

**Agenda – City Centre Community Committee – July 3, 2018**

**REPORTS**

**Item No. 15                    Plan Approval – 380 Osborne Street  
   (Fort Rouge – East Fort Garry Ward)  
   File DAZ 217/2017**

**WINNIPEG PUBLIC SERVICE RECOMMENDATION:**

The Urban Planning Division is recommending that the plans requiring Schedule “A” approval per DAZ 217/2017 be approved.

# ADMINISTRATIVE REPORT

**ISSUE:** Plan Approval – 380 Osborne St

**Critical Path:** City Centre Community Committee as per DAZ 217/2017

## AUTHORIZATION

Author	Division Head	CFO	CAO
Andrew Ross, RPP	Braden Smith, RPP		

## RECOMMENDATIONS

The Urban Planning Division is recommending that the plans requiring Schedule “A” approval per DAZ 217/2017 be **approved**.

## DISCUSSION

The building will be clad in a light grey decorative-finish concrete with blue and red accent colours.

The applicant worked with the Urban Planning Division to make some minor design adjustments. These included:

- Use of transparent glass on all doors and windows on the façades aside from the parkade screening glass.
- Cast concrete and landscape screening of half-walls along Don Togo Park and other facades.
- Removal of half-wall on the south façade close to Osborne in order to open up the corner as a welcoming entranceway.

## IMPLICATIONS OF THE RECOMMENDATIONS

That the applicant may obtain building permits.

## CONSULTATION

In preparing this Report there was consultation with:

N/A

**SUBMITTED BY**

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Andrew Ross, RPP, MCIP
Date:	June 26, 2018

# 380 OSBORNE

## LEGAL DESCRIPTION

PARCEL 0, 0.40 AC CORNER 1/4 S. 1/4 R. 30 AND 31, PARISH OF ST. BONIFACE.

## BUILDING CLASSIFICATION

LOT AREA : 1491 SQ M  
BUILDING AREA : 1624 SQ M FACIES TWO STREET  
MAXIMUM TRAVEL DISTANCE TO EXIT ALLOWED : 41M FOR 3,2,2,47 GROUP C, ANY HEIGHT, ANY AREA  
SPRINKLERED : 3,2,2,79 GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, SPRINKLERED

## PROJECT CONTACTS

### ARCHITECT

**DIN ARCHITECTURE INC.**  
911 Condon Ave  
Winnipeg MB  
R2M 0B9  
F. 204.944.1493  
Contact: Neil Minick  
n.minick@din.ca

### STRUCTURAL ENGINEER

**WOLFFROM ENGINEERING LTD**  
303 Warshaw Ave  
Winnipeg MB  
R2S 0S5  
F. 204.492.0841  
Contact: Josh Mauro  
jmauro@wolffrom.com

### ENERGY MODELER

**MARTIN ROY ET ASSOCIES**  
870 Avenue de Salaberry  
Quebec, QC  
F. 381.362.2126  
Contact: Andre Legault  
andreg@ma.ca

## DRAWING LIST

### ARCHITECTURAL

- A0.0 COVER SHEET & GENERAL NOTES
- A0.1 ASSEMBLIES
- A0.2 CONSTRUCTION PLAN
- A0.3 SITE/LANDSCAPE PLAN
- A1.1 FOUNDATION PLAN
- A1.2 P1 PARKING PLAN
- A1.3 LEVEL 1 PLAN
- A1.4 LEVEL 2 PLAN
- A1.5 LEVEL 3 PLAN
- A1.6 LEVEL 4 PLAN
- A1.7 LEVEL 5 PLAN
- A1.8 LEVEL 6 PLAN
- A1.9 LEVEL 7 PLAN
- A1.10 MECHANICAL PENTHOUSE PLAN
- A1.11 ROOF PLAN
- A2.1 P1 REFLECTED CEILING PLAN
- A2.2 LEVEL 1 REFLECTED CEILING PLAN
- A2.3 LEVEL 2 REFLECTED CEILING PLAN
- A2.4 LEVEL 3 REFLECTED CEILING PLAN
- A2.5 PENTHOUSE REFLECTED CEILING PLAN
- A3.1 NORTH ELEVATION
- A3.2 WEST ELEVATION
- A3.3 SOUTH ELEVATION
- A3.4 EAST ELEVATION
- A4.1 SECTION A-A
- A4.2 SECTION B-B
- A4.3 SECTION C-C
- A4.4 SECTION D-D
- A5.1 STAIR PLANS
- A5.2 STAIR PLANS
- A5.3 STAIR SECTION & DETAILS
- A6.1 PLUMBING DETAILS - WASHROOM
- A7.1 WALL SECTIONS 1-3
- A7.2 DOOR SCHEDULE
- A7.3 WINDOW & DOOR SCHEDULE
- A7.4 WINDOW & DOOR SCHEDULE
- A7.5 ENLARGED SUITE PLANS
- A7.6 L3-L4 TYPE B INTERIOR ELEVATIONS
- A7.7 L3-L4 TYPE B INTERIOR ELEVATIONS
- A7.8 L3-L4 TYPE B INTERIOR ELEVATIONS
- A7.9 L7 TYPE B INTERIOR ELEVATIONS
- A7.10 L7 TYPE B INTERIOR ELEVATIONS
- A7.11 L7 TYPE B INTERIOR ELEVATIONS

### MECHANICAL

- M0.0 SITE PLAN
- M1.1 PARKADE PLAN - PLUMBING
- M1.2 MAIN FLOOR PLAN - PLUMBING
- M1.3 L1-F1 DOOR P1-AR1 - PLUMBING
- M1.4 L3-L4 TYPICAL FLOOR PLAN - PLUMBING
- M1.5 L7 FLOOR PLAN - PLUMBING
- M1.6 RISER DIAGRAMS - PLUMBING
- M2.1 MAIN FLOOR PLAN - H.V.A.C.
- M2.2 MAIN FLOOR PLAN - H.V.A.C.
- M2.3 L1 FLOOR PLAN - H.V.A.C.
- M2.4 L3-L4 TYPICAL FLOOR PLAN - H.V.A.C.
- M2.5 L7 FLOOR PLAN - H.V.A.C.
- M2.6 TYPICAL SUITE LAYOUTS - H.V.A.C.
- M3.0 ROOF & PENTHOUSE PLAN
- M3.1 SCHEDULE

### ELECTRICAL

- E1.1 ELECTRICAL SPECIFICATIONS
- E1.2 ELECTRICAL SINGLE LINE RISER
- E1.3 ELECTRICAL SITE PLAN
- E2.1 ELECTRICAL PARADE
- E2.2 ELECTRICAL MAIN FLOOR
- E2.3 ELECTRICAL LEVEL 7
- E2.4 ELECTRICAL TYPICAL FLOOR (LEVEL 3 TO 7)
- E2.5 ELECTRICAL ROOF PLAN
- E3.1 ELECTRICAL TYPICAL SUITE LAYOUTS

## GENERAL NOTES

1. THESE DRAWINGS SHALL BE SEaled.
2. THESE DRAWINGS SHALL BE SEaled BY THE ARCHITECT, ENGINEER, DESIGNER, MECHANICAL, ELECTRICAL, AND/OR OTHER PROFESSIONAL ENGINEERS AS APPLICABLE TO THE WORK SHOWN.
3. THE CONTRACTOR TO REVIEW ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND/OR OTHER PROFESSIONAL ENGINEERS' DRAWINGS FOR ALL DISCREPANCIES AND/OR OMISSIONS BEFORE PROCEEDING WITH THE WORK.
4. ALL WORK SHALL BE THROUGH THE UNLESS OTHERWISE NOTED TO THE CONTRARY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN BUILDCODE AND ALL APPLICABLE BY-LAWS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN BUILDCODE AND ALL APPLICABLE BY-LAWS.
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15. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN BUILDCODE AND ALL APPLICABLE BY-LAWS.

