

Agenda – City Centre Community Committee – September 4, 2020

REPORTS

**Item No. 5 Plan Approval – 691 Wolseley Avenue
 (Fort Rouge-East Fort Garry Ward)
 File DASZ 26/2019**

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval of the submitted plans.

ADMINISTRATIVE REPORT

Title: Plan Approval 20-159397 – 691 Wolseley Avenue

Issue: For consideration at the Public Meeting of the plan approval drawing package for an Assisted Living Facility.

Critical Path: City Centre Community Committee as per DASZ 26/2019

AUTHORIZATION

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

RECOMMENDATIONS

The Urban Planning and Design Division recommends approval of the submitted plans.

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 26/2019:

That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

- i. The Owner must submit plans showing the location and design of any and all proposed:
 - a. buildings*
 - b. accessory parking areas*
 - c. garbage enclosures*
 - d. fencing*
 - e. exterior lighting*
 - f. landscaping and exterior seating**

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the City Centre 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.

The applicant has submitted:

- elevations;
- site plan with dimensions;
- colour renderings;
- landscape plan with plant list.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposal can proceed.

HISTORY

City Centre plan approval is required as a condition of approval of the November 5, 2019 Council approval of a rezoning and subdivision of the land and associated variances, to permit the construction of an Assisted Living Facility.

There was no opposition to the proposed rezoning, subdivision, or variances, at the public hearing.

The key plan approval considerations are listed under “PLAN APPROVAL”, starting on p. 6 of this report.

FILE/APPLICANT DETAILS

FILE:	ZR-PA 20-159397
COMMUNITY:	Fort Rouge - East Fort Garry
NEIGHBOURHOOD #:	1.103 - (WEST BROADWAY)
SUBJECT:	Plans approval drawing package for an Assisted Living Facility.
LOCATION:	691 Wolseley Avenue
LEGAL DESCRIPTION:	LOT 27/28 PLAN 34199 79 ST JA
APPLICANT:	Raymond S. C. Wan Architect (Raymond Wan)
OWNER:	MISERICORDIA GENERAL HOSPITAL

DISCUSSION

SITE DESCRIPTION

The subject property is located on the northwest corner of Wolseley Avenue and Sherbrook Street, in the West Broadway neighbourhood of the Fort Rouge - East Fort Garry ward

Sherbrook Street has the characteristics of a Community Mixed Use Corridor in the *Complete Communities Direction Strategy*. The property is zoned “EI” – Educational Institutional and “C2” – Commercial Community, is 15,869 sq. ft. in size, and currently contains a 6- storey institutional building.

The majority of the site is part of the Misericordia hospital precinct, as shown on Figure 2.



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

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The development involves the construction of a 10 storey building with 97 Assisted Living units.

The main floor will contain resident kitchen, dining, multipurpose, and reception areas.

ANALYSIS AND ISSUES

OURWINNIPEG

Direction 9 of *OurWinnipeg* states:

- *Collaborate with developers, community organizations and other partners to foster an age-friendly and accessible urban environment.*

That Direction sets out the following Enabling Strategy:

- *With guidance from Complete Communities, encourage age-friendly and accessible new development in existing neighbourhoods.*

The development is an Assisted Living Facility which provides housing to members of the community with care needs. It contains the following accessibility features

- The building is fully accessible from sidewalk to building with no ramps or steps.
- All interior doors are of minimum 36" wide, providing barrier free access.
- All floors are accessible by two elevators with larger capacity.
- Detectable tactile warning strips provided at all changes in floor elevation.
- All suites are visitable with 36" door widths for barrier free access including suites, bedrooms and bathrooms.
- All bathrooms contain grab bars.
- Barrier free access to all public amenity spaces including the 2nd floor roof patio.
- Uninterrupted barrier free skywalk access from the facility to the parking facility.

The Urban Planning Division strongly supports assisted living options and accessible housing as a way of meeting the needs of a diverse community, in alignment with policies of *OurWinnipeg*.

COMPLETE COMMUNITIES DIRECTION STRATEGY

Sherbrook Street has the characteristics of a Community Mixed Use Corridor in the *Complete Communities Direction Strategy*.

Key policies guiding development along Community Mixed Use Corridors include:

- *Focus a broad mix of residential, employment and retail development within strategic locations along Corridors.*
- *Corridors will serve as destinations for both local and regional populations. In order to accomplish this, Corridors will have to provide areas for intensification with a variety of uses. This new development should not be evenly distributed along the corridor. Instead, development should cluster around defined centres, maximizing multi-modal transportation opportunities.*

The proposed development significantly broadens the mix of housing options available in the West Broadway and Wolseley area by introducing Assisted Living.

The proposal aligns with these policies given the property is located on a corner of the Corridor and within a centre of health and social services (Misericordia Health Centre campus).

Residential intensification is supported here given the property is located:

- On a corner of an arterial road (Sherbrook) and a collector street (Wolseley).
- Within a centre of health and social services.
- Directly adjacent to regular and high frequency transit service running both east/west and north/south.
- Directly adjacent to a traffic-protected bike lane along Sherbrook Street.
- With direct linkage to a structured parking garage for the facility which provides parking capacities in excess of the Zoning By-Law requirement. (See Appendix A for more information).

Per above, the proposed development complies with the intent of *Complete Communities*.

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning Division to make adjustments to the design of the site and building. Specifically, the following adjustments were made through a collaborative planning process leading up to receipt of the earlier DASZ and DAV applications:

- Drop off location

Originally, the resident pick-up and drop-off location was proposed for the corner of Wolseley and Sherbrook. This would have led to an automobile dominated corner. Given this is a Neighbourhood Main Street and the Division is attempting to further solidify the pedestrian orientation of streets and buildings in this area, the Division requested that the drop-off be located behind the building off the lane, and that 'active uses' of the building present themselves up to the street corner. This design change was made by the applicant.

- Street visualizations

In order to consider the floor area ratio variance, the applicant agreed to provide the Division with street-level visualizations in order to assess height and massing impacts. These are shown as part of the plans attached to this application.

- Shadow and Wind

Because the proposal is a 10 storey building in a pedestrian oriented area, the Division requested shadow and wind studies to help assess impacts. The applicant provided these.

The shadow study found:

- *The proposed development should allow for approximately 5 consecutive hours of full sunlight on surrounding residential properties during spring, summer, and fall, in alignment with City of Winnipeg Sun Shadow Study guidelines.*
- *On March 21 and September 21, incremental shadows are expected to be added to the rear yards of the residential housing units to the west and northwest of the proposed development; however the simulations indicate that this area currently does not receive*

five hours of continuous sunlight under the existing condition.

