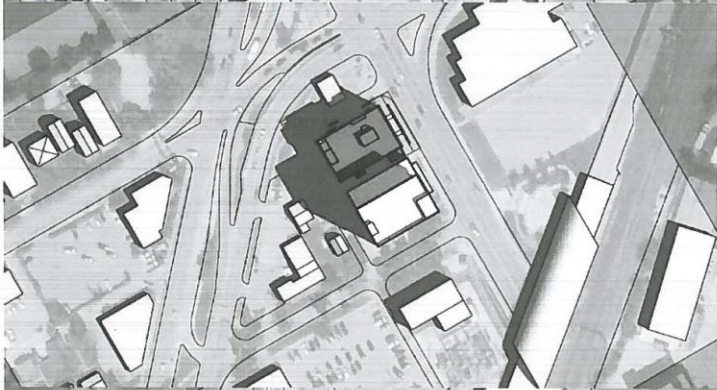
SCALE  
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DATE  
10 JULY 2019

DRAWING NO.  
A0.10



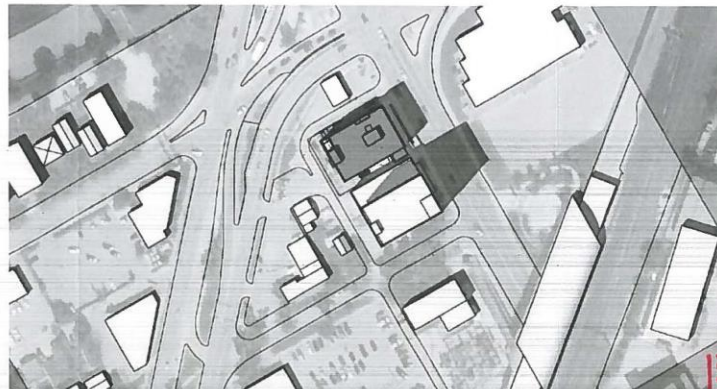
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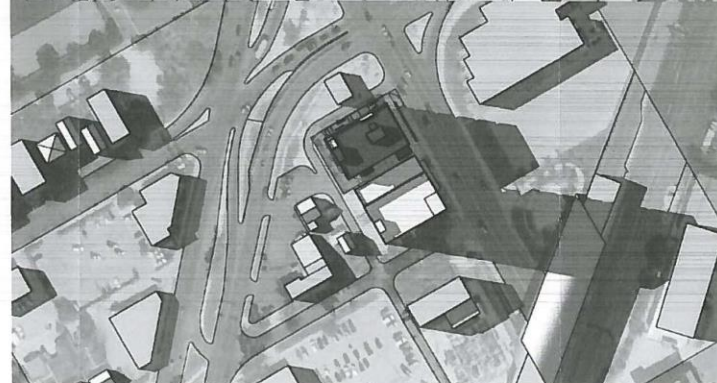
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2018/6/21  
4:00



2018/6/21  
6:00

100  
#11 OSBORNE AVENUE  
WINNIPEG, MANITOBA  
CANADA R2M 2M9  
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WWW.OSBORNEARCT.COM

OWNER  
7142129 MANITOBA LTD.

**DEVELOPMENT EXAMINATION  
BRANCH**

**THIS PLAN IS SUBMITTED FOR APPROVAL  
IN CONNECTION WITH:** SFP 09 2019

REVISION	No.	Date	Revised Note
	1	2018/11/14	initial version
	2	2019/07/27	update for variance resolution

SHEET # 11 OF 27

APPLICANT (SGD.) M. Jones

DEV. EXAM. # SFP 09 2019

DATE 16-19-19

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PROJECT  
265 OSBORNE

DRAWING  
SHADOW STUDY FOR JUN


DRAWN BY  
WX

SCALE  
1:2000

DATE  
10 JULY  
2019

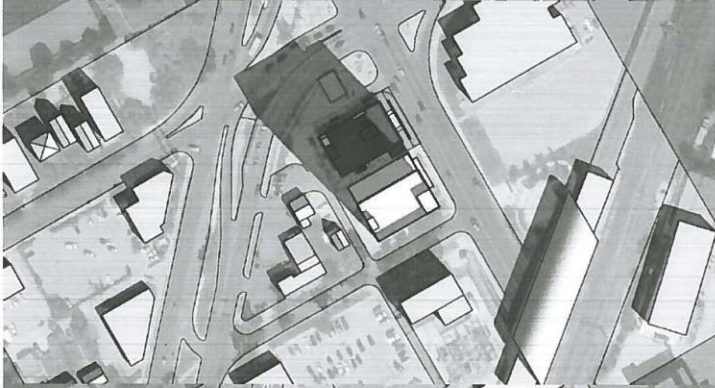
REVIEWED BY  
NM

DRAWING NO.  
A0.11





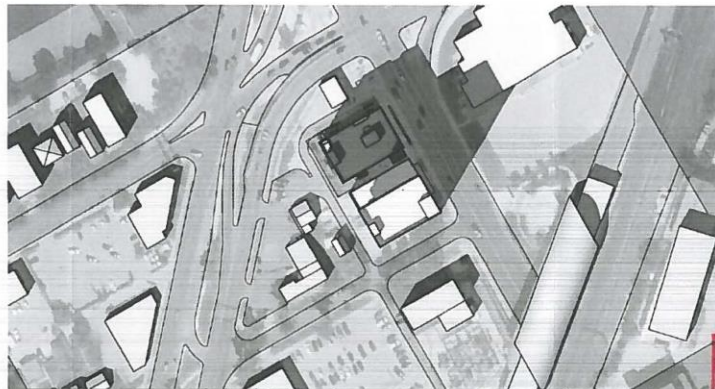
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2018/9/21  
12:00



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14:00



2018/9/21  
16:00



2018/9/21  
18:00

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CANADA R2N 2W7  
TEL: (431) 244 1475  
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**DEVELOPMENT EXAMINATION**  
BRANCH

**THIS PLAN IS SUBMITTED FOR APPROVAL**

**PI CONNECTION WITH** 18/1791670

**SHEET #** 12 of 27

**APPLICANT (SGD)** [Signature]

**DEV. EXAM #** [Signature]

**DATE** Sep 19 2018

REVISION	No.	Date	Issued by	variance	resubmission
	2018/11/17				
	2019/01/20				

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PROJECT  
285 OSBORNE

DRAWING  
SHADOW STUDY FOR SEPT

DRAWN BY  
WX

SCALE  
1:2000

DATE  
10 JULY 2018

REVIEWED BY  
NM

DRAWING NO.  
A0.12

N



2018/12/21  
9:00



2018/12/21  
10:00



2018/12/21  
12:00



2018/12/21  
14:00



2018/12/21  
15:00



2018/12/21  
16:00

411 CONROBE AVENUE  
WINNIPEG, MANITOBA  
CANADA R2M 3W7  
TEL: +1 204 944 1445  
WWW.DWPREL.COM

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7142129 MANITOBA LTD.

**DEVELOPMENT EXAMINATION BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH SHEET # 13 OF APPLICANT (S/D) DEV. EX. # 1

REVISION No.	Date	Revision Notes
1	2018.12.16	Issued for variance
2	2018.12.16	Issued for variance