## DRAWING SYMBOLS

INTERIOR ELEVATIONS

CONSTRUCTION ELEVATIONS

ELEVATIONS

WINDOW TYPES

DOOR NUMBERING

ASSEMBLY TYPES

DETAILS

FILES

SECTIONS

## ABBREVIATIONS

ACT	ACQUISITE CEILING TILE	P	PAINT
ADJ	ADJUSTABLE	PL	PLATE
AFP	ALUMINUM FINISHED FLOOR	PLM	PLASTIC LAMINATE
AMB	AMBULOUS MEMBRANE	PLW	PLYWOOD
ALUM	ALUMINUM	PO	POWER DOOR OPERATOR
BLD	BUILDING	PRF	PREPARED
CLB	CLAMP	PROT	PROTECTIVE TREATMENT
CMU	CONCRETE MASSHOURY UNIT	PTD	PAINTED
CONC	CONCRETE	RA	ROOF ANCHOR
CONTR	CONTRIBUTOR	RD	ROOF DRAIN
CS	CERAMIC TILE	REV	REVERSED
CT	CERAMIC TILE BASE	REX	REINFORCED
CTB	CERAMIC TILE BASE	RT	REINFORCED TIE
CR	CONCRETE	RSL	REINFORCED STEEL
CVA	COMPLETE WITH FINISH	S	SHIM
CS	CERAMIC TILE	S&S	STAINLESS STEEL
ELC	ELECTRICAL	SC	SOLID CORE
EXP	EXPOSED	SM	SIMILAR
EXT	EXTERIOR	STL	STEEL
F0	FACED UP	TOP	TOP OF
F01	FACED UP FROM	TR	TRANSITION STRIP
F02	FLOOR DRAIN	TRG	TRAILING WARMING STRIP
F03	FLOOR FINISH	TRF	TYPICAL
F04	FLOOR FINISH	US	UNDER-SIDE
F05	FLOOR FINISH	USP	UNDER-SIDE
F06	FLOOR FINISH	USP	UNDER-SIDE
F07	FLOOR FINISH	USP	UNDER-SIDE
F08	FLOOR FINISH	USP	UNDER-SIDE
F09	FLOOR FINISH	USP	UNDER-SIDE
F10	FLOOR FINISH	USP	UNDER-SIDE
F11	FLOOR FINISH	USP	UNDER-SIDE
F12	FLOOR FINISH	USP	UNDER-SIDE
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F98	FLOOR FINISH	USP	UNDER-SIDE
F99	FLOOR FINISH	USP	UNDER-SIDE
F100	FLOOR FINISH	USP	UNDER-SIDE

## BUILDING CODE INFORMATION

APPLICABLE CODE:  
NATIONAL BUILDING CODE OF CANADA 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 1 - GENERAL

MAJOR OCCUPANCY CLASSIFICATION: 3.2.2.47 GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED  
MINOR OCCUPANCY CLASSIFICATION: GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, SPRINKLERED

BUILDING AREA: BUILDING AREA - 1624 SQ M

BUILDING HEIGHT: 3.3.1 5 STOREY (20.1M)  
3.3.4 HIGH BUILDING RES ID

NUMBER OF STREETS: 2.2.1.10

TYPE OF CONSTRUCTION (PERMITTED): 3.2.2.47 NON-COMBUSTIBLE CONTR. W/ TRN SPRINKLERED  
FLOOR ASSEMBLIES RED 1 OR FFR  
ROOF ASSEMBLIES RED 1H OR FFR  
MEZANINE ASSEMBLIES RED 1H OR FFR  
LOAD-BEARING STRUCTURE RED 2 OR FFR  
FLOOR ASSEMBLIES RED 1H OR FFR  
ROOF ASSEMBLIES RED 1H OR FFR  
MEZANINE ASSEMBLIES RED 1H OR FFR  
LOAD-BEARING STRUCTURE RED 2 OR FFR

MAJOR OCCUPANCY CLASSIFICATION: 3.3.1 C-1-3 1 HR FRR



RENDERING SHOWN ONLY TO INDICATE BALCONY AND EXTERIOR CONCRETE COLUINS



DIN ARCHITECTURE INC.  
111 CONDON AVENUE  
WINNIPEG, MANITOBA R2M 0B9  
CANADA  
F: 204.944.1493  
WWW.DINARCHITECTURE.COM