The wind study found:

- *No wind safety concerns are predicted on or around the proposed development.*
- *The proposed development includes a number of positive design features such as the podium, tower setbacks on the podium, building setback at the grade, vestibules at the entrances and landscaping elements at the outdoor patio. Wind conditions at grade level including the main entrance and most sidewalks are predicted to be comfortable for the intended use throughout the year.*
- Massing

The Division initially requested that the tower portion be set on a podium and stepped back from streets, in order to maintain the existing lower-rise 'street wall' along Wolseley and Sherbrook. The applicant explored this but indicated that due to site constraints, this approach would create a challenge accommodating a stairway leading to exits at the ground level. As a compromise, the Division and the applicant agreed on other adjustments, which are shown on the plan attached to this application. These adjustments include:

- Stepping back all storeys above the 1st storey by ~16 ft. from Sherbrook (aside from the east stairwell).
- Employing glass curtain wall on all sides of the east stairwell. This has the effect of reducing the appearance of building mass against Sherbrook.
- Stepping back all storeys above the 1st storey by ~9 ft. from Wolseley (for approximately the rear 1/3 of the building).
- Employ glass curtain wall on all sides of the south stairwell. This has the effect of reducing the appearance of building mass against Wolseley.

PLAN APPROVAL

The following are details discussed as part of the subject plan approval process:

- Wind downdraft

The Division requested information regarding potential wind downdraft impacts onto the level 2 outdoor terrace. The applicant advised the following (summarized):

- *The Wind Impact Study took this into account. Most terrace seating areas are set away from the building wall. There will also be structures such as a Pergola and other devices to reduce wind and increase comfort.*

- Bike parking

The applicant clarified for the Division that bike parking will be included near the main building entrance (as shown on the site plan).

- Glass

The applicant agreed with a request of the Division to mark all windows (other than spandrel glass) as being clear and transparent glass, to ensure that mirrored or darkened glass is not added by the developer). This is to ensure that the life of the building shows to the street, adding to neighbourhood vibrancy.

- Facade colours

The applicant clarified their colour palette for exterior facades, and at the Division's request labelled the colours on the plans (as attached).

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the submitted plans because:

- The applicant worked collaboratively with the Division to make adjustments to their plans earlier in the planning process leading up to receipt of the earlier DASZ and DAV applications.
- At the subject plan approval stage, the applicant made additional requested clarifications on the plans, including:
 - Confirmation of wind impact reduction measures.
 - Bike parking.
 - Use of clear, transparent window and door glass.
 - Identification of façade colours.

CONSULTATION

PUBLIC CONSULTATION

As noted in the Administrative Report for File No. DASZ 26/2019, the applicant held a neighborhood open house on June 12th, 2019. The following is a summary provided by the applicant:

- Location: Misericordia Health Centre
- Time: 6:00pm – 8:00pm
- 107 invitations were mailed to neighborhood businesses, landowners, and residents.
- 5 neighbors attended the Open House, viewed the panels on display, and asked questions.
- 2 comment sheets were submitted from neighbors. Both were positive.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Andrew Ross, RPP, MCIP
Date: August 19, 2020
File No: ZR-PA 20-159397

PLANT SPECIFICATION LIST		
Quantity	Botanical / Common Name	Size / Remarks
Deciduous Trees		
1	<i>Liriodendron americanum</i> / American Elm	100mm cpl. 5.0-6.0m H. 13 major branches in well formed head 2.0 m above grade. B&B or wire basket. Double stake.
Perennials & Grasses		
35	<i>Calluna vulgaris</i> / Heath / Kalm's Aster	2 y. plants from division. No 1 grade, well developed, vigorous root system with no root grading.
30	<i>Hemerocallis</i> / 'Flower of Day' / Day Lily	2 y. plants from division. No 1 grade, well developed, vigorous root system with no root grading.
10	<i>Parthenocissus quinquefolia</i> / 'Englemans' / Englemans Ivy	2 y. plants from division. No 1 grade, well developed, vigorous root system with no root grading.

TREE SPECIES	
	American Elm (E)
	Kalm's Aster (AS)
	Day Lily (DL)
	Englemans Ivy (EI)
	Flowering Tree (FT)

LEGEND	
	Building Entrance
	UMP symbol
	Hanging Multi-Planting Bed
	Soil
	Barches
	Black Recycle/Recycling
	Site Note
	2nd Floor Public Function

BY-LAW CALCULATIONS:

PARKING:

- EXISTING UNDERGROUND PARKADE
- BIKE PARKING: PROPOSED: 10 IS RACKS, DOUBLE LOADED

LANDSCAPE BUFFERING:

- BUILDING FOUNDATION: 95 R.**
 - REQUIRED: 1 SHRUB / 20 R. = 10 SHRUBS
 - PROPOSED: 10 SHRUBS @ 20 R.
- STREET EDGE (WOLSELEY AVE. 124 R.):**
 - REQUIRED: 1 TREE / 20 R. = 4 TREES
 - PROPOSED: NONE REQUIRED FOR VARIANCE
 - REQUIRED: 3 SHRUBS / 20 R. = 18 SHRUBS
 - PROPOSED: NONE REQUIRED FOR VARIANCE
- STREET EDGE (SHERBROOK AVE. 128 R.):**
 - REQUIRED: 1 TREE / 20 R. = 4 TREES
 - PROPOSED: 10 SHRUBS
 - REQUIRED: 3 SHRUBS / 20 R. = 18 SHRUBS
 - PROPOSED: 10 SHRUBS @ 20 R.

Plant Note:
 *Minimum Tree size: 2 1/2" caliper
 *Minimum Tree age: 2 years
 *Shrub species listed @ 2 R.
 (in accordance with the Canadian Nursery Trades Association)