DATE: SEP 0 9 2019

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PROJECT  
265 OSBORNE

DRAWING  
SHADOW STUDY FOR DEC

DRAWN BY  
WX

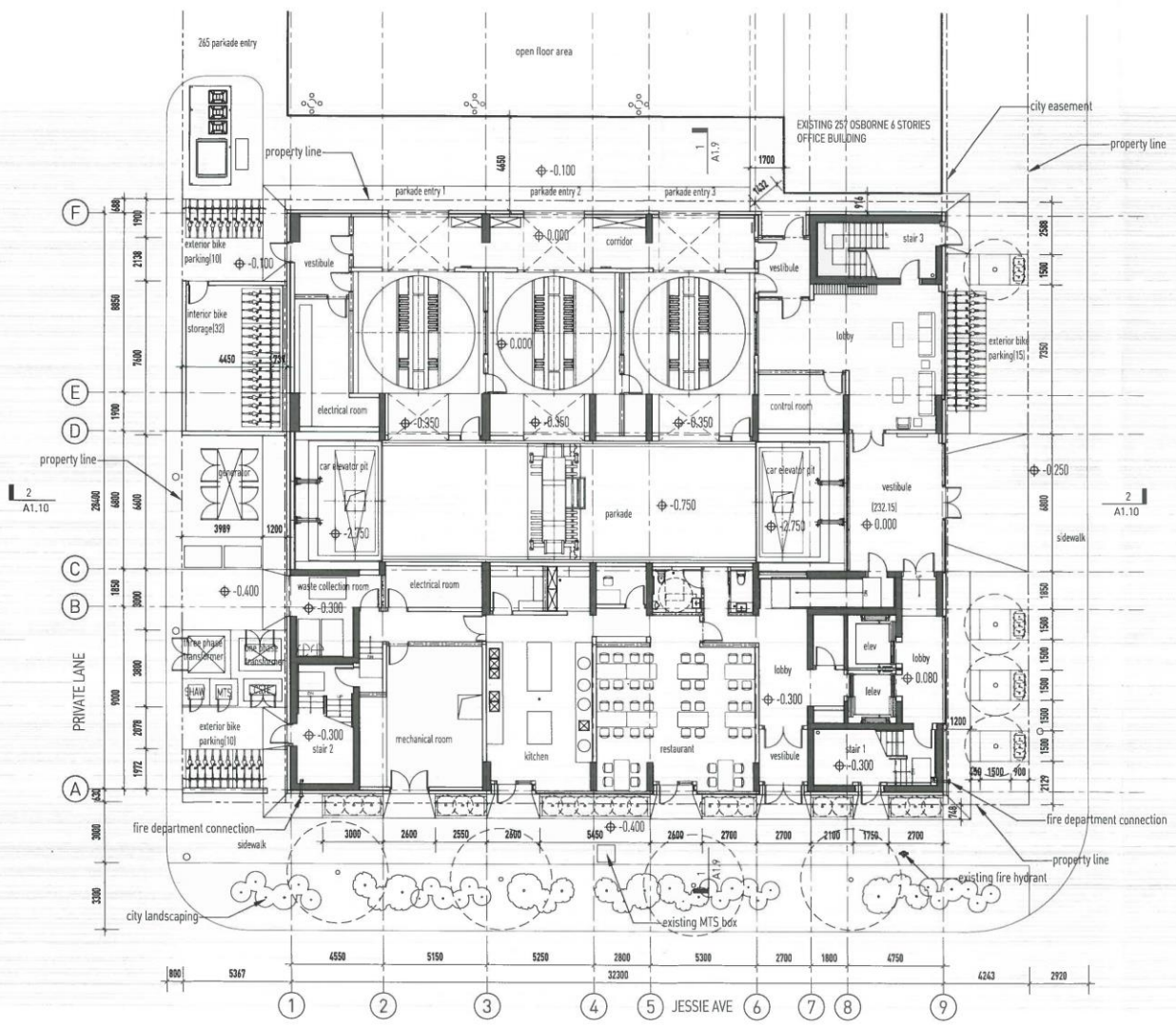
REVIEWED BY  
NM

SCALE  
1:2000

DATE  
10 JULY  
2019

DRAWING NO.  
A0.13





**DEVELOPMENT EXAMINATION BRANCH**  
 THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH  
 SECTION # 14 OF  
 APPLICANT: *Manitoba*  
 DEV. EXAM: *Manitoba*  
 DATE: **SEP 09 2019**

811 CORDON AVENUE  
 WINDSOR, ONTARIO  
 CANADA N9A 5N6  
 TEL: 519 254 7413  
 WWW.GORPRODUCTIONS.CA

OWNER  
 7142120 MANITOBA LTD.

No.	Date	Revision Notes
1.	2019/1/19	Issued for reference
2.	2019/7/10	Issued for reference

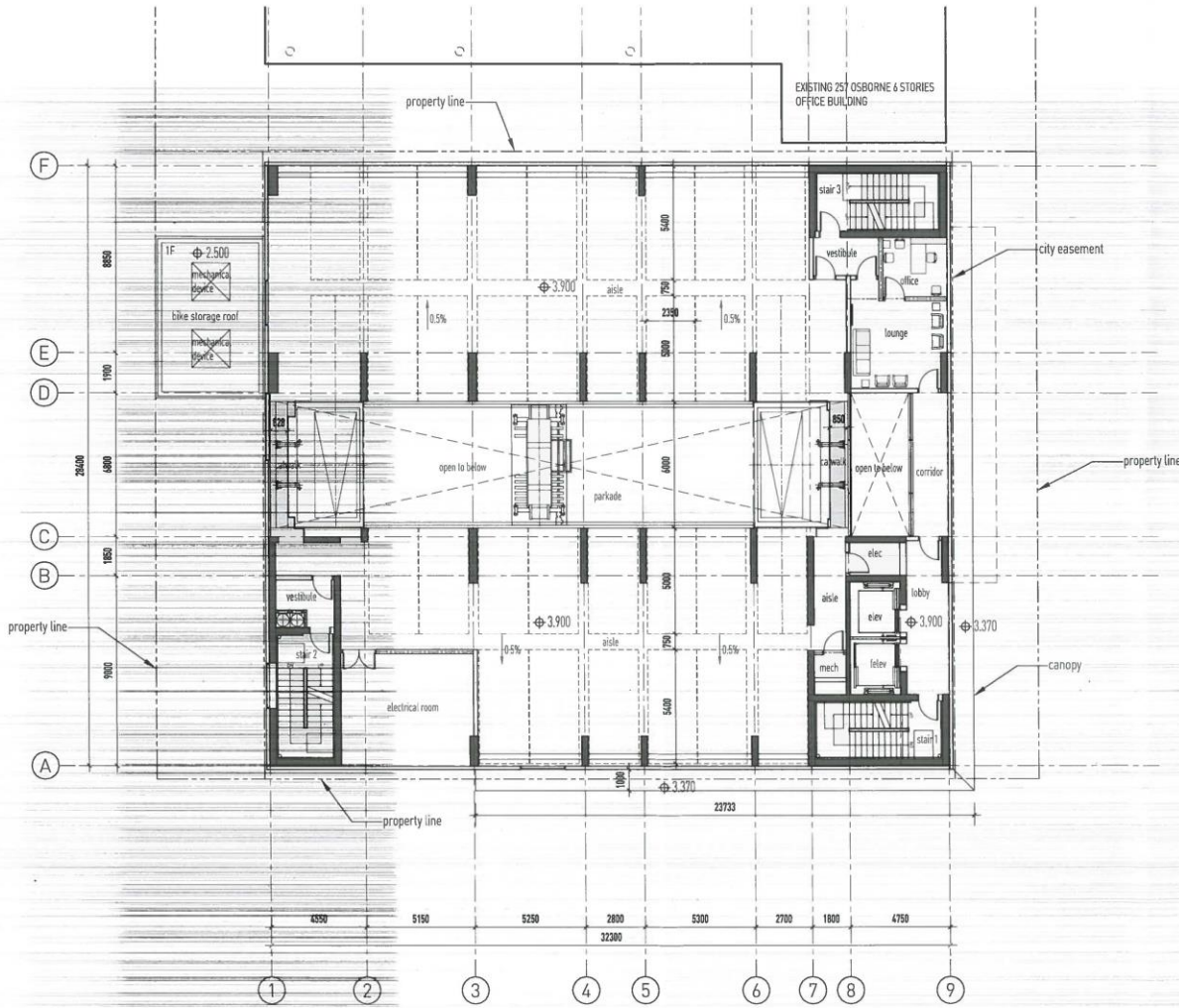
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PROJECT  
 265 OSBORNE  
 DRAWING  
 GROUND FLOOR PLAN  
 DRAWN BY  
 WX  
 SCALE  
 1:200  
 DATE  
 10 JULY 2019

REVIEWED BY  
 NM  
 DRAWING NO.  
 A1.1



101 COMMONWEALTH AVENUE  
 WINDYBUSH MANITOBA  
 CANADA R2W 2W6  
 TEL: +1 204 784 1475  
 WWW.DORRPROJECTS.CA

OWNER  
 7142129 MANITOBA LTD.

DEVELOPMENT EXAMINATION  
 BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL

IN CONNECTION WITH SHEET # 15 27

APPLICANT'S DEV. EXAM. DATE

NO. 2019/1111  
 2019/1111  
 2019/1111

REVISION No. 001  
 Revision Notes  
 2019/11/11  
 2019/11/11  
 2019/11/11

APPLICANT'S DEV. EXAM. DATE  
 17/09/2019  
 27  
 09/09/2019

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PROJECT  
 265 OSBORNE

DRAWING  
 LEVEL 2 PLAN

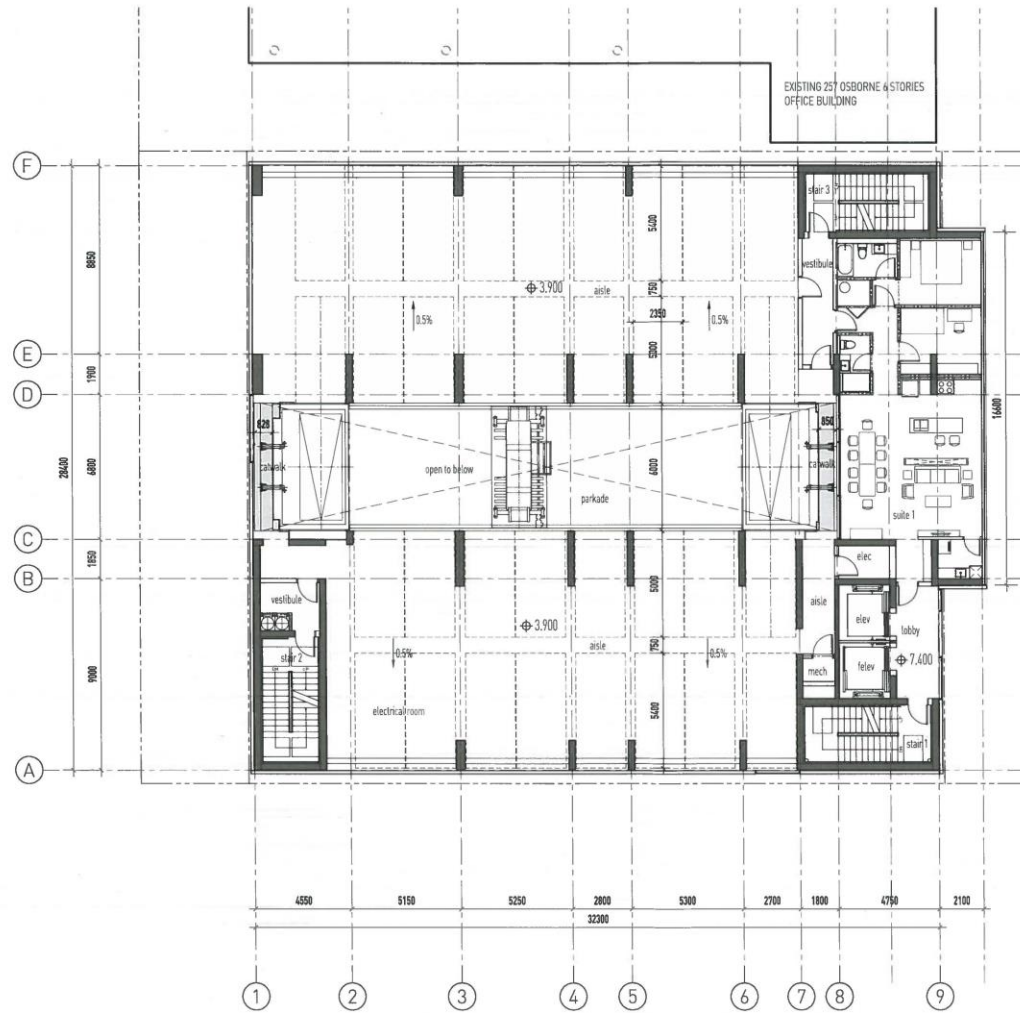
DRAWN BY  
 WK

SCALE  
 1:200

DATE  
 10 JULY 2019

REVIEWED BY  
 NM

DRAWING NO.  
 A1.2



411 CORTINA AVE. SUITE  
 VANUPT. 2, MANTOBA  
 CANADA R3V 0W9  
 TEL: +1 204 744 1473  
 WWW.OSPRELECTS.CA

OWNER  
 7142129 MANTOBA LTD.

**DEVELOPMENT EXAMINATION  
 BRANCH**  
 THIS PLAN IS SUBMITTED FOR APPROVAL  
 IN CONNECTION WITH  
 SHEET # 16 OF 27  
 APPLICATION (SGB)  
 DEV. EXAM.  
 DATE

APPROVED  
 SEP 09 2019

No.	Date	Revision Notes
1.	2018/1/17	Issued for variance
2.	2019/07/10	Issued for variance

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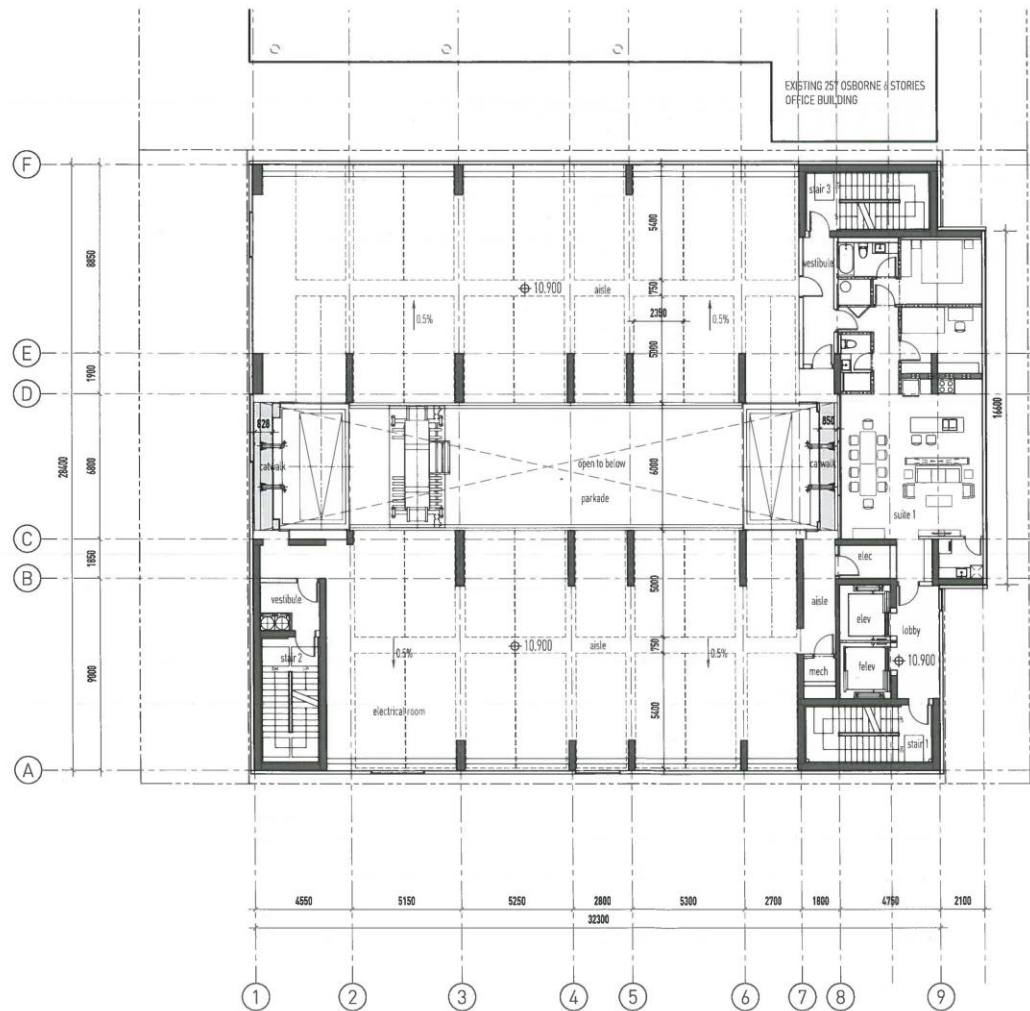
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PROJECT  
 265 OSBORNE  
 DRAWING  
 LEVEL 3 PLAN  
 DRAWN BY  
 WX  
 SCALE  
 1:200  
 DATE  
 10 JULY  
 2019

REVIEWED BY  
 NM  
 DRAWING NO.  
 A1.3





EXISTING 2<sup>ND</sup> OSBORNE STORES OFFICE BUILDING

141 CROFTON AVENUE  
 MONTELE MANITOBA  
 CANADA R2M 0W6  
 TEL: 473-2474 FAX: 473-2475  
 WWW.DORPROJECTS.CA

OWNER  
 7142129 MANITOBA LTD.

**DEVELOPMENT EXAMINATION**  
**BRAND**  
 THIS PLAN IS SUBMITTED FOR APPROVAL  
 IN CONNECTION WITH  
 SHEET # 17 OF  
 A PPLICANT (SGD.)  
 DATE  
 SEP 03 2019

No.	Date	Revision Notes
1.	2018/11/19	Issued for variance
2.	2019/07/10	Issued for variance resubmission

