Minutes – East Kildonan-Transcona Community Committee – November 17, 2015

PUBLIC HEARINGS

Item No. 4 Variance – 1914 Henderson Highway
(North Kildonan Ward)
File DAV 130129/2015D [c/r DASZ 17/2015 & SPA 4/2015]

COMMUNITY COMMITTEE RECOMMENDATION:

The East Kildonan-Transcona Community Committee did not hear any representation on the application and adjourned the public hearing to its meeting on December 7, 2015 at 6:00 p.m. in the Council Building at 510 Main Street.

DECISION MAKING HISTORY:

Moved by Councillor Schreyer,

That no representation be heard on the application, and the public hearing be adjourned to the East Kildonan-Transcona Community Committee meeting on December 7, 2015 at 6:00 p.m. in the Council Building at 510 Main Street.

Carried

PUBLIC HEARING SUMMARY

File:	DAV 130129/2015D
Before:	East Kildonan-Transcona Committee Councillor Wyatt, Chairperson Councillor Schreyer
Hearing:	November 17, 2015 Council Building, 510 Main Street
Applicant:	Landmark Planning & Design Inc. (Donovan Toews)
Premises Affected:	1914 Henderson Highway
Legal Description:	LOT 4 PLAN 11459 44/5 K, hereinafter called "the land"
Property Zoned:	"R1-E" (Residential Single-Family-Estate) Proposed "RMF-M" Residential Multi-Family (Medium)
Nature of Application:	To vary the proposed "RMF-M" Residential Multi-Family-Medium Dimensional Standards of the Winnipeg Zoning By-law No. 200/2006 as follows: 1. for the construction of a multi-family dwelling (23 units) to permit: A. a north side yard of 9 feet (2.74 metres) to the principal building instead of 16 feet (4.88 metres); B. a north side yard of 5 feet (1.52 metres) to the second level patio instead of 16 feet (4.88 metres); C. a north side yard of 1 foot (0.30 metres) to the balconies instead of 16 feet (4.88 metres); D. a south side yard of 13.5 feet (4.11 metres) to the principal building instead of 16 feet (4.88 metres) E. a south side yard 9.5 feet (2.9 metres) to the second level patio instead of 16 feet (4.88 metres); F. a south side yard of 5.5 feet (1.68 metres) to the balconies instead of 16 feet (4.88 metres); 2. for the establishment of an accessory parking area to permit: A. a front yard of 14 feet (4.27 metres) instead of 52 feet (15.85 metres); B. no north side yard instead of 8 feet (2.44 metres); C. no south side yard instead of 8 feet (2.44 metres);

D. a continuous fence buffer on the north and south sides instead of a fence buffer having a horizontal length of 48 feet (14.63 metres) followed by a landscaped strip having a length of 16 feet (4.88 metres).

Exhibits Filed:

1. Application dated June 16, 2015
2. Notification of Public Hearing dated October 14, 2015
3. Manitoba Status of Title 2493618/1
4. Letter of authorization dated May 5, 2015 from 6077561 Manitoba Ltd. to Landmark Planning & Design Inc.
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Plans, Sheets 1 to 13 inclusive, for File DAV 130129/2015D dated June 2, 2015
7. Report from the Urban Planning Division dated November 12, 2015
8. Inspection Report

Exhibit "7" referred to in File DAV 130129/2015D

ADMINISTRATIVE REPORT

Title: DAV 15-130129D, 1914 Henderson Highway

Issue: application to vary the "RMF-M" Residential Multi-Family Medium District Dimensional Standards of Zoning By-law No. 200/2006 for the construction of a multi-family dwelling (23 units) and for the establishment of an accessory parking area

Critical Path: East Kildonan – Transcona Community Committee as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	n/a	n/a	

RECOMMENDATIONS

The Urban Planning Division recommends of Item 2(a) of the application to vary the "RMF-M" Dimensional Standards of Zoning By-law No. 200/2006 as follows

2) for the establishment of an accessory parking area to permit:
   a) a front yard of 14 feet (4.27 metres) instead of 52 feet (15.85 metres),

The Urban Planning Division recommends approval as modified of all the items except Item 2(a), of the application to vary the "RMF-M" Dimensional Standards of Zoning By-law No. 200/2006 as follows