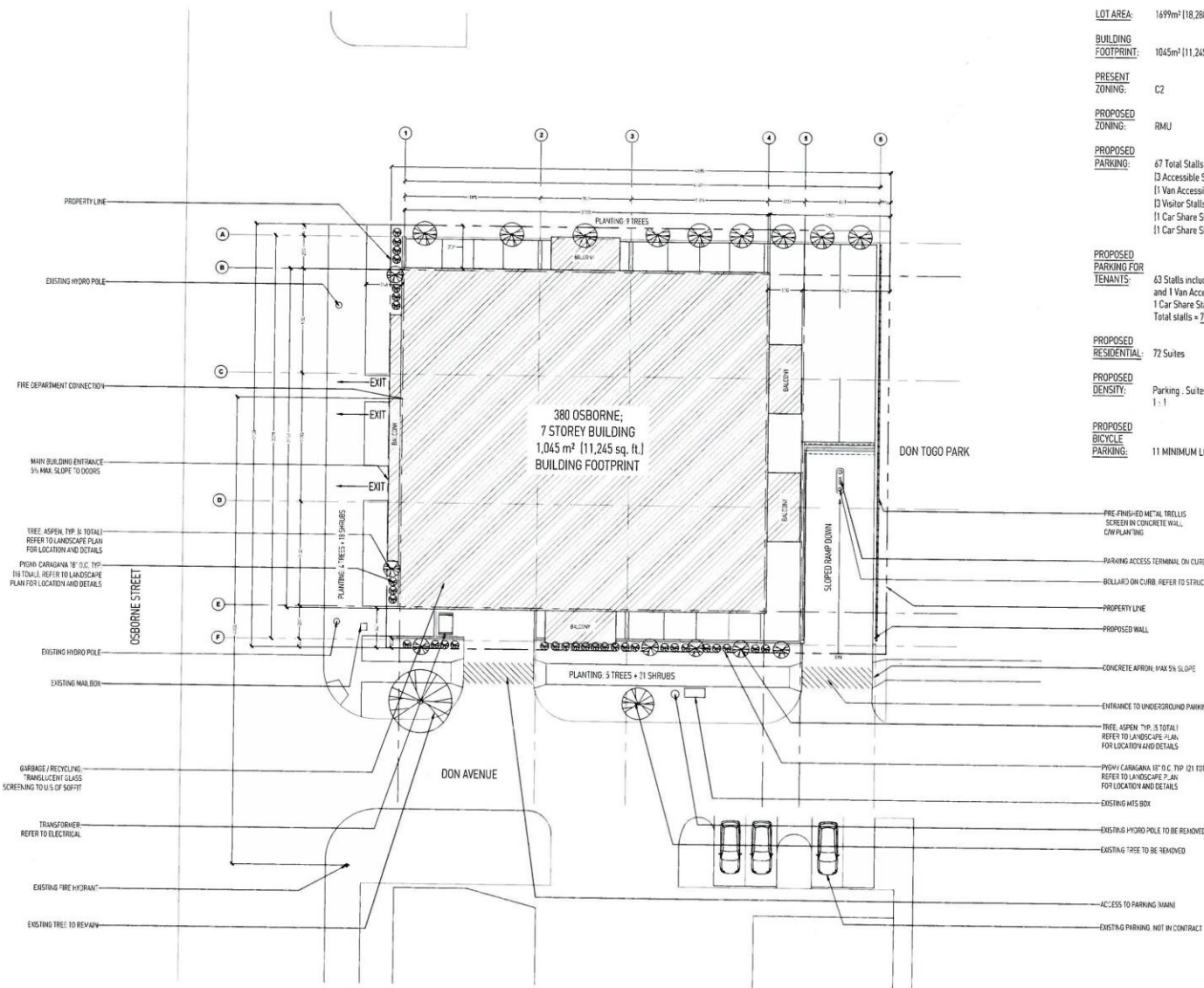
OWNER  
380 OSBORNE STREET LTD.

No.	Date	Revision Notes
1	2018.06.06	ISSUE FOR PERMIT



COVER & GENERAL NOTES  
DATE: 06.06.2018

A0.0



- LOT AREA:** 1699m<sup>2</sup> (18,288 sq. ft.)
- BUILDING FOOTPRINT:** 1045m<sup>2</sup> (11,245 sq. ft.)
- PRESENT ZONING:** C2
- PROPOSED ZONING:** RMU
- PROPOSED PARKING:**
  - 67 Total Stalls (Physical)
  - 3 Accessible Stalls included within 67
  - 1 Van Accessible Stall included within 67
  - 13 Visitor Stalls included within 67
  - 1 Car Share Stall included within 67
  - 1 Car Share Stall = 8 Stalls
- PROPOSED PARKING FOR TENANTS:**
  - 63 Stalls including 3 Accessible Stalls and 1 Van Accessible Stall
  - 1 Car Share Stall = 8 Stalls
  - Total stalls = 71 Stalls
- PROPOSED RESIDENTIAL:** 72 Suites
- PROPOSED DENSITY:** Parking, Suites 1:1
- PROPOSED BICYCLE PARKING:** 11 MINIMUM LOCKABLE SPACES

**SCHEDULE "A"** page 1 of 10  
 To Zoning Agreement **DAZ 217/2017**  
 By-Law No. **24/2018**  
 ZONING OFFICER  
 DISTRICT PLANNERS  
 COMMUNITY CLERK  
 APPROVED FOR THE DIRECTOR OF PLANNING AND DEVELOPMENT

**Winnipeg**  
 JUN 25 2018  
 JUN 26 2018

**DIN**

**OWNER**  
 380 OSBORNE STREET LTD

**REVISION**

No.	Date	Revision Notes
1	06/06/2018	ISSUE FOR PERMIT

**NEIL S. MINNIK**  
 ARCHITECTURE  
 1111 BROADWAY  
 WINNIPEG, MB R2S 1R9

**PROVIDED BY MANITOBA ARCHITECTURE ASSOCIATION**

**PROVIDED BY MANITOBA ARCHITECTURE ASSOCIATION**

**380 OSBORNE**

**SITE PLAN**

1:150  
 06 JUNE 2018

**A0.3**

FORM NO. 1 (REV. 01/18)  
 1000 UNIVERSITY AVENUE  
 WINDSOR, ONTARIO N9A 6K6  
 519-252-7444 EXT. 233  
 WWW.HANCOCKPCL.COM