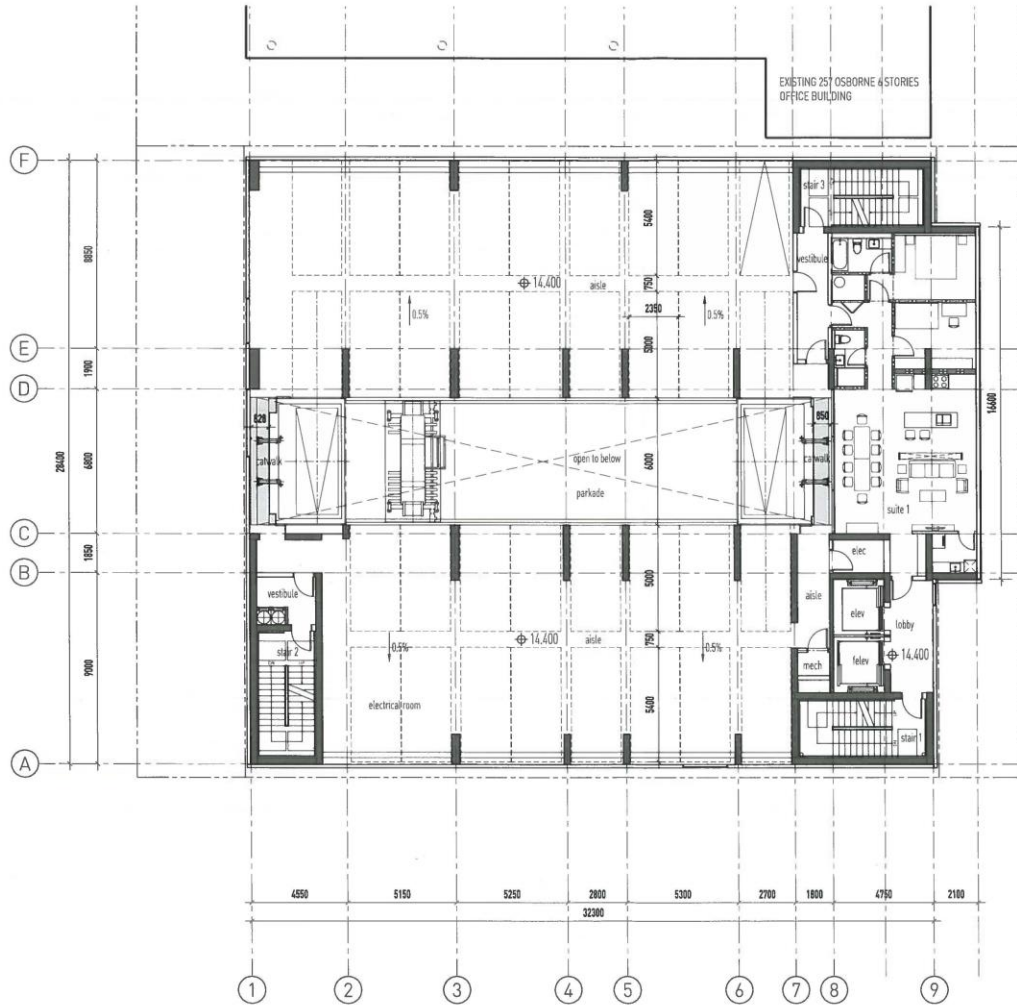
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PROJECT  
 285 OSBORNE  
 DRAWING  
 LEVEL 4 PLAN  
 DRAWN BY  
 WX  
 SCALE  
 1:200  
 DATE  
 10 JULY 2019

REVIEWED BY  
 NM  
 DRAWING NO.  
 A1.4



**DEVELOPMENT EXAMINATION**  
**BRAUN**  
 THIS PLAN IS SUBMITTED FOR APPROVAL  
 IN CONNECTION WITH  
 SHEET # 18 OF 27  
 APPLICANT (SGD.)  
 DEV. EXAM. DATE

18-17911610  
 27  
 2018/11/07  
 2018/07/10

REVISION  
 No. Date  
 1 2018/11/07  
 2 2018/07/10

Revision Notes  
 issued for variance  
 issued for variance  
 resubmission

111 CORDON AVENUE  
 WINNIPEG, MANITOBA  
 CANADA R2N 2W8  
 TEL: 1 204 784 1412  
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PROJECT  
 265 OSBORNE

DRAWING  
 LEVEL 5 PLAN

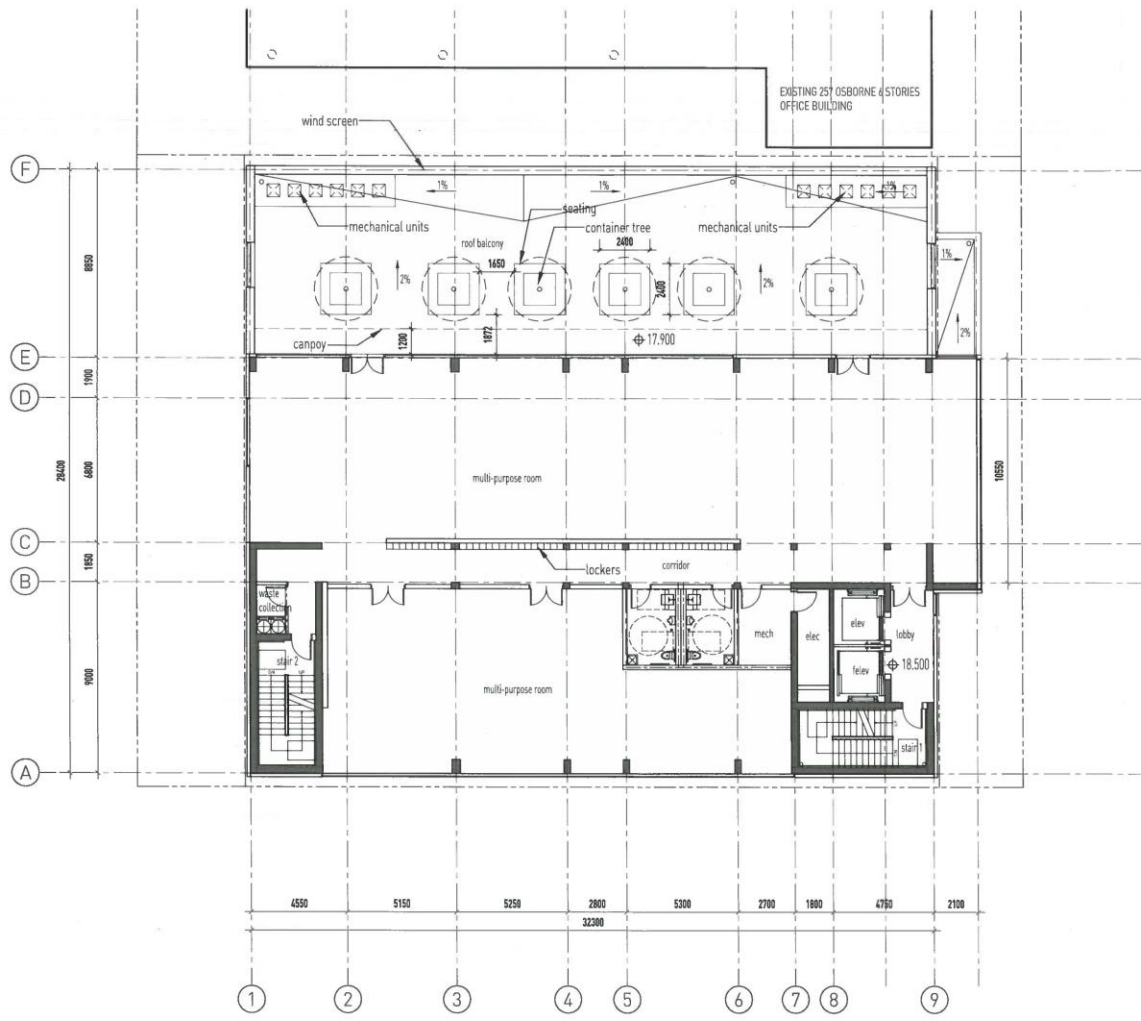
DRAWN BY  
 WX

SCALE  
 1:200

DATE  
 10 JULY 2019

REVIEWED BY  
 NM

DRAWING NO.  
 A1.5



111 CORDON AVENUE  
WINNIPEG, MANITOBA  
CANADA R3V 0W9  
TEL: +1 204 744 1475  
WWW.OSPROJCTS.COM

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7142129 MANITOBA LTD.

**DEVELOPMENT EXAMINATION**  
 BRN  
 THIS PLAN IS SUBMITTED FOR APPROVAL  
 IN CONNECTION WITH  
 SHEET # 19 OF 27  
 APPLICANT (SGD)  
 DEV. EXAM.  
 DATE

SEP 09 2019

No.	Date	Revision Notes
1.	2019/07/17	Issued for variance
2.	2019/07/18	Issued for variance resubmission