SCHEDULE "A" page 1 of 12

To Zoning Agreement *DA 2/26/2019*

By-Law No. _____

ZONING OFFICER _____

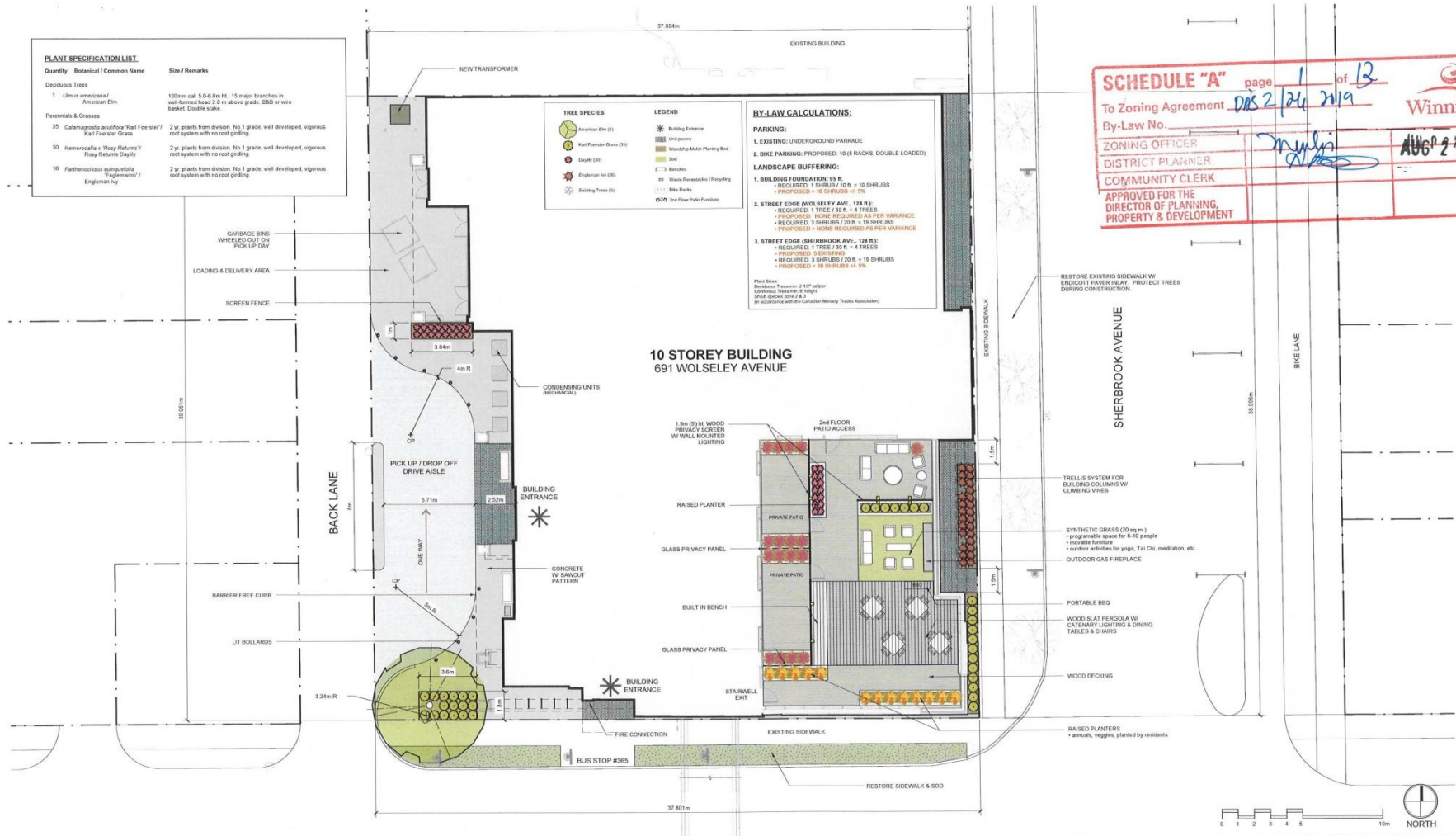
DISTRICT PLANNER *[Signature]*

COMMUNITY CLERK _____

APPROVED FOR THE DIRECTOR OF PLANNING PROPERTY & DEVELOPMENT

Winnipeg

AUG 2 2020

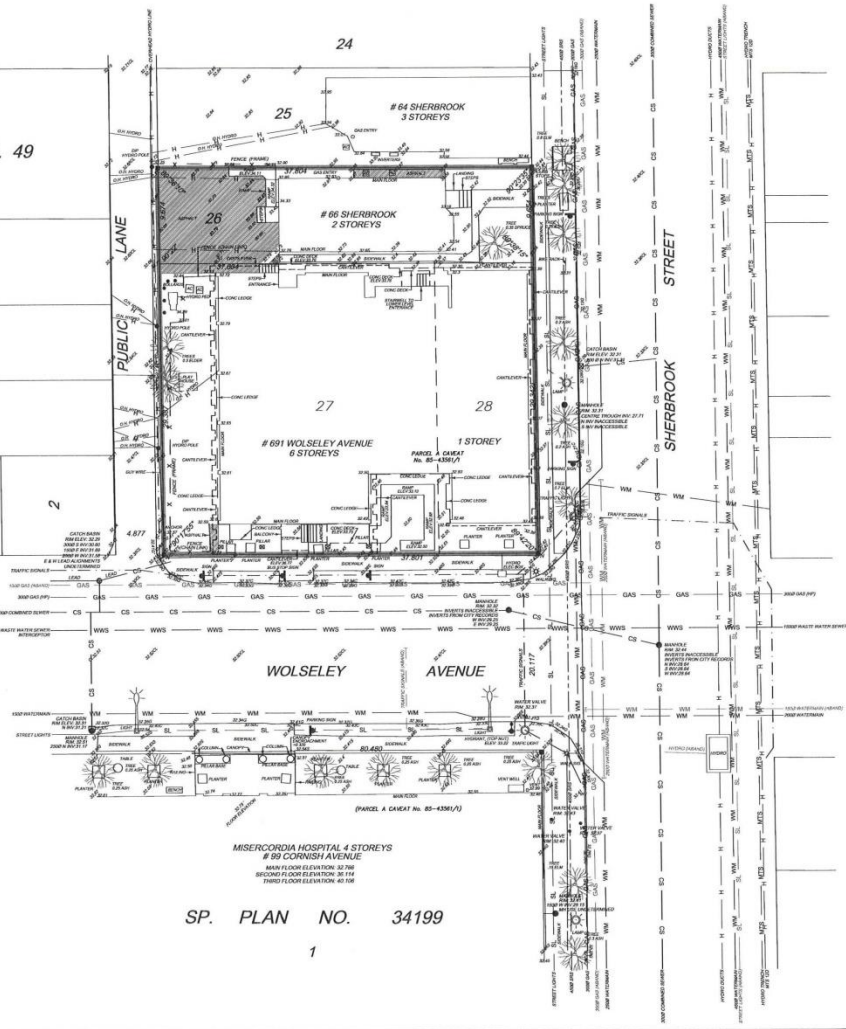


RAYMOND S.C. WAN ARCHITECT

MISERICORDIA ASSISTED LIVING
 691 WOLSELEY AVENUE WINNIPEG, MANITOBA
 June 24, 2020

LANDSCAPE PLAN

PT. 4
AN NO. 49



LEGAL DESCRIPTION:

DATE: 2018/05/10

STATUS OF TITLE
The Number 2600/017
The Data Accepted

1 REGISTERED OWNER, TENANCY AND LAND DESCRIPTION
MISERICORDIA GENERAL HOSPITAL

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREIN IN THE FOLLOWING DESCRIBED LAND:
SP LOT 1 PLAN 34199 HELD TO
IN R/L 75 PARISH OF ST. JAMES

2 ACTIVE INSTRUMENTS
Instrument Type: Consent
Registration Number: 85-4381/1
Instrument Date: 2018/05/10
Party: THE CITY OF WINNIPEG
File:
Description: LEASE - LEASED 2018/05/10

STATUS OF TITLE
The Number 2600/017
The Data Accepted

1 REGISTERED OWNER, TENANCY AND LAND DESCRIPTION
MISERICORDIA GENERAL HOSPITAL

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREIN IN THE FOLLOWING DESCRIBED LAND:
SP LOT 27 PLAN 34199 HELD TO
IN R/L 75 PARISH OF ST. JAMES

2 ACTIVE INSTRUMENTS
Instrument Type: Consent
Registration Number: 85-4381/1
Instrument Date: 2018/05/10
Party: THE CITY OF WINNIPEG
File:
Description:

STATUS OF TITLE
The Number 2600/017
The Data Accepted

1 REGISTERED OWNER, TENANCY AND LAND DESCRIPTION
MISERICORDIA CORPORATION

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREIN IN THE FOLLOWING DESCRIBED LAND:
SP LOT 28 PLAN 34199 HELD TO
IN R/L 75 PARISH OF ST. JAMES

2 ACTIVE INSTRUMENTS
NO ACTIVE INSTRUMENTS

3 ADVERTISEMENTS FOR SERVICE
MISERICORDIA CORPORATION
REGISTRATION NUMBER:
INSTRUMENT DATE:
R/C 147

TOPOGRAPHIC SURVEY

MISERICORDIA HEALTH CENTER
691 Wolseley Avenue, 66 Sherbrook Street, 99 Cornish Avenue
LOCATED AT : THE NW CORNER OF Sherbrook Street
AND Wolseley Avenue
WINNIPEG, MANITOBA

SURVEYED FOR:
Misericordia Health Centre
95 Cornish Avenue
Winnipeg, MB
R3C 1A2

LEGAL DESCRIPTION:
SCHEDULE "A" page 2 of 12
To Zoning Agreement WMSZ 26/2019
By-Law No. _____

Winnipeg
JUL 9 2 2019
AUG 20 2020

DISTRICT PLANNER
COMMUNITY CLERK
APPROVED FOR THE
DIRECTOR OF PLANNING,
PROPERTY & DEVELOPMENT

LEGEND AND NOTES:
DIMENSIONS ARE SHOWN IN METRES AND DECIMALS OF A METRE.
IRON PINS WERE PLACED AT ALL POINTS SHOWN THIS _____
MAGNETIC NAIL WITH ALUMINUM TAGS MARKED P & W ARE PLACED AT ALL POINTS SHOWN THIS _____
ELEVATIONS ARE BASED ON CITY OF WINNIPEG BENCHMARK NUMBERED 38-015 ELEVATION: 235.131 METRES.
ELEVATIONS ARE SHOWN THIS _____
ELEVATIONS OF CURBS ARE SHOWN THIS _____
ELEVATIONS OF GUTTERS ARE SHOWN THIS _____
SIDEWALK ELEVATIONS ARE SHOWN THIS _____
PERPENDICULAR DISTANCES FROM BUILDING TO PROPERTY LINES ARE SHOWN THIS _____

—	BORDER	—	CONIC DECK
—	STREET LIGHTS OR TRAFFIC LIGHTS (AS NOTED)	—	CONIC LEDGE
—	LAMP POSTS	—	CATERPILLER
—	BOLLARDS	—	MAN FLOOR OUTLINE
—	CATWALKS	—	BATHROOM
—	MANHOLES	—	HEAVY WATER BEWER
—	HYDRO POLES	—	SAUNTRY COVER
—	ANCHORS	—	COMBINED BEWER
—	IRISERVATS	—	WATER
—	WATER VALVES	—	CITY SIGNALS / STREET LIGHTING
—	SOLES	—	WIRE
—	TREES	—	CABLE TV
—	CONCRETE	—	OPTIC CABLE
—		—	WIRELESS SIGNALS IN GREY ARE ABANDONED
—		—	ASPHALT

THE LOCATION OF UNDERGROUND STRUCTURE AND RESPECTIVE INVERTS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION SUPPLIED BY THE CITY OF WINNIPEG.
NO GUARANTEE IS GIVEN THAT ALL EXISTING UTILITIES ARE SHOWN.
THE EXACT LOCATIONS OF UNDERGROUND SERVICES SHOULD BE CHECKED WITH THE UTILITIES PRIOR TO CONSTRUCTION OR EXCAVATION.

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DATA COLLECTOR FILE NAME: 18054SRP2.CNS	SCALE: 1:250	DRAWN BY: LAMP/PA
Date of Survey: JUNE 1, 2018	DATE: May 30th, 2018	CHECKED BY: LMM
	F.R. 233 P.O. 3 107	SHEET: 1 OF 1
		Leslie Neil McLaughlin, M.L.S., C.L.S.

DRAWING NAME: 180561.dwg

SP. PLAN NO. 34199

1

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT JOB SITE.

SEAL

CONSULTANT
RAYMOND S.C. WAN
A.C.E.T.E.E.T.
20 WOLSELEY AVENUE
WINNIPEG, MANITOBA
R3H 5G8
TEL: 204-281-5555
FAX: 204-281-5355