**OWNER**  
 310 OSBORNE STREET LTD.

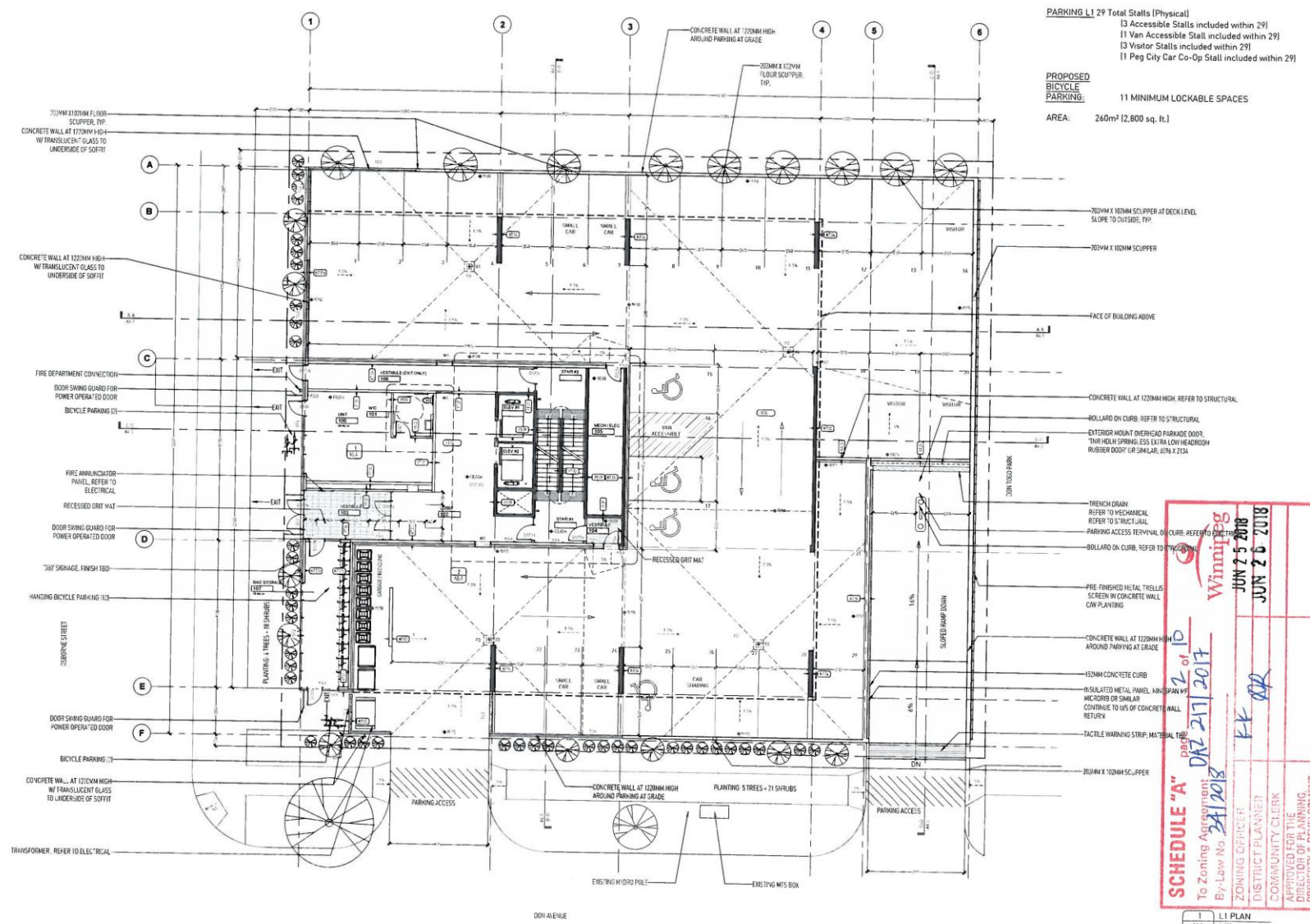
**REVISION**  
 No. Date Revision Notes



As shown on this plan, the proposed work is subject to the approval of the City of Windsor Planning & Development Department. The City of Windsor Planning & Development Department is not responsible for the accuracy of the information provided on this plan. The City of Windsor Planning & Development Department is not responsible for the accuracy of the information provided on this plan. The City of Windsor Planning & Development Department is not responsible for the accuracy of the information provided on this plan.

PROJECT: 380 OSBORNE  
 DRAWN: L1 PLAN  
 CHECKED: RM  
 SCALE: 1:100  
 DATE: 06 JUNE 2018

A1.3



**PARKING L1 29 Total Stalls (Physical)**  
 13 Accessible Stalls included within 29  
 11 Van Accessible Stall included within 29  
 13 Visitor Stalls included within 29  
 1 Peg City Car Co-Op Stall included within 29

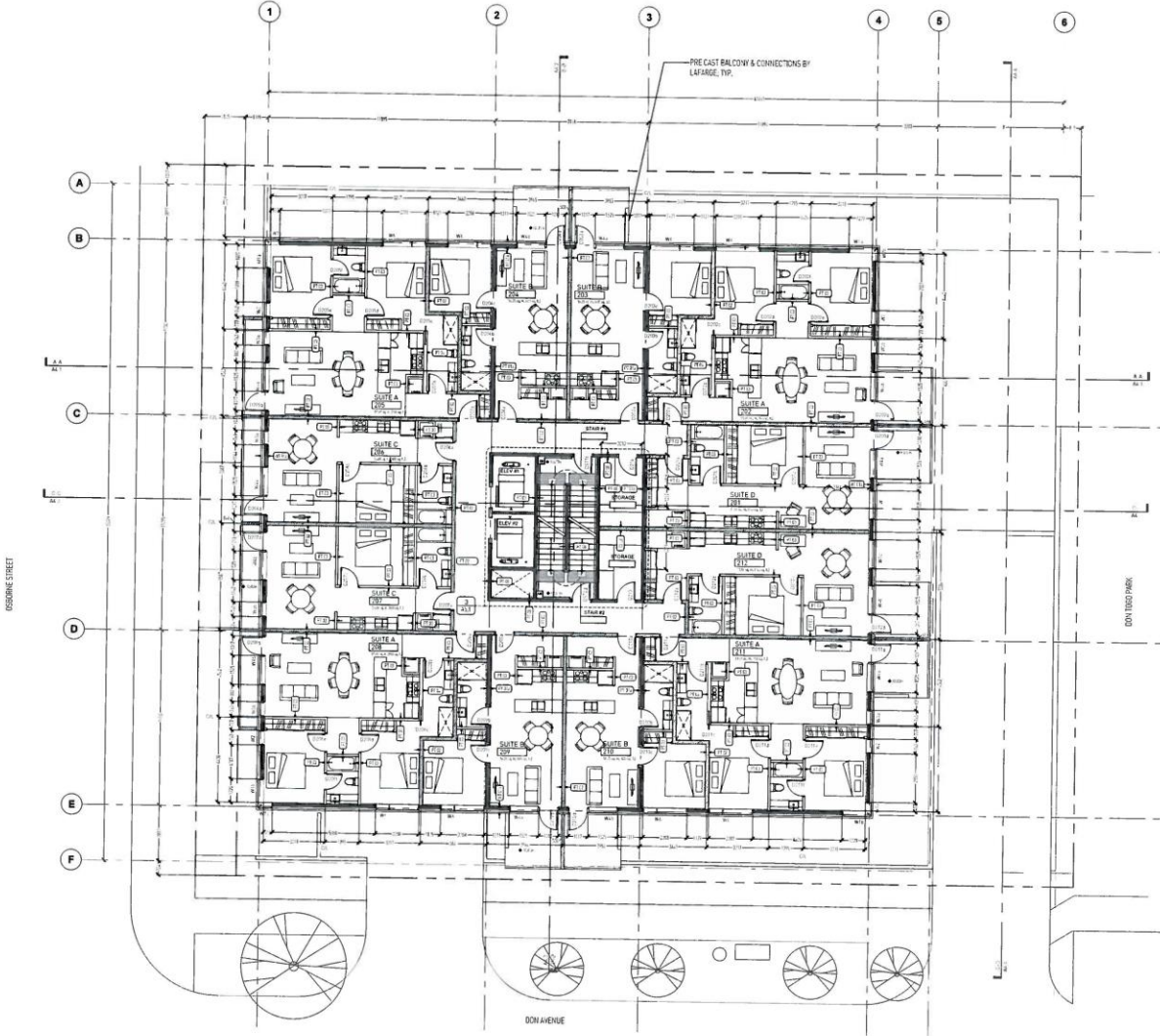
**PROPOSED BICYCLE PARKING:**  
 11 MINIMUM LOCKABLE SPACES  
 AREA: 240m<sup>2</sup> (2,800 sq. ft.)