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PROJECT  
285 OSBORNE

DRAWING  
LEVEL 6 PLAN

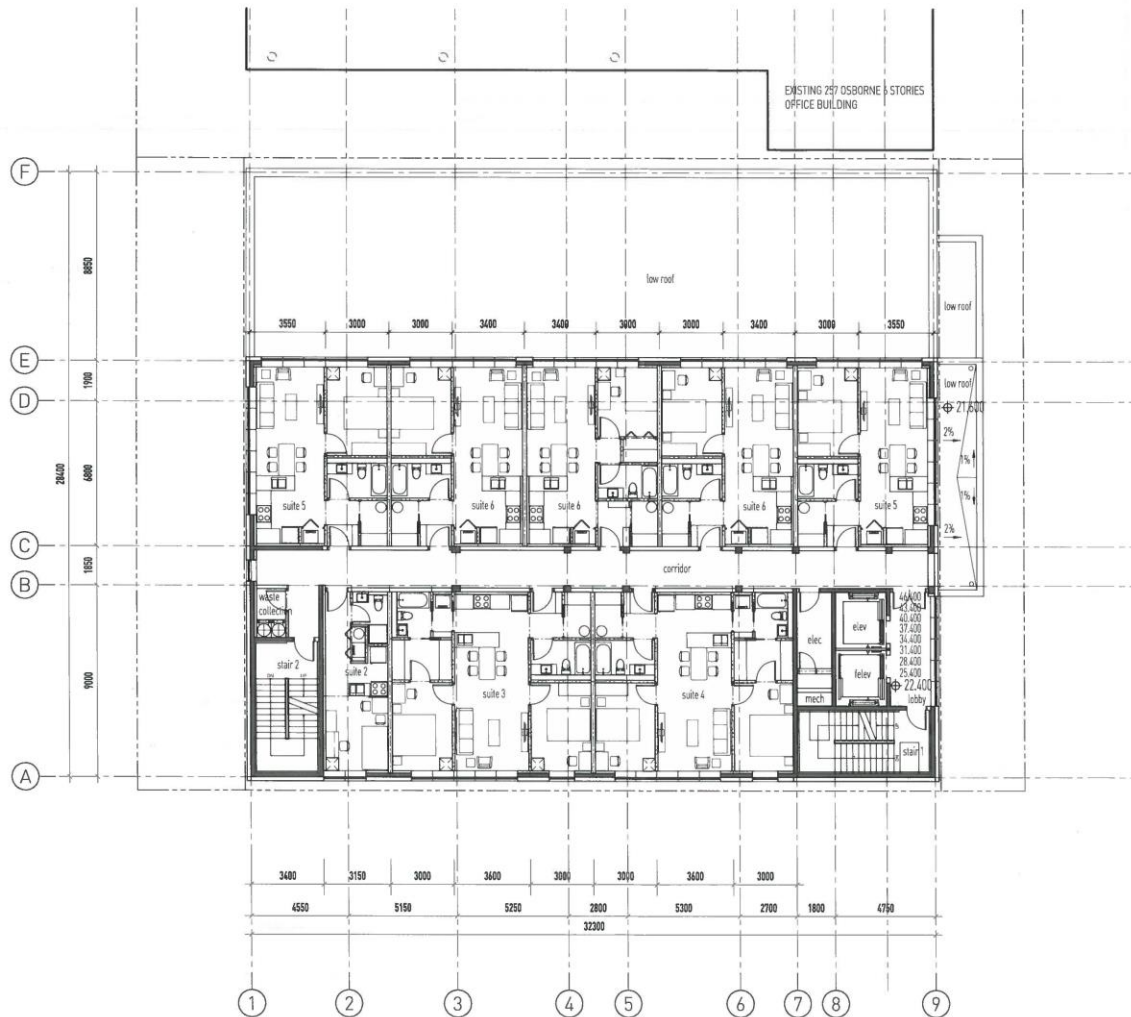
DRAWN BY  
WX

SCALE  
1:200

DATE  
10 JULY 2019

REVIEWED BY  
NM

DRAWING NO.  
A1.6



NOTE:  
The second phase is from the 8th floor to the 15th floor

111 CORDOBA AVENUE  
WINNIPEG, MANITOBA  
CANADA R2M 0W8  
TEL: 714 784 5475  
WWW.CNRPUBLICITY.CA

OWNER  
7142129 MANITOBA LTD.

**DEVELOPMENT DETERMINATION**

**THIS PLAN IS FOR APPROVAL**

**IN CONNECTION WITH** *Acyl 18-179116/d*

**SHEET #** *20 OF 27*

**APPLICANT** *Manitoba*

**DEV. EXAM. DATE** *SEP 09 2019*

REVISION	No.	Date	Revision Notes
1.	20/07/19		Issued for variance
2.	20/07/19		Issued for variance resubmission

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PROJECT  
285 OSBORNE

DRAWING  
LEVEL 7-15 PLAN

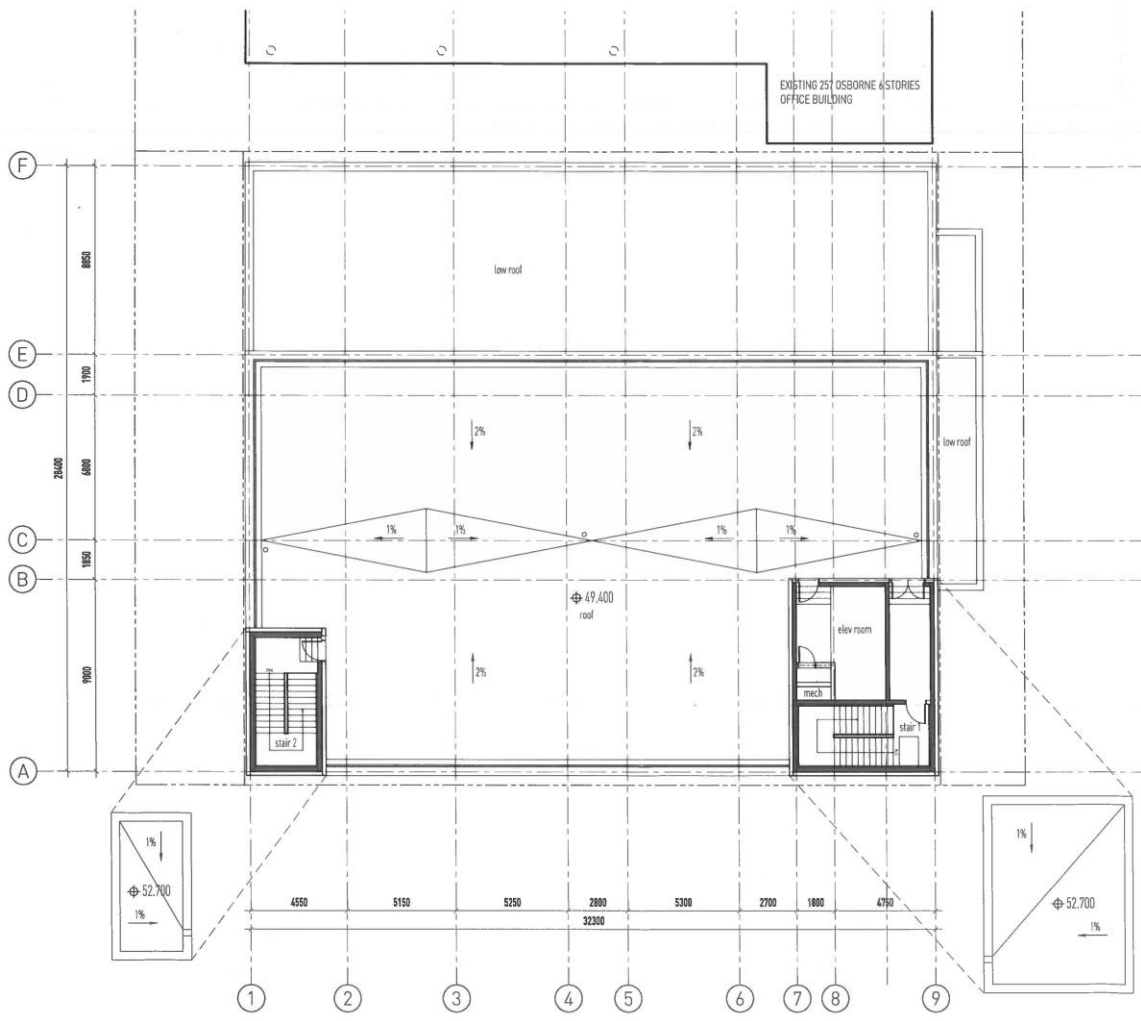
DRAWN BY  
WX

SCALE  
1:200

DATE  
10 JULY 2019

REVIEWED BY  
NM

DRAWING NO.  
A1.7



111 CORTIS AVENUE  
WINNIPEG, MANITOBA  
CANADA R2W 1R6  
TEL: +1 (204) 744 1473  
WWW.DSM/MLL/CES/CA

OWNER  
7142129 MANITOBA LTD.

**DEVELOPMENT TERMINATION**

THIS PLAN IS SUBMITTED FOR APPROVAL  
IN CONNECTION WITH REV 18-179116/1A

SHEET # 21 OF 27

APPLICANT Manitoba

DEV. EXAM. DATE SEP 09 2019

No.	Date	Revision Notes
1.	201811/17	Issued for variance
2.	201907/10	Issued for variance Re-submission