OWNER
MISERICORDIA

PROJECT
MISERICORDIA ASSISTED LIVING
691 WOLSELEY AVE. W
WINNIPEG, MANITOBA

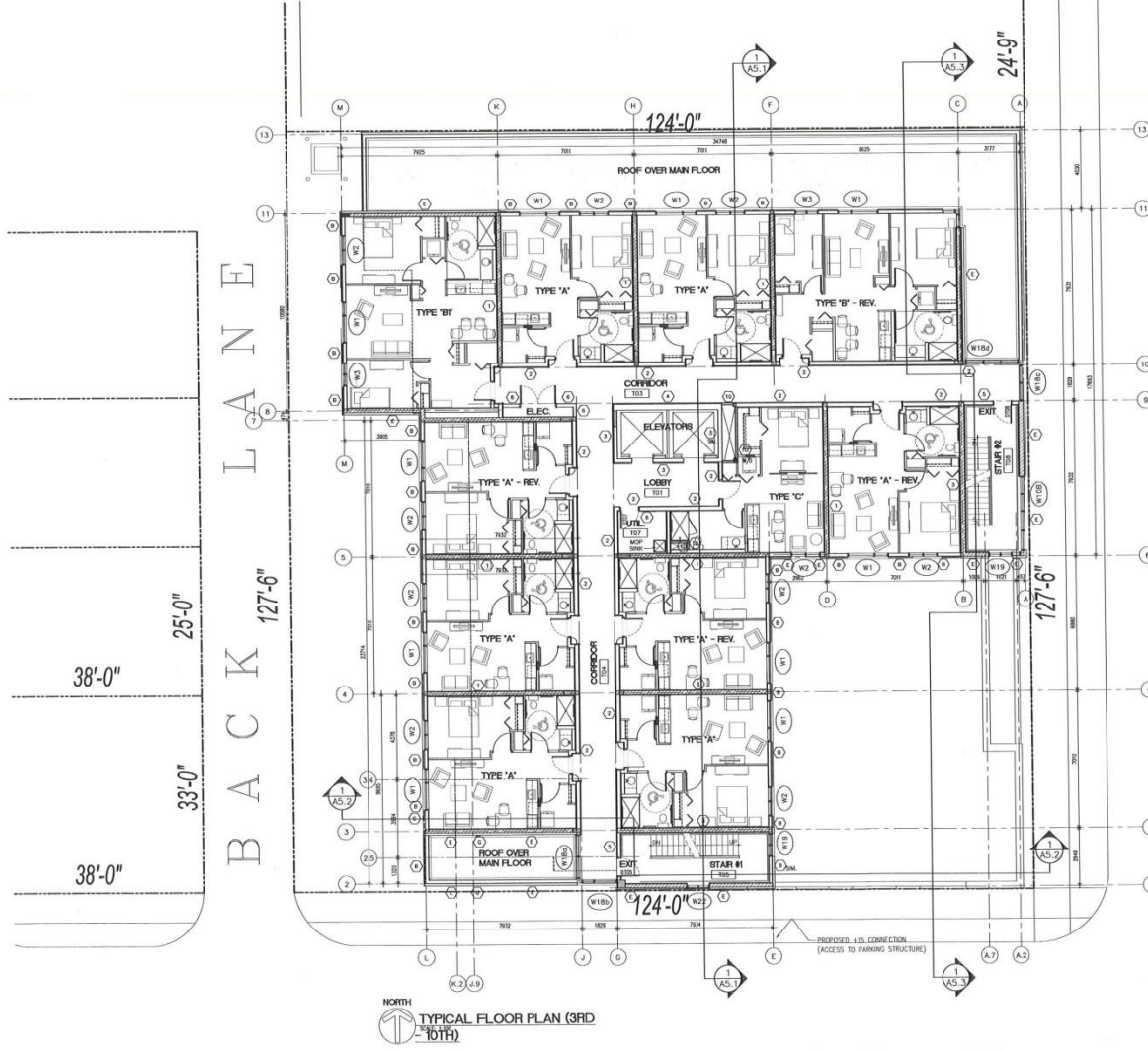
DO NOT SCALE DRAWINGS

ALL DIMENSIONS ARE TO BE CHECKED ON JOB. CONTRACTOR SHALL NOT SCALE DRAWINGS. NOTIFY CONSULTANT OF ANY DISCREPANCIES.

DRAWN BY: C.P.
CHECKED BY: R.W.
DATE: APRIL 2019
SHEET 00 OF 00

PROJECT SHEET NO.
18-1879 A2.0

SURVEY PLAN



NORTH
TYPICAL FLOOR PLAN (3RD
- 10TH)

W O L S E L E Y A V E. W.

T. I. I.

SCHEDULE "A" page 4 of 13
 To Zoning Agreement Dist 2 26 2019
 By-Law No. _____
 WINDING UP USES
 DISTRICT PLANNER _____
 COMMUNITY CLERK _____
 APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT

Winnipeg
 JUL 0 8 2019
 AUG 20 2019

S H E R B R O O K I I I

Date	18-1879
Revision	
1	ISSUED FOR REVIEW
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	

RAYMOND S. C. WAIN ARCHITECT
 50 WILLOW AVENUE
 WINNIPEG, MANITOBA
 R3M 2G8
 TEL: 204-261-8888
 FAX: 204-261-8388

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT JOB SITE.

SEAL

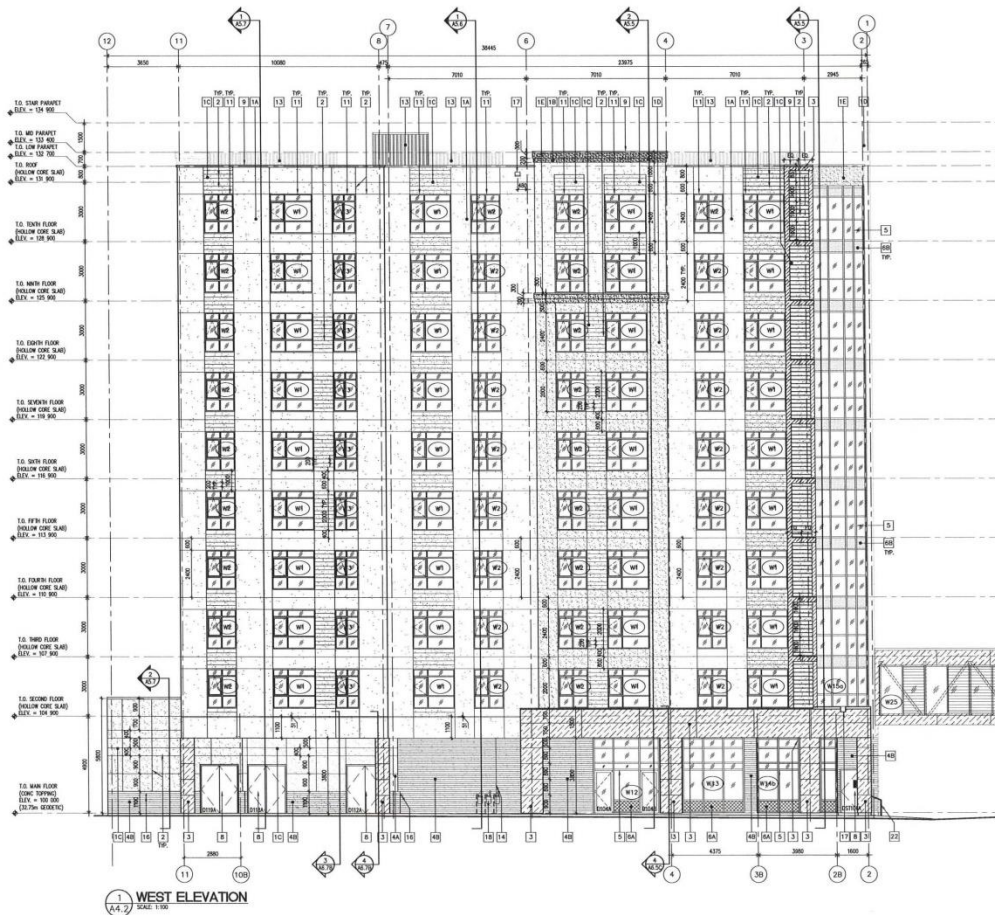
CONSULTANT
 RAYMOND S. C. WAIN
 A. R. C. B. I. E. C. T.
 50 WILLOW AVENUE
 WINNIPEG, MANITOBA
 R3M 2G8
 TEL: 204-261-8888
 FAX: 204-261-8388