**SCHEDULE "A"** page 2 of 10  
 To Zoning Agreement No. 2417 2017  
 By-Law No. 2418  
 JUN 25 2018  
 JUN 26 2018

Winning  
 JUN 25 2018  
 JUN 26 2018

ZONING OFFICER: [Signature]  
 DISTRICT PLANNER: [Signature]  
 COMMUNITY CLERK: [Signature]  
 APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT: [Signature]

1 L1 PLAN  
 AT 3 1:100



**SCHEDULE "A"** page 2 of 10  
 To Zoning Agreement PAZ 21/1/2017  
 By-Law No. 34/2018

**Winnipeg**  
 JUN 25 2018  
 JUN 25 2018

ZONING OFFICER: *KK*  
 DISTRICT PLANNER: *AK*  
 COMMUNITY CLERK  
 APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT

TYPICAL FLOOR PLAN  
 AT 1:100



810 UNIVERSITY DRIVE W.  
 110 CHANDLER BLDG.  
 WINGFIELD, MANITOBA  
 CANADA R3M 0H7  
 TEL: 204.754.1213  
 WWW.EMPIRECS.COM

**OWNER**  
 380 OSBORNE STREET LTD.

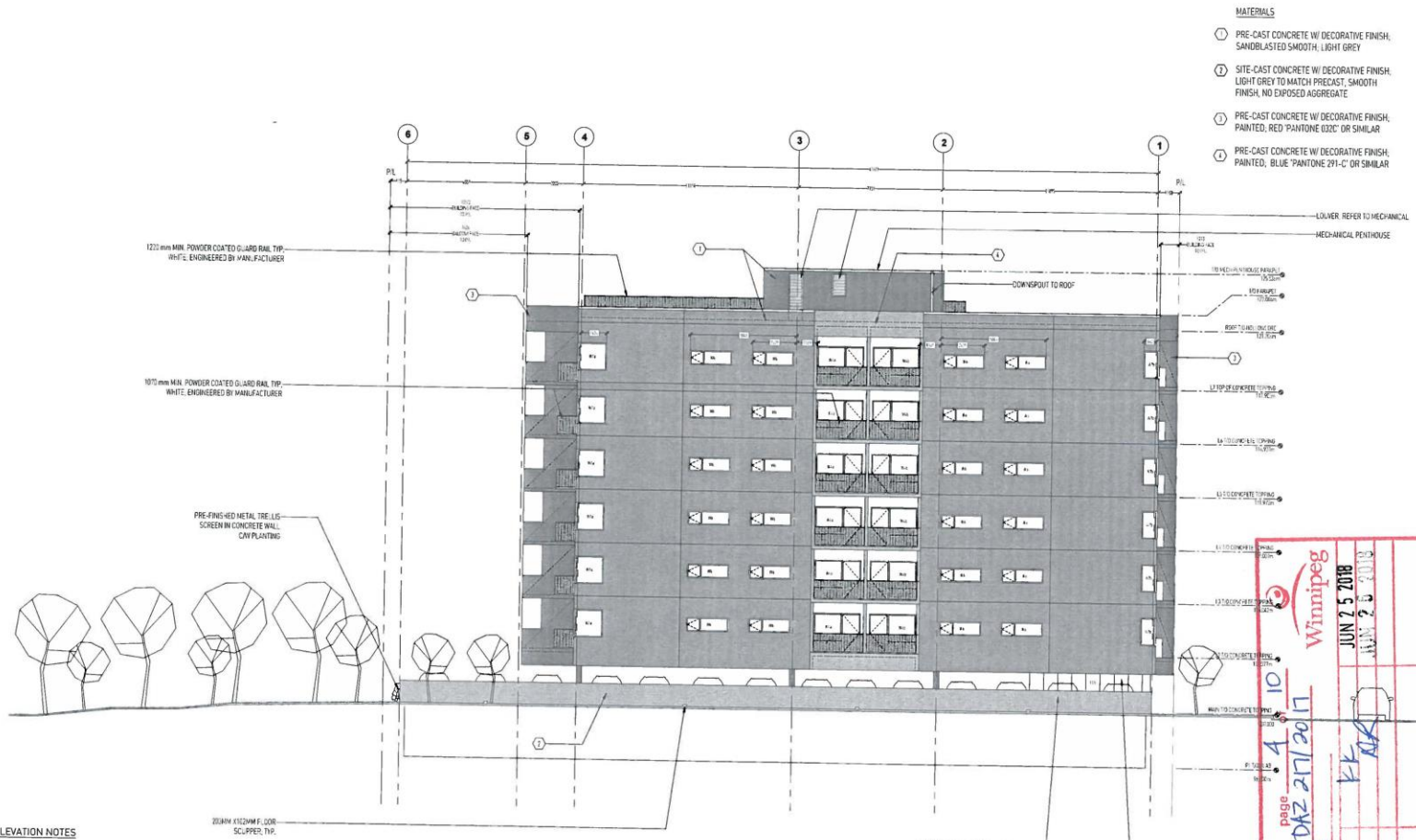
REVISION	No.	Date	Revision Notes



As prepared for the purpose of this plan and for the information of the public, the user of this plan is advised that the user shall be responsible for the accuracy and completeness of the information contained herein. The user shall be responsible for the accuracy and completeness of the information contained herein. The user shall be responsible for the accuracy and completeness of the information contained herein.

PROJECT NO:  
 380 OSBORNE  
 DRAWING:  
 TYPICAL FLOOR PLAN  
 DRAWN BY:  
 RM  
 SCALE:  
 1:100  
 DATE:  
 06 JUNE 2018

A1.4



- MATERIALS**
- ① PRE-CAST CONCRETE W/ DECORATIVE FINISH, SANDBLASTED SMOOTH, LIGHT GREY
  - ② SITE-CAST CONCRETE W/ DECORATIVE FINISH, LIGHT GREY TO MATCH PRECAST, SMOOTH FINISH, NO EXPOSED AGGREGATE
  - ③ PRE-CAST CONCRETE W/ DECORATIVE FINISH, PAINTED, RED 'PANTONE 632C' OR SIMILAR
  - ④ PRE-CAST CONCRETE W/ DECORATIVE FINISH, PAINTED, BLUE 'PANTONE 291-C' OR SIMILAR

**ELEVATION NOTES**

ALL L1 GLASS TO BE TRANSPARENT EXCEPT TRANSLUCENT GLASS (TG#) TO PROVIDE SCREENING FOR GARBAGE / RECYCLING AND PARKING

**UNPROTECTED OPENINGS CALCULATIONS: NORTH**

LIMITING DISTANCE	3.74m
AREA OF EXPOSED BUILDING FACE	570.55m <sup>2</sup>
AREA OF UNPROTECTED OPENINGS	117.46m <sup>2</sup>
ALLOWABLE UNPROTECTED OPENINGS:	22%
ACTUAL UNPROTECTED OPENINGS:	20.6%