1) for the construction of a multi-family dwelling (23 units) to permit
   a) a north side yard of 9.5 feet to the principal building instead of the proposed 9 feet and the required 16 feet,
   b) a north side yard of 5.5 feet to the second level patio instead of the proposed 5 feet and the required 16 feet,
   c) a north side yard of 1.5 feet to the balconies instead of the proposed 1 foot and the required 16 feet,
   d) a south side yard of 17.5 feet to the principal building instead of the proposed 13.5 feet and the required 16 feet,
   e) a south side yard of 13.5 feet to the second level patio instead of the proposed 9.5 feet and the required 16 feet and
   f) a south side yard of 9.5 feet to the balconies instead of the proposed 5.5 feet and the required 16 feet; and
2) for the establishment of an accessory parking area to permit:
   b) a north side yard of 0.5 feet instead of the proposed zero feet and the required 8 feet,

c) a south side yard of 4 feet instead of the proposed zero feet and the required 8 feet and
d) a continuous fence buffer on the north side only instead of the proposed continuous fence buffer on both sides and the required fence buffer having a horizontal length of 48 feet (14.63 metres) followed by a landscaped strip having a length of 16 feet (4.88 metres);

subject to the following condition:

1) that, if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that variance, shall terminate.

REASON FOR THE REPORT

This report provides information on, and makes recommendations regarding, the application to vary the "RMF-M" Dimensional Standards of Zoning By-law No. 200/2006, and describes the proposed development. This report is available for consideration at the public hearing that is required as per the Development Procedures By-law and *The City of Winnipeg Charter.*

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the "RMF-M" Dimensional Standards of Zoning By-law No. 200/2006 can be varied (all but one as modified by Urban Planning) to accommodate the proposed development described in this report.

FILE/APPLICANT DETAILS

FILE: DAV 15-130129D

RELATED FILES: DASZ 17/2015 & SPA 4/2015

COMMUNITY: East Kildonan - Transcona

NEIGHBOURHOOD #: 4.421

SUBJECT: application to vary the "RMF-M" Residential Multi-Family Medium District Dimensional Standards of Zoning By-law No. 200/2006 as follows:

1) for the construction of a multi-family dwelling (23 units) to permit
   a) a north side yard of 9 feet (2.74 metres) to the principal building instead of 16 feet (4.88 metres),
   b) a north side yard of 5 feet (1.52 metres) to the second level patio instead of 16 feet (4.88 metres),
   c) a north side yard of 1 foot (0.30 metres) to the balconies instead of 16 feet (4.88 metres),
   d) a south side yard of 13.5 feet (4.11 metres) to the principal building instead of 16 feet (4.88 metres),
   e) a south side yard of 9.5 feet (2.9 metres) to the second level patio instead of 16 feet (4.88 metres) and
   f) a south side yard of 5.5 feet (1.68 metres) to the balconies instead of 16 feet (4.88 metres); and

2) for the establishment of an accessory parking area to permit:
   a) a front yard of 14 feet (4.27 metres) instead of 52 feet (15.85 metres),
   b) no north side yard instead of 8 feet (2.44 metres),
   c) no south side yard instead of 8 feet (2.44 metres) and
   d) a continuous fence buffer on the north and south sides instead of a fence buffer having a horizontal length of 48 feet (14.63 metres) followed by a landscaped strip having a length of 16 feet (4.88 metres).

LOCATION:	1914 Henderson Highway
LEGAL DESCRIPTION:	Special Plot Lot 4, Plan 11459 WLTO
APPLICANT:	Donovan Toews Landmark Planning and Design 298 Waterfront Drive Winnipeg, MB R3B 3P1
OWNER:	6077561 Manitoba Ltd.

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a variance with respect to a property may be approved if the variance:

(a) is consistent with Plan Winnipeg and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

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

SUBJECT SITE DESCRIPTION

The subject site, identified on Figures 1, 2 and 3, is:

- along the west side of Henderson Highway (which has high frequency public transit service) and the east bank of the Red River and south of Strood Avenue;
- in the Valhalla Neighbourhood and the North Kildonan Ward;
- approximately 100 feet wide and has an assessed land area of 30,250 square feet;
- undeveloped, other than a gravel driveway; and

- in an “R1-E” District of Zoning By-law 200/2006, a Regional Mixed-Use Corridor Policy Area of *OurWinnipeg* and *Complete Communities* and a Low Density Residential Policy Area of the *North Henderson Highway Secondary Plan*.

SURROUNDING LAND USE AND ZONING

Figures 1, 2 and 3 show the subject site and vicinity. Figure 1 identifies existing land uses on 2014 aerial photography. Figure 2 is an oblique view derived from 2014 aerial photography. Figure 3 shows existing lots and existing zoning.