OWNER
 MISERICORDIA
 1111 SHERBROOK ST.
 WINNIPEG, MANITOBA
 R3L 1K1

PROJECT
 MISERICORDIA
 ASSISTED LIVING
 68 WOLSELEY AVE. W.
 WINNIPEG, MANITOBA

DO NOT SCALE DRAWINGS
 ALL DIMENSIONS ARE TO BE CHECKED
 REFERRED TO THE CONTRACTOR
 SHALL NOT SCALE DRAWINGS, NOTIFY
 CONSULTANTS OF ANY DISCREPANCIES.

DRAWN BY: C.P.
 CHECKED BY: R.W.
 DATE: APRIL 2019
 SHEET 00 OF 00
 PROJECT SHEET NO.
 18-1879 A3.3
 TYPICAL 3RD-10TH
 FLOOR
 CONSTRUCTION PLAN



1 WEST ELEVATION
A4.2 SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES	
[Symbol]	11 EPS - DRIFT (OR APPROVED EQUAL) COLOR: UNUSUAL FINISH: SANDPAPER FINE
[Symbol]	12 EPS - DRIFT (OR APPROVED EQUAL) COLOR: 3 W/ PEARL FINISH: SANDPAPER FINE
[Symbol]	13 EPS - DRIFT (OR APPROVED EQUAL) COLOR: 4 W/ KIDNEY GRAY FINISH: SANDPAPER FINE
[Symbol]	14 EPS - DRIFT (OR APPROVED EQUAL) COLOR: 5 UNUSUAL FINISH: SANDPAPER FINE
[Symbol]	15 EPS - DRIFT (OR APPROVED EQUAL) COLOR: 6 UNUSUAL FINISH: SANDPAPER FINE
[Symbol]	16 EPS 3/4" V-GROOVE REVEAL
[Symbol]	17 ALUMINUM COMPOSITE PANEL ALCOHOL (OR APPROVED EQUAL) COLOR: BONE WHITE
[Symbol]	18 ALUMINUM VENEER - TYPICAL STONE COLOR: BONE WHITE
[Symbol]	19 BRICK VENEER - REDBROCK SIZE: 3/4" x 3 1/2" x 7 1/2" COURSE: VERTICAL COLOR: 100% REDBROCK PATTERN: RAINING ROAD
[Symbol]	20 ALUMINUM CORNER MULLION DOOR - SEE WINDOW SCHEDULE COLOR: BLACK ANODIZED CLEAR GLAZING
[Symbol]	21 ANODIZED ALUMINUM PANEL COLOR: BLACK ANODIZED
[Symbol]	22 SPANDREL PANEL COLOR: BLACK ANODIZED
[Symbol]	23 ALUMINUM WINDOW - 6" HIGH SEE WINDOW SCHEDULE COLOR: BLACK ANODIZED
[Symbol]	24 MELLOW METAL DOOR + STEEL FRAME - STD COLOR: BLACK
[Symbol]	25 MELLOW METAL WINDOW CAP FLASHING COLOR: TO MATCH ADJACENT FINISH
[Symbol]	26 METAL BLATE CASSETTE VERTICAL OUTDOOR PROFILE: 2 1/2" X 3" X 1/2" COLOR: BLACK
[Symbol]	27 PVC TRIPLE GLAZED WINDOW - SEE WINDOW SCHEDULE COLOR: BLACK
[Symbol]	28 C-CORNER WINDOW OVERHANG - CASSETTE BRICK - FINISH: COLOR: BLACK
[Symbol]	29 FIRE RATED METAL WALL CLADDING V-GROOVE PROFILE: CLAM (VERT) COLOR: CHARCOAL
[Symbol]	30 BRICK CONTROL JOINT + ANODIZED GC 1/4" - TYP
[Symbol]	31 FIRE DEPARTMENT CONNECTION SEE FIELD
[Symbol]	32 HIDE RIB, SEE FIELD
[Symbol]	33 OVERHUNG ROOFLINE, SEE ROOF PLAN
[Symbol]	34 GAB VERTICAL, SEE FIELD
[Symbol]	35 MELLOW STRUCTURE W/ WOOD BLATE, SEE SECTION TO FINISH SCHEDULE (GLAZING) STAIN
[Symbol]	36 METAL METAL FLAT STOCK FLASHING COLOR: BLACK
[Symbol]	37 METAL METAL CLADDING (VERT) COLOR: BLACK
[Symbol]	38 UNUSUAL - GUARDRAIL - FLOOR FINISHED ON 4" STEEL PIPE - GALV. SEE STAIR AS FOR UNUSUAL GEOMETRIC HEIGHTS

DATE	10/18/20
SCALE	1/8" = 1'-0"
PROJECT	MISERICORDIA ASSISTED LIVING
CONTRACTOR	RAYMOND S.C. WAIN ARCHITECT

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT JOB SITE.