**SCHEDULE "A"** page 4 of 10  
 To Zoning Agreement No. DAZ 27/2017  
 By-Law No. 242/18  
 JUN 25 2018  
 JUN 20 2018

**Winnipeg**

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

**DIN**

FOR ARCHITECTS ONLY  
 101 CONVENT ROAD  
 WINNIPEG, MANITOBA  
 R2P 6K5  
 TEL: 204.786.4411  
 WWW.DINARCHITECTS.COM

**OWNER**  
 380 OSBORNE STREET LTD.

**REVISION**

No.	Date	Revision Notes

**PROJECT**  
 380 OSBORNE

**OWNER**  
 NORTH ELEVATION

**SCALE**  
 1:100

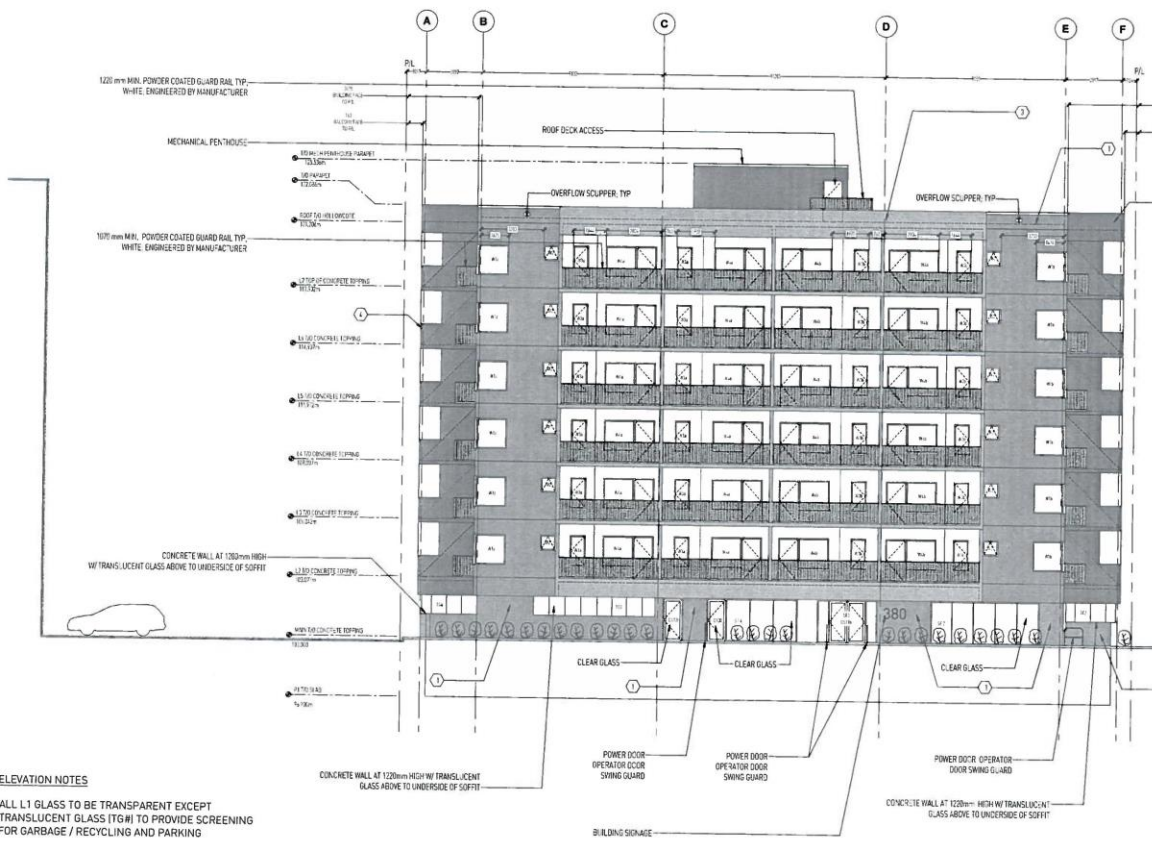
**DATE**  
 06 JUNE 2018

**PROJECT NO.**  
 A3.1



OWNER  
380 OSBORNE STREET LTD.

REVISION  
No. Date Revision Notes



- MATERIALS**
- ① PRE-CAST CONCRETE W/ DECORATIVE FINISH; SANDBLASTED SMOOTH; LIGHT GREY
  - ② SITE-CAST CONCRETE W/ DECORATIVE FINISH; LIGHT GREY TO MATCH PRECAST; SMOOTH FINISH; NO EXPOSED AGGREGATE
  - ③ PRE-CAST CONCRETE W/ DECORATIVE FINISH; PAINTED, RED "PANTONE 632C" OR SIMILAR
  - ④ PRE-CAST CONCRETE W/ DECORATIVE FINISH; PAINTED, BLUE "PANTONE 291-C" OR SIMILAR

**ELEVATION NOTES**  
ALL L1 GLASS TO BE TRANSPARENT EXCEPT TRANSLUCENT GLASS (T#) TO PROVIDE SCREENING FOR GARBAGE / RECYCLING AND PARKING

**UNPROTECTED OPENINGS CALCULATIONS, WEST**

LIMITING DISTANCE	11.76m
AREA OF EXPOSED BUILDING FACE	606m <sup>2</sup>
AREA OF UNPROTECTED OPENINGS	202.5m <sup>2</sup>
ALLOWABLE UNPROTECTED OPENINGS	100% (N/A)
ACTUAL UNPROTECTED OPENINGS	33.4%

**SCHEDULE "A"** page 5 of 10  
To Zoning Agreement: DAZ 217/2017  
By-Law No. 34208

**Winnipeg**  
JUN 7 5 2018  
JUN 25 2018

ZONING OFFICER: *FK*  
DISTRICT PLANNER: *RA*  
COMMUNITY CLERK: *RA*  
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT



PROJECT  
380 OSBORNE

OWNER  
WEST ELEVATION

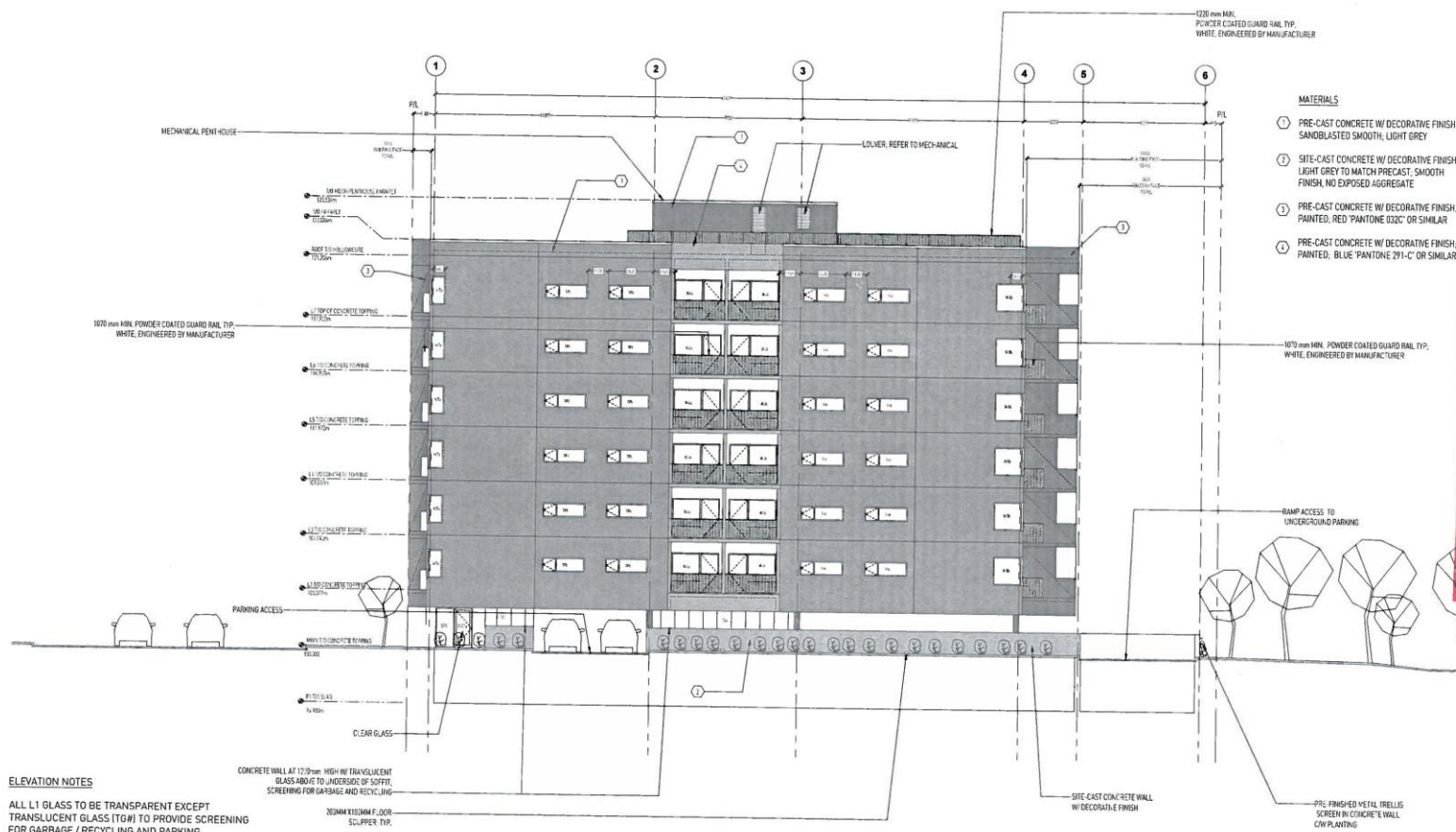
SCALE  
1:100

DATE  
06 JUNE 2018

A3.2

DATE: 06/06/2018  
 PROJECT: 380 OSBORNE STREET  
 DRAWING: SOUTH ELEVATION  
 SCALE: 1:100  
 SHEET: 1 OF 2

OWNER  
 380 OSBORNE STREET LTD.



- MATERIALS**
- ① PRE-CAST CONCRETE W/ DECORATIVE FINISH, SANDBLASTED SMOOTH, LIGHT GREY
  - ② SITE-CAST CONCRETE W/ DECORATIVE FINISH, LIGHT GREY TO MATCH PRECAST, SMOOTH FINISH, NO EXPOSED AGGREGATE
  - ③ PRE-CAST CONCRETE W/ DECORATIVE FINISH, PAINTED, RED 'PANTONE 632C' OR SIMILAR
  - ④ PRE-CAST CONCRETE W/ DECORATIVE FINISH, PAINTED, BLUE 'PANTONE 291-C' OR SIMILAR

**ELEVATION NOTES**

ALL L1 GLASS TO BE TRANSPARENT EXCEPT TRANSLUCENT GLASS (TG#) TO PROVIDE SCREENING FOR GARBAGE / RECYCLING AND PARKING

**UNPROTECTED OPENINGS CALCULATIONS SOUTH**

LIMITING DISTANCE	13.6m
AREA OF EXPOSED BUILDING FACE:	572.07m <sup>2</sup>
AREA OF UNPROTECTED OPENINGS:	117.24m <sup>2</sup>
ALLOWABLE UNPROTECTED OPENINGS:	100% (N/A)
ACTUAL UNPROTECTED OPENINGS:	20.5%