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PROJECT  
285 OSBORNE

DRAWING  
ROOF PLAN

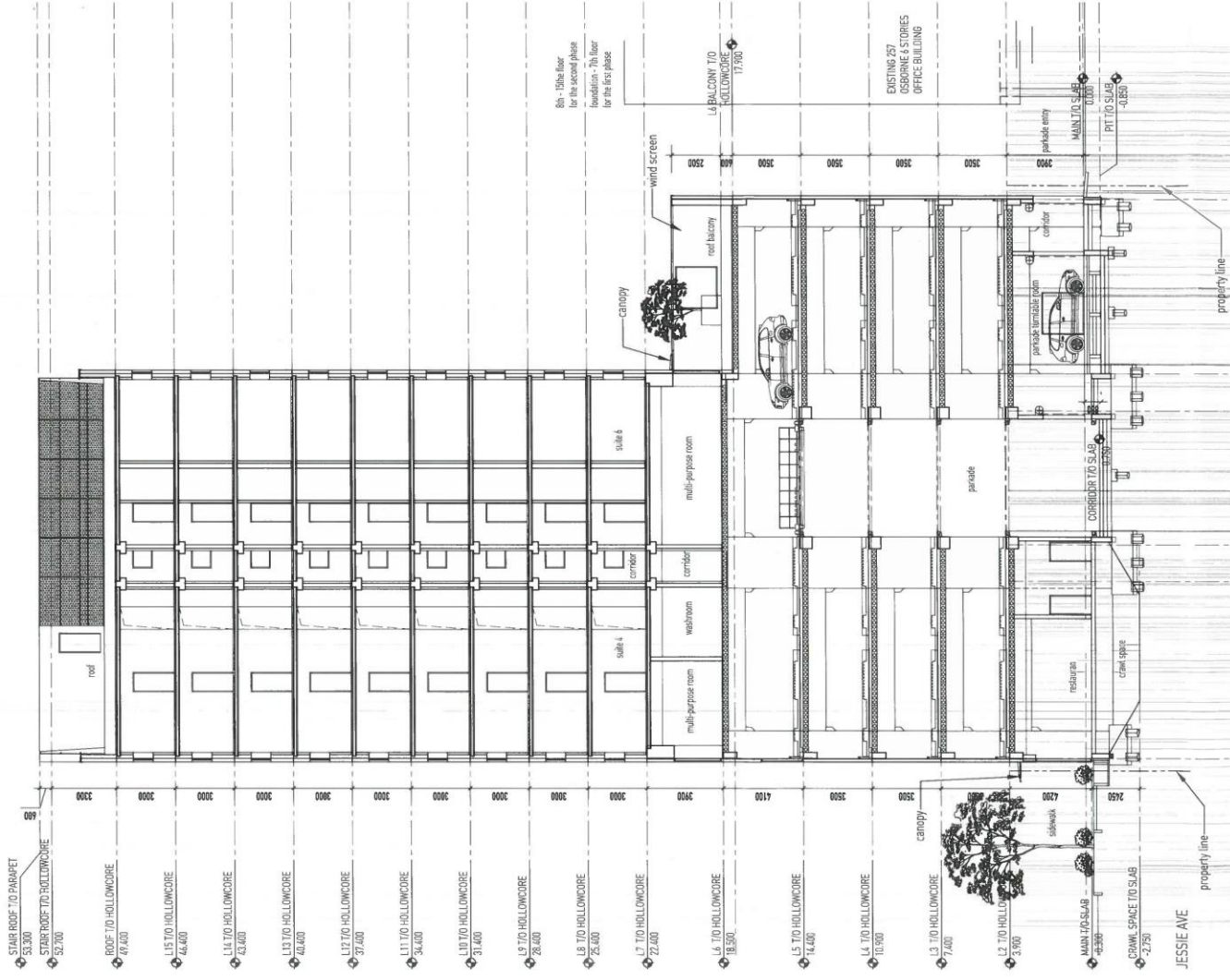
DRAWN BY  
WX

SCALE  
1:200

DATE  
10 JULY 2019

REVIEWED BY  
NM

DRAWING NO.  
A1.8



**DEVELOPMENT E**  
**BE**  
 THIS PLAN IS SUBMITTED FOR APPROVAL  
 IN CONNECTION WITH  
 SHEET # 22 OF 27  
 2018.179116.0

REVISION	No.	Date	Revision Notes
1	1	11/17/19	Issued for submittal
2	2	11/17/19	Issued for submittal

APPLICANT (S) *[Signature]*  
 DEV. EXAM. DATE  
 SEP 19 2019

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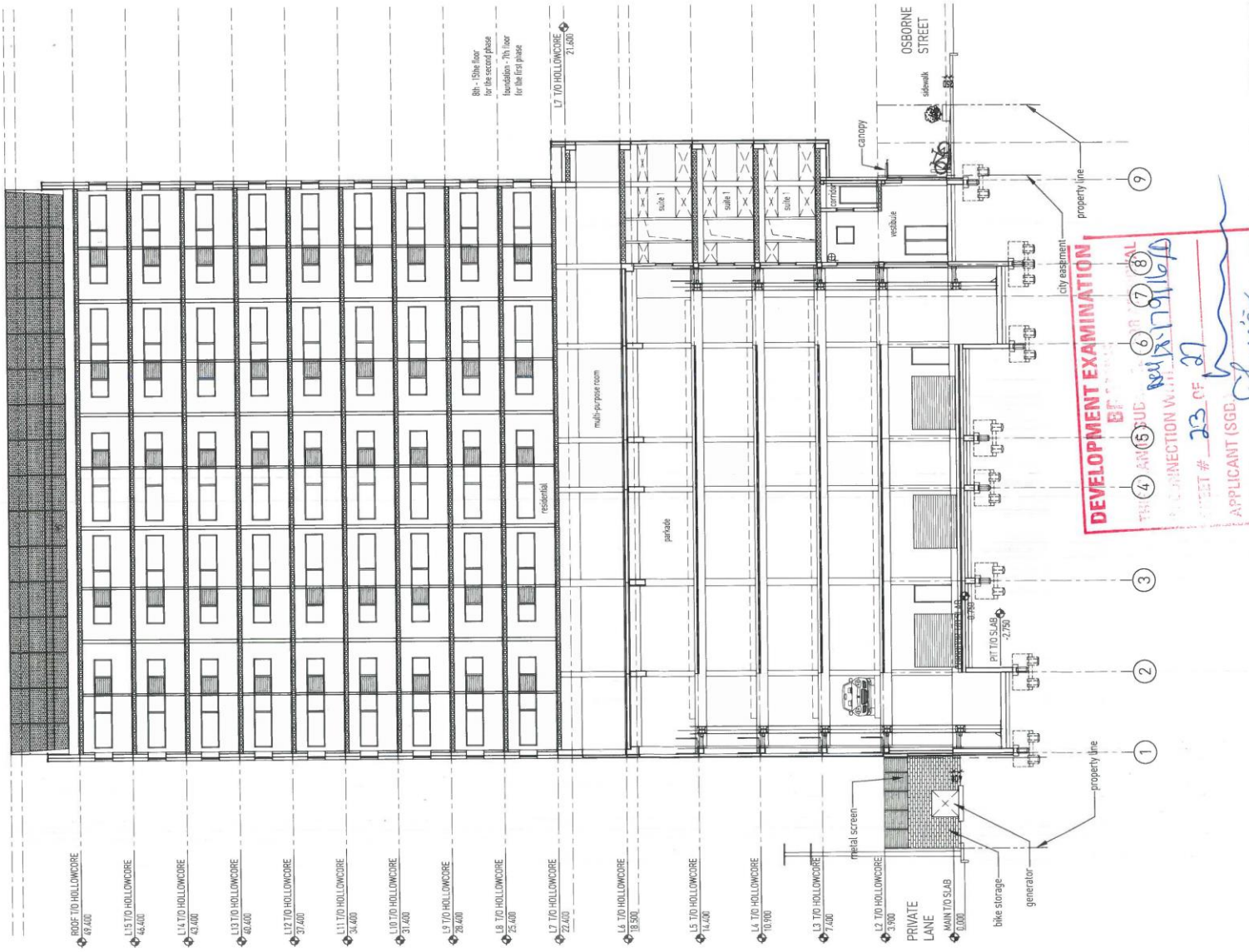
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PROJECT  
 285 OSBORNE  
 DRAWING  
 1-1 SECTION  
 DRAWN BY  
 WX  
 SCALE  
 1:200  
 DATE  
 10 JULY 2019

REVIEWED BY  
 NM  
 DRAWING NO.  
 A1.9

OWNER  
 7142129 MANITOBA LTD.

911 CORTON AVENUE  
 WINNIPEG, MANITOBA  
 CANADA R2M 0W6  
 TEL: +1 204 944 1475  
 WWW.EMPRJECTS.CA



8th - 5th floor  
for the second phase  
foundation - 7th floor  
for the first phase

**DEVELOPMENT EXAMINATION**

TR (4) AM (5) SUB. REV. 18/09/16

CONNECTION WITH...

SHEET # 23 OF 27

APPLICANT (SGD)

DEV. EXAM. DATE

SEP 09 2019

413 CONROCK AVENUE  
WINNIPEG, MANITOBA  
CANADA R2M 0Y6  
DP # 126 H44 S423  
WWW.DWRPROJECTS.CA

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7142129 MANITOBA LTD.