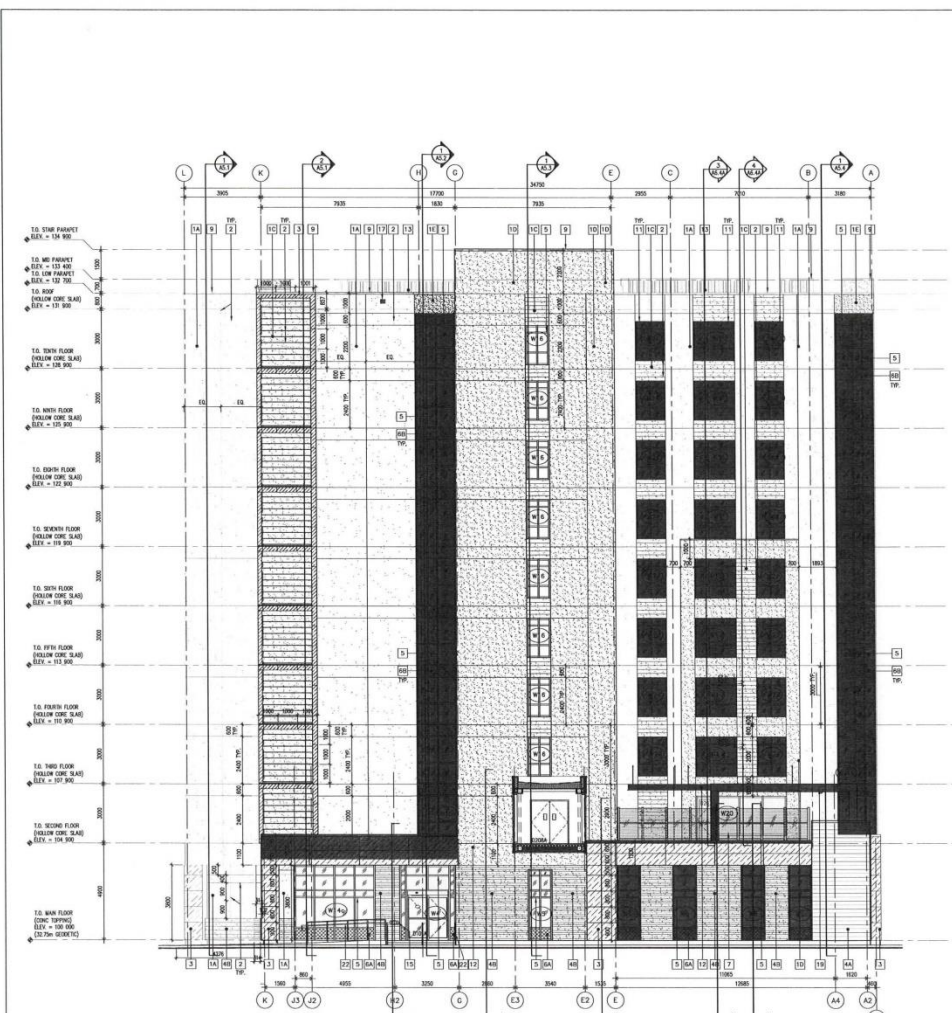
SEAL

CONSULTANT
RAYMOND S.C. WAIN
A R C H I T E C T
20 MILLIKEN AVENUE
WINDSOR, ONTARIO
N9A 6G8
TEL: 519-257-8858
FAX: 519-257-8558

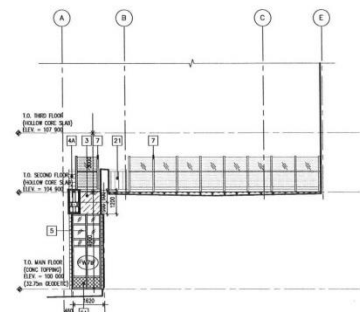
OWNER
MISERICORDIA
HEALTH CENTRE
85 CONROY AVENUE
WINDSOR, ONTARIO

PROJECT
MISERICORDIA
ASSISTED LIVING
85 WOLFEY AVE. W.
WINDSOR, ONTARIO

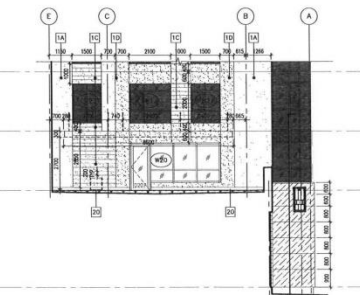
SCHEDULE "A" page 6 of 13
To Zoning Agreement *DKS2 201/19*
By-Law No. _____
ZONING OFFICER _____
DISTRICT PLANNER _____
COMMUNITY CLERK _____
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT
Winnipeg
AUG 18 2020
AUG 20 2020



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
ALONG GRID LINE 9C
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
ALONG GRID LINE 5
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

- 1) EPS - DRIFT (OR APPROVED EQUAL) COLOR: 18A CONCRETE FINISH: SANDPAPER FINE
- 2) EPS - DRIFT (OR APPROVED EQUAL) COLOR: 18A CONCRETE FINISH: SANDPAPER FINE
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CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT JOB SITE.

SEAL

CONSULTANT
RAYMOND S.C. WAN
ARCHITECT
300 BLOOR STREET WEST
SUITE 200
TORONTO, ONTARIO M5W 1A5
TEL: 416-593-8888
FAX: 416-593-8388

OWNER
MISERICORDIA HEALTH CENTRE
80 CONROY AVE.
WINDSOR, ONTARIO

PROJECT
MISERICORDIA ASSISTED LIVING
80 WICKBURY AVE. W.
WINDSOR, ONTARIO

DO NOT SCALE DRAWINGS
ALL DIMENSIONS ARE TO BE CHECKED
VERIFIED ON JOB CONTRACTOR
SHALL BE RESPONSIBLE FOR VERIFYING
CONTRACTANTS OF ANY DISCREPANCIES.

DRAWN BY: N.D.
CHECKED BY: R.W.
DATE: AUG 2020
SHEET 00 OF 00
PROJECT SHEET NO.
18-1879 A4.3
EXTERIOR ELEVATIONS

SCHEDULE "A" page 7 of 13
To Zoning Agreement DAS2 26/19
By-Law No. _____
JUNIOR OFFICER _____
DISTRICT PLANNER _____
COMMUNITY CLERK _____
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT
Winnipeg
AUG 20 2020



ELEVATION KEYNOTES Sheet: A4.4

- 1) EPS - DRIFT (ON APPROVED EQUAL) COLOR: 1800 SANDS FINE
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NO.	DATE	REVISION

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RAYMOND S.C. WAN ARCHITECTS INC.
 100 BAYVIEW AVE. SUITE 200
 SCARBOROUGH, ONTARIO M1S 5B7
 TEL: 416-291-8888 FAX: 416-291-8888

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT JOB SITE.

SEAL

CONSULTANT
RAYMOND S.C. WAN
 ARCHITECT
 100 BAYVIEW AVE. SUITE 200
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 TEL: 416-291-8888 FAX: 416-291-8888

OWNER
MISERICORDIA HEALTH CENTRE
 88 CORNWELL AVE.
 MISSISSAUGA, ONTARIO

PROJECT
MISERICORDIA ASSISTED LIVING
 88 WOODBURY AVE. W.
 MISSISSAUGA, ONTARIO

DO NOT SCALE DRAWINGS
 ALL DIMENSIONS ARE TO BE CHECKED ON JOB CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT JOB SITE.