1 SOUTH ELEVATION  
 A3.1 1:100

**SCHEDULE "A"** page 6 of 10

To Zoning Agreement No. 242/2018

REVISION No. 2 Date: JUN 25 2018

Winning TILER PLANNER

APPROVED FOR THE DIRECTOR OF PLANNING PROPERTY & DEVELOPMENT

City of Winnipeg

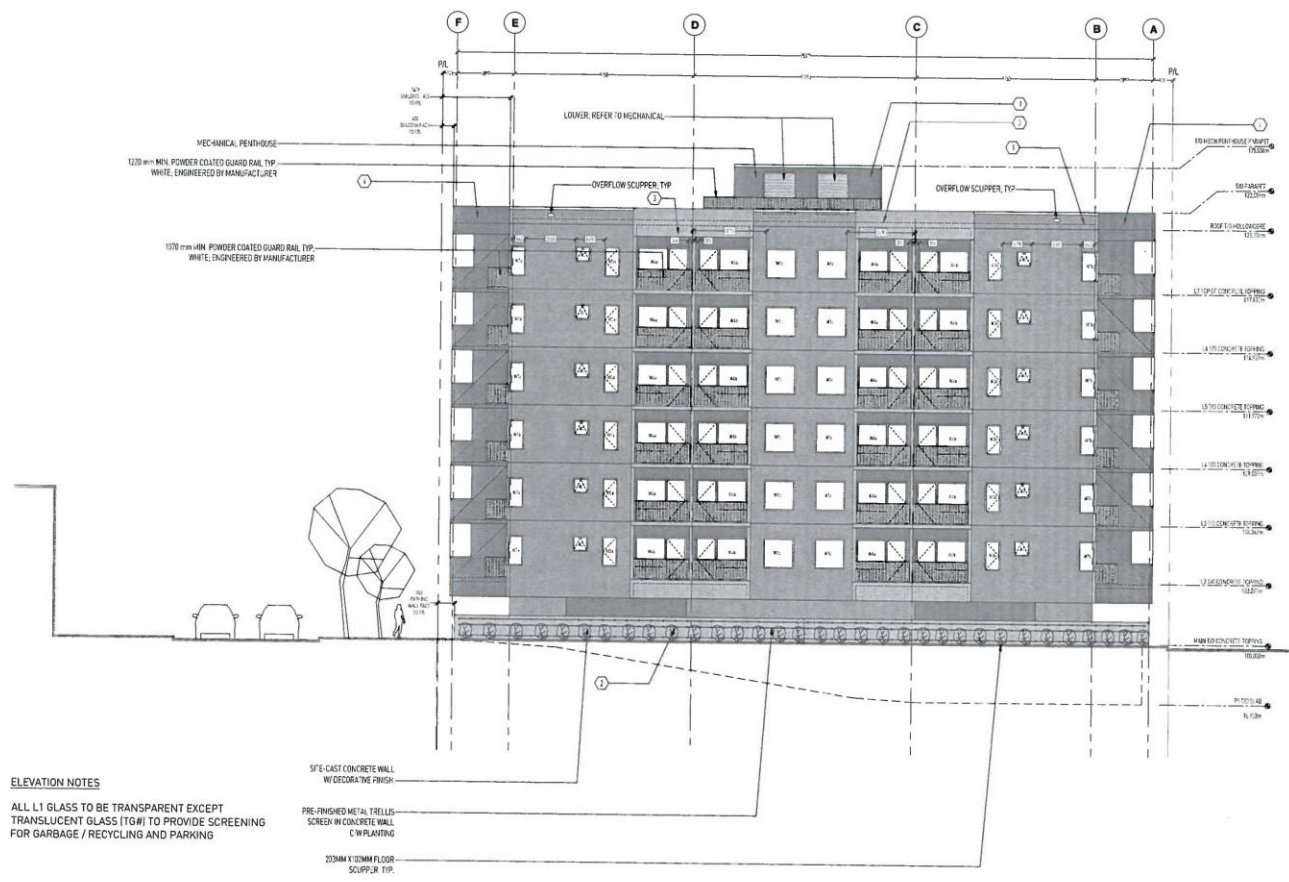


PROJECT: 380 OSBORNE  
 DRAWING: SOUTH ELEVATION  
 SCALE: 1:100  
 DATE: 06 JUNE 2018

ENR ARCHITECTURE INC. 1001 GARDEN AVENUE, SUITE 1000, CALGARY, ALBERTA T2C 1G7 CANADA  
 ENR ARCHITECTURE INC. 1001 GARDEN AVENUE, SUITE 1000, CALGARY, ALBERTA T2C 1G7 CANADA

OWNER  
 380 OSBORNE STREET LTD.

REVISION  
 No. Date Revision Notes



- MATERIALS**
- ① PRE-CAST CONCRETE W/ DECORATIVE FINISH, SANDBLASTED SMOOTH, LIGHT GREY
  - ② SITE-CAST CONCRETE W/ DECORATIVE FINISH, LIGHT GREY TO MATCH PRECAST, SMOOTH FINISH, NO EXPOSED AGGREGATE
  - ③ PRE-CAST CONCRETE W/ DECORATIVE FINISH, PAINTED, RED 'PANTONE 033C' OR SIMILAR
  - ④ PRE-CAST CONCRETE W/ DECORATIVE FINISH, PAINTED, BLUE 'PANTONE 291-C' OR SIMILAR

**ELEVATION NOTES**

ALL L1 GLASS TO BE TRANSPARENT EXCEPT TRANSLUCENT GLASS (TG#) TO PROVIDE SCREENING FOR GARBAGE / RECYCLING AND PARKING

PRE-FINISHED METAL TRELLIS SCREEN IN CONCRETE WALL C/W PLANTING

202MM X 102MM FLOOR SCUPPER TIP

**UNPROTECTED OPENINGS CALCULATIONS: EAST**

LIMITING DISTANCE	10.5m
AREA OF EXPOSED BUILDING FACE	532.34m <sup>2</sup>
AREA OF UNPROTECTED OPENINGS	171.7m <sup>2</sup>
ALLOWABLE UNPROTECTED OPENINGS	100% [N/A]
ACTUAL UNPROTECTED OPENINGS	32.25%

**SCHEDULE "A"** 7 of 10  
 To Zoning Agreement 0422111 2017  
 By-Law No. 54 2018  
 ZONING OFFICER  
 DISTRICT PLANNER  
 COMMUNITY CLERK  
 APPROVED FOR THE  
 DIRECTOR OF PLANNING  
 PROPERTY & DEVELOPMENT

Winnipeg JUN 5 2018 JUN 25 2018  
 K K AR

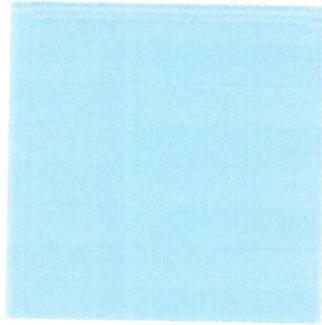
1 EAST ELEVATION  
 A3.1 1:100



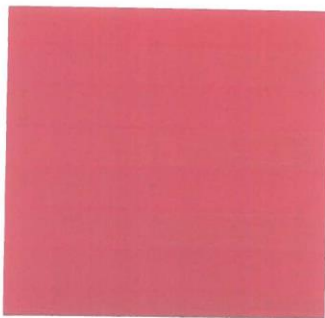
Professional seal information and registration details for Neil S. Minjuk.

PROJECT: 380 OSBORNE  
 EAST ELEVATION  
 DRAWN BY: RM  
 CHECKED BY: NM  
 SCALE: 1:100  
 DATE: 06 JUNE 2018  
 DRAWING NO: A3.4

# Balcony Colours




**PANTONE<sup>®</sup>**  
291 C



**PANTONE**  
UNIVERSE  
Red 032 C

<b>SCHEDULE "A"</b>	
To Zoning Agreement	Page <u>8</u> of <u>10</u>
By-Law No. <u>24/2018</u>	<u>DKL 217/2017</u>
COMMISSIONER	
DISTRICT PLANNER	<u>KL</u>
COMMUNITY LEADER	<u>AK</u>
APPROVED FOR THE	
DIRECTOR OF PLANNING	
AND CITY SERVICES	
Municipal	
JUN 15 2018	
7 5	



<b>SCHEDULE "A"</b>		page <u>9</u> of <u>10</u>	
To Zoning Agreement		<u>D12 27/2017</u>	
By-Law No. <u>34/2018</u>			
CHIEF OFFICER	<u>KK</u>	<u>JUN 25 2018</u>	
DISTRICT PLANNER	<u>AR</u>	<u>JUN 26 2018</u>	
COMMUNITY CLERK			
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT			

Jakob® INOX LINE

**SCHEDULE "A"** page 10 of 10  
To Zoning Agreement DAZ 217/2017  
By-Law No. 34/2018

**Winnipeg**

ZONING OFFICER	<u>KK</u>	<u>JUN 25 2018</u>
DISTRICT PLANNER	<u>KK</u>	<u>JUN 25 2018</u>
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING PROPERTY & DEVELOPMENT		



06	07	GOOD REASONS FOR GREENING
08	11	CLIMBING PATTERNS / TRAINING SYSTEMS
12	17	CLIMBERS AT A GLANCE
18	23	HOW TO PLAN TRAINING SYSTEMS
24	37	GREENGUIDE ROPE STYLES F1 - F8
38	43	COMPONENT COMBINATIONS
44	45	ROPE / EXTERNAL THREADS
46	47	END STOP / EYES / LOOPS
48	51	SPACERS / WEBNET
52	53	CROSS CLAMPS
54	55	ROD SYSTEM
56	57	TRELLISWORK
58	59	COLUMN GREENING
60	63	WOODEN ROD SYSTEM
64	65	SECTIONS / ASSEMBLY AIDS
66	67	DOCUMENTATIONS JAKOB