REVISION No.	Date	Revision Notes
1	2018/07/07	Issued for variance
2	2018/08/02	Issued for variance readmission

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PROJECT  
285 OSBORNE

DRAWING  
2-2 SECTION

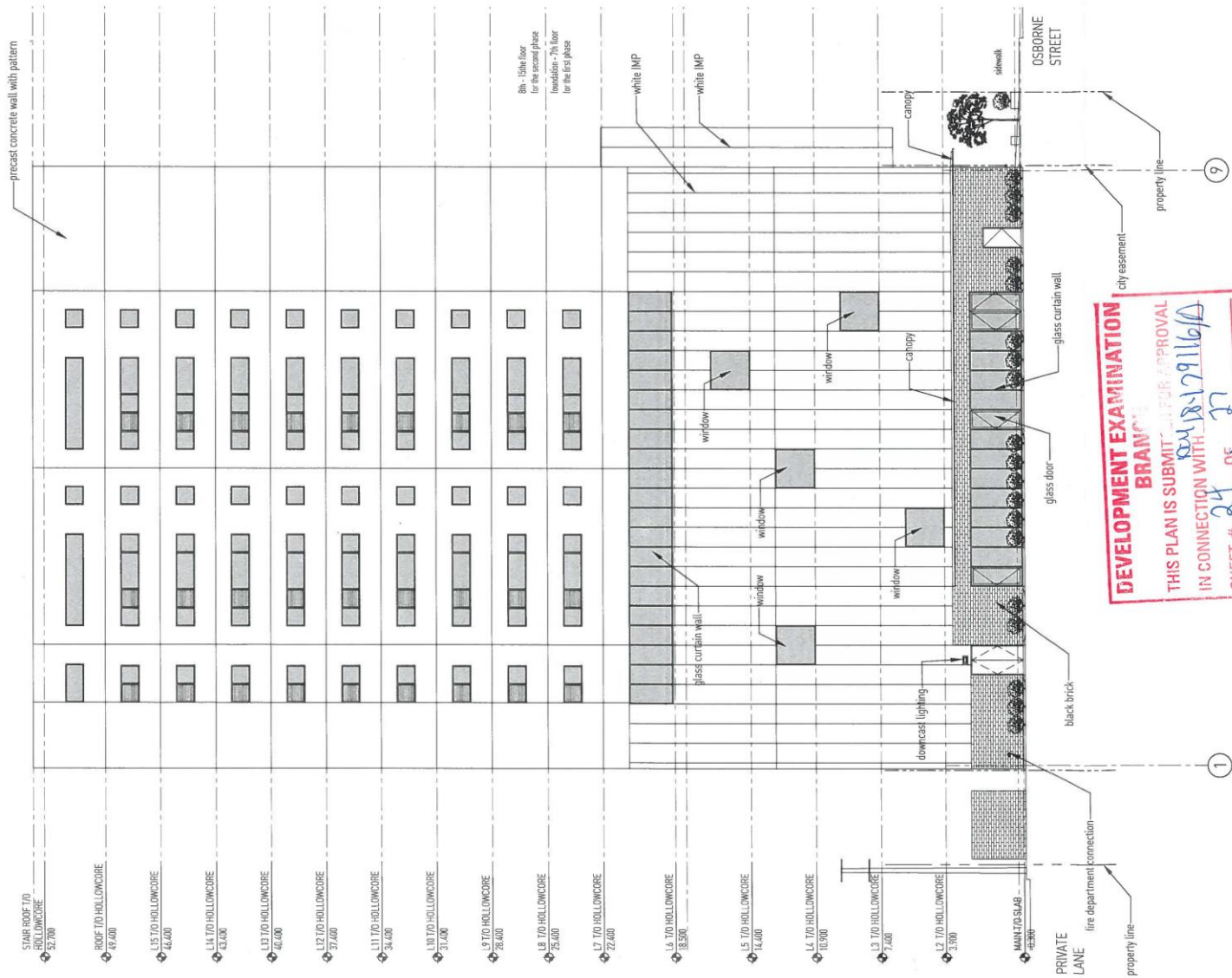
DRAWN BY  
WX

SCALE  
1:200

DATE  
10 JULY 2019

REVIEWED BY  
NM

DRAWING NO.  
A1.10



**DEVELOPMENT EXAMINATION**  
**BRAVING**  
 THIS PLAN IS SUBMITTED FOR APPROVAL  
 IN CONNECTION WITH 2418179116/1  
 SHEET # 24 OF 27  
 APPLICANT (SGD) C. G. G. G.  
 DEV. EXAM. C. G. G. G.  
 DATE SEP 09 2019

111 CORTLAND AVENUE  
 VANCOUVER, BC V6C 2R6  
 TEL: 604.681.1111  
 FAX: 604.681.1112  
 WWW.DMPROJECTS.CA

OWNER  
 7142129 MANITOBA LTD.

No.	Date	Revision Notes
1.	2019/11/15	issued for variance
2.	2019/07/10	issued for variance resubmission

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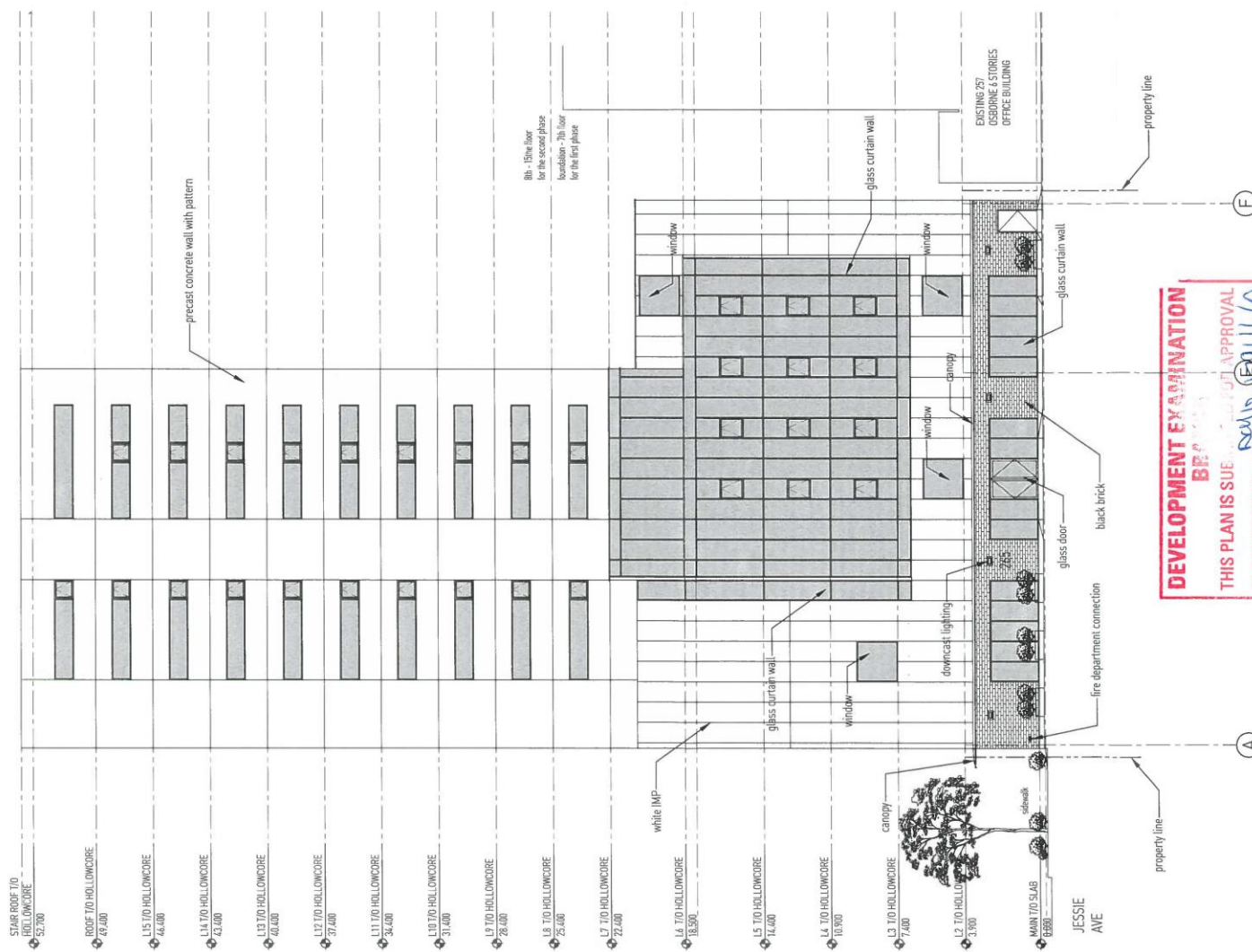
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PROJECT  
 285 OSBORNE  
 DRAWING  
 1-9 ELEVATION  
 DRAWN BY  
 WX  
 SCALE  
 1:200  
 DATE  
 10 JULY  
 2019

REVIEWED BY  
 NM  
 DRAWING NO.  
 A1.11





111 CORTON AVENUE  
 WILSONS CREEK MANITOBA  
 R1S 1X6  
 (507) 254-7443  
 WWW.OSPROJEC.TS.CA

OWNER  
 7142129 MANITOBA LTD.