Figure 1: Existing Uses, 2014 Aerial Photography **North↑**



DESCRIPTION OF THE PROPOSED VARIANCES AND DEVELOPMENT

As previously stated, the subject of this report is application to vary the "RMF-M" Residential Multi-Family Medium District Dimensional Standards of Zoning By-law No. 200/2006 as follows:

1) for the construction of a multi-family dwelling (23 units) to permit
   a) a north side yard of 9 feet (2.74 metres) to the principal building instead of 16 feet (4.88 metres),
   b) a north side yard of 5 feet (1.52 metres) to the second level patio instead of 16 feet (4.88 metres),
   c) a north side yard of 1 foot (0.30 metres) to the balconies instead of 16 feet (4.88 metres),
   d) a south side yard of 13.5 feet (4.11 metres) to the principal building instead of 16 feet (4.88 metres),
   e) a south side yard of 9.5 feet (2.9 metres) to the second level patio instead of 16 feet (4.88 metres) and
   f) a south side yard of 5.5 feet (1.68 metres) to the balconies instead of 16 feet (4.88 metres); and
2) for the establishment of an accessory parking area to permit:
   a) a front yard of 14 feet (4.27 metres) instead of 52 feet (15.85 metres),
   b) no north side yard instead of 8 feet (2.44 metres),
   c) no south side yard instead of 8 feet (2.44 metres) and
   d) a continuous fence buffer on the north and south sides instead of a fence buffer having a horizontal length of 48 feet (14.63 metres) followed by a landscaped strip having a length of 16 feet (4.88 metres).

Applications to amend the *North Henderson Highway Secondary Plan,* under File SPA 4/2015, and to subdivide and rezone the subject site, under File DASZ 17/2015, have also been submitted to accommodate the proposed development.

Figure 2: 2014 Aerial Photography, Oblique View Looking North



The proposed development, illustrated on the submitted plans and shown conceptually on Figure 4, would consist of:

- one principal building – a five storey apartment building that includes
  - on the ground floor, a parking garage with 40 motor-vehicle parking spaces and a garage door facing east, a garbage storage room, a gym with windows facing east and a lobby with the entrance and windows facing east;
  - on the second floor, five dwelling units, a patio at the west end of the building shared by two dwelling units, a common room and balconies on the north and east sides of the building and
  - six dwelling units and balconies on all sides of the building on each of the next three floors;
- a landscaped front yard containing nine parking spaces, the parking garage entrance, a garbage pick-up pad and a pedestrian walkway from the public sidewalk just east of the site to the lobby

Figure 3 Existing Lots and Existing Zoning **North↑**



entrance;

- landscaped side-yards; and
- a rear yard extending to the riverbank.

It is of particular note that there are two, slightly different, site plans.

Site Plan “a” shows the north and south side yards the same depth – 13.5 feet (measured to the proposed building’s exterior walls). This version shows the south corner of each diagonal outside parking space and the garbage pad abutting the south property line and the parking spaces to the north approximately five feet from the north property line.

Site Plan “b” shows the south and north side yard depths, measured to the proposed building’s exterior walls, 18 feet and nine feet, respectively. This version shows the northerly parking spaces abutting the north property line and the southerly ones approximately five feet from the south property line.

ANALYSIS AND ISSUES

OurWinnipeg and *Complete Communities*

OurWinnipeg is the City’s development plan and *Complete Communities* is a “Direction Strategy” of *OurWinnipeg* that provides additional directions and policies on land use and development in the city. The Key Direction of *OurWinnipeg* and *Complete Communities* that applies to Centres and Corridors (including Regional Mixed-Use Corridors) states: “Focus a significant share of growth to centres and corridors in a manner that:

- provides compact, mixed-use, high-quality urban development.
- concentrates people and jobs in areas well-served by the primary transit service, located close to transit stops.
- concentrates urban development in a built form that helps to optimize existing investment, municipal infrastructure, and facilities.
- encourages a built form that supports a pedestrian-friendly environment…”

The proposed secondary plan amendment is consistent with this direction because it would accommodate a development that would:

- provide a significant concentration of dwelling units that would enhance opportunities for a variety of commercial uses alongside Henderson Highway to expand and for new ones to establish;
- be largely street-oriented, which would enhance the pedestrian environment along Henderson Highway;
- be well-served by public transit; and
- utilize existing municipal infrastructure.

North Henderson Highway Secondary Plan

As previously stated, an application to amend this plan to accommodate the proposed development has also been submitted. If the Urban Planning Division's recommendations on this application (File SPA 4/2015) are concurred in and implemented, the proposed variances would comply with the *North Henderson Highway Secondary Plan* after it is amended.