DATE: AUG 2020
 SHEET: 00 OF 00
 PROJECT SHEET NO. A4.4
 EXECTOR ELEVATIONS

SCHEDULE "A" page 8 of 13
 To Zoning Agreement **DASZ 26/19**
 By-Law No. **2019-01-0000**

Winnipeg
 AUG 18 2020
 AUG 20 2020

ZONING OFFICER
 DISTRICT PLANNER
 COMMUNITY CLERK

APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT

**MISERICORDIA ASSISTED LIVING
ELEVATION KEYNOTES**

- 1A E.I.F.S. - DRYVIT (OR APPROVED EQUAL)
COLOUR 1: 104 DOVER SKY
FINISH: SANDPEBBLE FINE
- 1B E.I.F.S. - DRYVIT (OR APPROVED EQUAL)
COLOUR 2: 106 PEARL ASH
FINISH: SANDPEBBLE FINE
- 1C E.I.F.S. - DRYVIT (OR APPROVED EQUAL)
COLOUR 3: 616 KING'S GRAY
FINISH: SANDPEBBLE FINE
- 1D E.I.F.S. - DRYVIT (OR APPROVED EQUAL)
COLOUR 4: 391B BURNT OAK
FINISH: SANDPEBBLE FINE
- 1E E.I.F.S. - DRYVIT (OR APPROVED EQUAL)
COLOUR 5: CHARCOAL
FINISH: SANDPEBBLE FINE
- 2 E.I.F.S. 12MM "V-GROOVE" DETAIL
- 3 ALUMINUM COMPOSITE PANEL
ALUCOBOND (OR APPROVED EQUAL)
COLOUR: BONE WHITE
- 4A MASONRY VENEER - TYNDALL STONE
SIZE: 190MM X 90MM X 590MM
TEXTURE: SPLIT FACE
COLOUR: CHARCOAL
PATTERN: RUNNING BOND
- 4B MASONRY VENEER - HEBRON
SIZE: 90MM X 90MM X 390MM
TEXTURE: VELOUR
COLOUR: ONYX IRONSPOT
PATTERN: RUNNING BOND
- 5 ALUMINUM CURTAIN WALL WINDOW & DOOR
SEE WINDOW SCHEDULE
COLOUR: BLACK ANODIZED C/W CLEAR GLAZING
- 6A INSULATED ALUMINUM PANEL
COLOUR: BLACK ANODIZED
- 6B SPANDREL PANEL
COLOUR: SILK GRAY (RAL 7044)
- 7 ALUMINUM WINDSCREEN - 6'0" HIGH
CRL AWS RECTANGULAR, SIDE MOUNTED
COLOUR: BLACK
C/W TINTED TEMPERED GLASS PANELS & GUARD RAIL

- 8 HOLLOW METAL DOOR & STEEL FRAME - PTD
COLOUR: BLACK
- 9 PRE-FINISHED METAL PARAPET CAP FLASHING
C/W S-LOCK
COLOUR: TO MATCH ADJACENT FINISH
- 10 METAL SLATS C/W CUSTOM VERTICAL OUTRIGERS
CS CUSTOM SUNSHADES
PROFILE: ROUND
COLOUR: BLACK
- 11 PVC TRIPLE GLAZED WINDOW
SEE WINDOW SCHEDULE
COLOUR: BLACK C/W CLEAR GLAZING
- 12 C-CHANNEL WINDSCREEN OVERHANG
C/W THERMAL BREAK - PAINTED
COLOUR: BLACK
- 13 PRE-FINISHED METAL WALL CLADDING
'VIC-WEST' PROFILE: CL 508 (VERT.)
COLOUR: CHARCOAL
- 14 BRICK CONTROL JOINT @600MM O.C. MAX. - TYP.
- 15 FIRE DEPARTMENT CONNECTION, SEE MECHANICAL
- 16 HOSE BIB, SEE MECHANICAL
- 17 OVERFLOW SCUPPER, SEE ROOF PLAN
- 18 GAS METER, SEE MECHANICAL
- 19 TRELIS STRUCTURE W/ WOOD SLATS, SEE SECTIONS.
COLOUR: POWDER COATED BLACK (STRUCTURE), STAIN TO
MATCH 'GOLDEN CEDAR' (SLATS)
- 20 PREFIN. METAL FLAT STOCK FLASHING
COLOUR: BLACK
- 21 PRE-FINISHED METAL CLADDING (VERT.)
VICWEST 'AD-300'
COLOUR: BLACK

SCHEDULE "A"		page <u>9</u> of <u>13</u>
To Zoning Agreement <u>DAS 2-26/19</u>		
By-Law No.		AUG 20 2020
DATE PLANNED	<u>Aug 18/20</u>	
COMMUNITY CLERK	<u>[Signature]</u>	
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		



SCHEDULE "A" page 10 of 18
 To Zoning Agreement W17 26/2019
 By-Law No. _____
 ZONING OFFICER _____
 DISTRICT PLANNER _____
 COMMUNITY CLERK _____
 APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT _____
 Winnipeg
Aug 24 2020



RAYMOND S.C. WAN
 ARCHITECT

MISERICORDIA ASSISTED LIVING | AERIAL VIEW FROM THE CORNER OF SHERBROOK ST & WOLSELEY AVE.
 N.T.S. | APRIL 22, 2019



RAYMOND S.C. WAN
ARCHITECT

MISERICORDIA ASSISTED LIVING | VIEW FROM SHERBROOK STREET
N.T.S. | APRIL 22, 2019



SCHEDULE "A" page <u>10</u> of <u>13</u>		 Winnipeg
To Zoning Agreement	<u>DAS 2 24/2019</u>	
By-Law No.		
ZONING OFFICER	<i>[Signature]</i>	JUL 0 3 2020
DISTRICT PLANNER	<i>[Signature]</i>	AUG 2 0 2020
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		



RAYMOND S.C. WAN
ARCHITECT

MISERICORDIA ASSISTED LIVING | VIEW FROM THE CORNER OF SHERBROOK ST & WOLSELEY AVE
N.T.S. | APRIL 22, 2019



SCHEDULE "A" page 13 of 18
To Zoning Agreement P152 26/2019 Winnipeg
City of Winnipeg
CITY CLERK
APPROVED FOR THE
DIRECTOR OF PLANNING,
PROPERTY & DEVELOPMENT
AUG 20 2020



RAYMOND S.C. WAN
ARCHITECT

MISERICORDIA ASSISTED LIVING | VIEW FROM WOLSELEY AVENUE
N.T.S. | APRIL 22, 2019