**DEVELOPMENT EXAMINATION**  
 THIS PLAN IS SUE FOR APPROVAL  
 IN CONNECTION WITH REF # 1911616  
 SHEET # 25 OF 27  
 APPLICANT (SBC)  
 REV. EXAM. *[Signature]*  
 DATE SEP 9 2019

REVISION No.	Date	Revision Notes
1	2018/11/19	Issued for variance
2	2019/07/10	Issued for variance

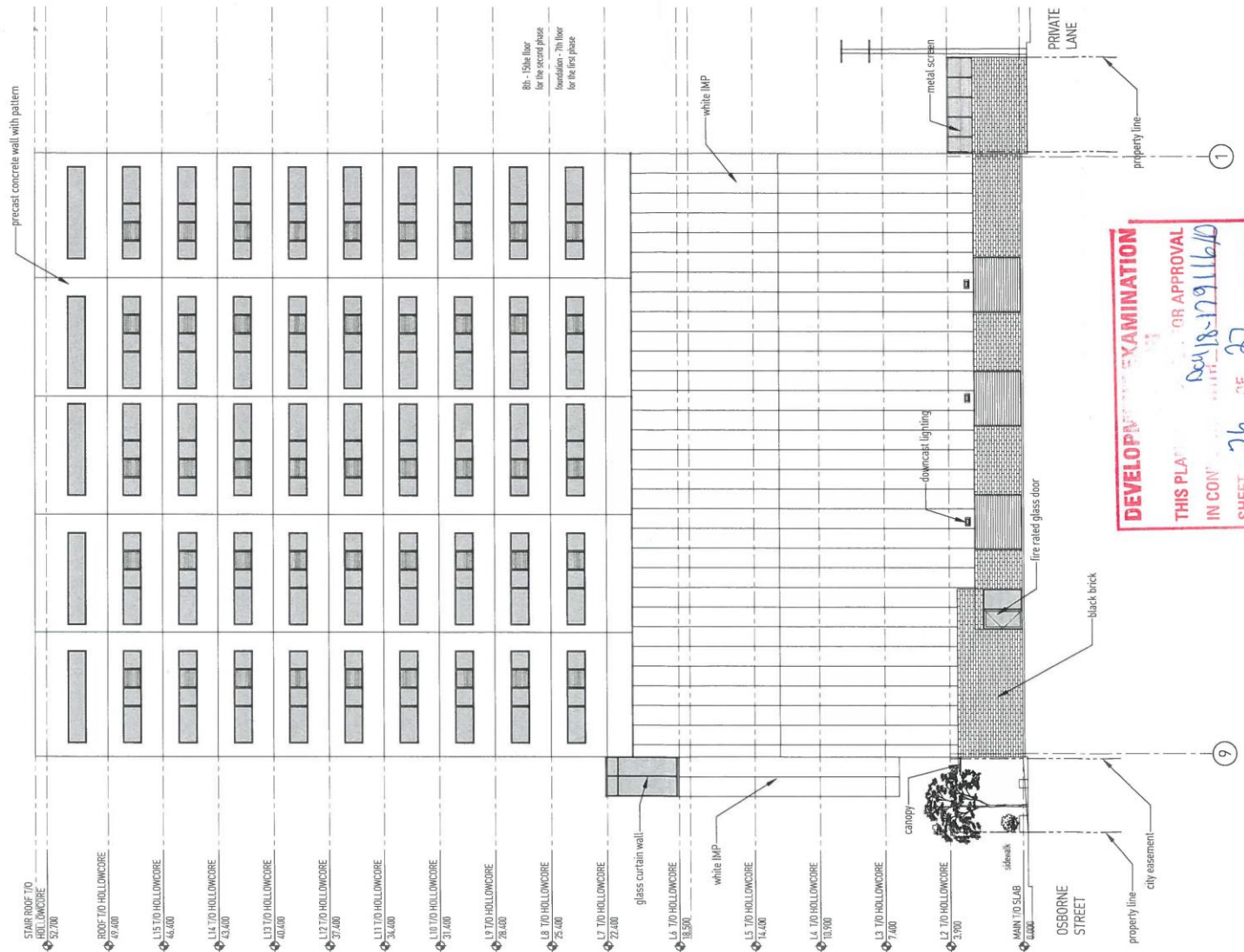
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PROJECT  
 285 OSBORNE  
 DRAWING  
 A-F ELEVATION  
 DRAWN BY  
 WX  
 SCALE  
 1:200  
 DATE  
 10 JULY 2019

REVIEWED BY  
 NM  
 DRAWING NO.  
 A1.12



8th-15th floor  
for the second phase  
foundation - 7th floor  
for the first phase

white IMP

PRIVATE  
LANE

**DEVELOPMENT EXAMINATION**  
 THIS PLAN OR APPROVAL  
 IN CON' *REV 18-179116/10*  
 SHEET *26* OF *27*  
 APPL' *[Signature]*  
 DEV. DATE *[Signature]*  
 DATE **SEP 09 2019**

No.	Date	Revision Notes
1	2018/12/18	Issued for variance
2	2019/07/10	Issued for variance resubmission

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PROJECT  
265 OSBORNE

DRAWING  
9-1 ELEVATION

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WX  
SCALE  
1:200

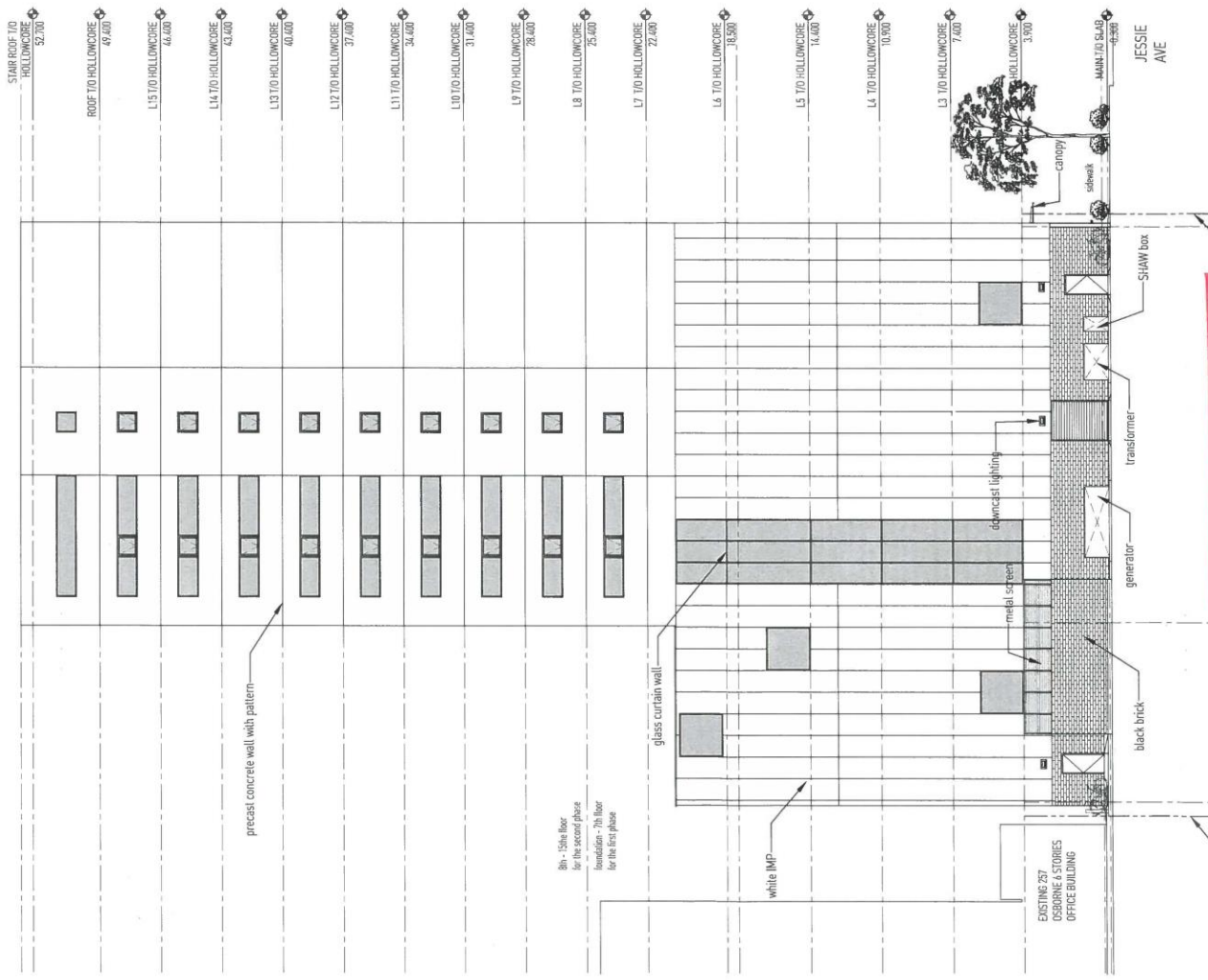
DATE  
10 JULY  
2019

REVIEWED BY  
NM

DRAWING NO.  
A1.13

911 CORDOON AVENUE  
 RICHMOND HILL ONTARIO  
 CANADA L4B 1R8  
 905-709-8445  
 WWW.DSPPROJECTS.CA

OWNER  
7142129 MANITOBA LTD.



**PROPERTY EXAMINATION**  
**BRANCH**  
 PLAN IS SUBMITTED FOR APPROVAL  
 IN CONNECTION WITH  
 # 27 OF  
 (CANT ISGD)  
 LEVEL EXAM.  
 DATE SEP 09 2019

REVISION No.	Date	Revision Notes
1	2018/1/11	issued for variance
2	2019/7/10	issued for variance re-submission

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PROJECT  
 265 OSBORNE  
 DRAWING  
 F-A ELEVATION  
 DRAWN BY  
 WOX  
 SCALE  
 1:200  
 DATE  
 10 JULY 2019

REVIEWED BY  
 NM  
 DRAWING NO.  
 A1.14

OWNER  
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