Compatibility with the Area

Figures 1 and 2 show that two two-storey townhouses, together containing 24 dwelling units, are on a property immediately south of the subject site and that the main buildings on the care home site are 1 ½ storeys and two storeys. They also show that three apartment buildings, ranging from three to six storeys and from 24 to 29 dwelling units, are close to the subject site, and other apartment buildings are nearby.

Given that the apartment building on the subject site would be five storeys and would contain 23 dwelling units, it is compatible with the larger context of the site, characterized by the existing apartment buildings along the west side of Henderson Highway. Therefore the proposed secondary plan amendment is also compatible with the larger context because it would limit the density to 34 dwelling units per acre.

Regarding the two site plans, version "a" is more compatible with the property to the north and version "b" is more compatible with the property to the south. Given that the rear yards of five townhouses to the south are abutting the subject site, the development should be closer to the northern limit of the site than the southern limit. However, space should be provided for a fence between the northern limit of the site and the outside parking area.

This could be achieved with a north side-yard, measured to the proposed building's exterior wall, of 9.5 feet (in depth) and a corresponding south side-yard depth of 17.5 feet deep, as illustrated conceptually on Figure 4. This would result in the outside parking area being 0.5 feet south of the northern site limit and approximately four feet from the southern site limit. These side-yard depths, and sufficient landscaping along the south side of the outside parking area, can be assured by modifying the application that is the subject of this report and approving it as modified.

Injurious Effect and Minimum Modification

Given the relatively narrowness of the subject site, that the proposed development complies with *OurWinnipeg* and *Complete Communities*, which identify Henderson Highway and adjacent properties as a transformative area (to high density residential and compatible uses) and that the proposed development can be compatible with the area (as described above), the yard requirements and the buffering requirements can be considered to have an injurious effect.

However, since the proposed variances would accommodate both of the aforementioned site plans, they would not be the minimum modifications of Zoning By-law 200/2006. If the proposed variances are modified to accommodate the proposed development as described above (a north side-yard, measured to the proposed building's exterior wall, of 9.5 feet (in depth) and a corresponding south side-yard depth of 17.5 feet deep, an outside parking area 0.5 feet south of the northern site limit and approximately four feet from the southern site limit and buffering along the south side of the outside

parking in accordance with Zoning By-law 200/2006) they would be the minimum modifications needed to relieve the injurious effect.

REASONS FOR THE RECOMMENDATIONS

In the context of Section 247(3), the Urban Planning Division recommends approval because, as stated in the Analysis above, the proposed variances:

(a) are consistent with *OurWinnipeg, Complete Communities* and the *North Henderson Highway Secondary Plan*;

(b) would not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) would be the minimum modification of a zoning-by-law required to relieve the injurious effect of the

Figure 4: Conceptual Site Plan of Proposed Development, 2014 Aerial Photography



zoning by-law on the applicant's property; and

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

CONSULTATION

Consultation was not warranted to prepare this report.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Glen Doney
Date	November 12, 2015
File No.	DAV 15-130129D

Exhibit “6” referred to in File DAV 130129/2015D

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 15-130129/D
SHEET # 1 OF 13
APPLICANT (SGD.)
DEV EXAM. Michelle
DATE JUNE 2 2015



1 / A-0 SITE PLAN
SCALE: N.T.S.

NORTH

NOTE: FOR PRELIMINARY REVIEW ONLY. NOT FOR MARKETING OR CONSTRUCTION PURPOSES.

REVISION/ISSUANCE					
ISSUED FOR CLIENT REVIEW – MARCH 23/15 ISSUED FOR CLIENT REVIEW – MAY 6/15 REVISED – ISSUED FOR ZONING – MAY 11/15 ISSUED FOR CLIENT REVIEW – MAY 20/15 ISSUED FOR CLIENT REVIEW – MAY 22/15	COPYRIGHT RESERVED. DRAWINGS, DESIGN, AND SPECIFICATIONS OF THIS PLAN ARE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF OTTO CHENG ARCHITECT INC. AND CANNOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.	OTTO CHENG ARCHITECT INC. ARCHITECTURE INTERIORS T. (204) 955-9188 F. (204) 453-6898			PROJECT TITLE 1914 HENDERSON HWY WINNIPEG, MB	SHEET NO. A-00
		PROJECT NO. 12-012	DATE MAY 22, 2015	SCALE NOT TO SCALE	DRAWN BY MG	DRAWING TITLE CONTEXT SITE PLAN	REFER TO DRAWING A-XX

DEVELOP...

...FOR APPROVAL

DAV15-130129/6

2 OF 13

(SGD.)

DEV EXAM. Michelle AB

DATE JUNE 2, 2015

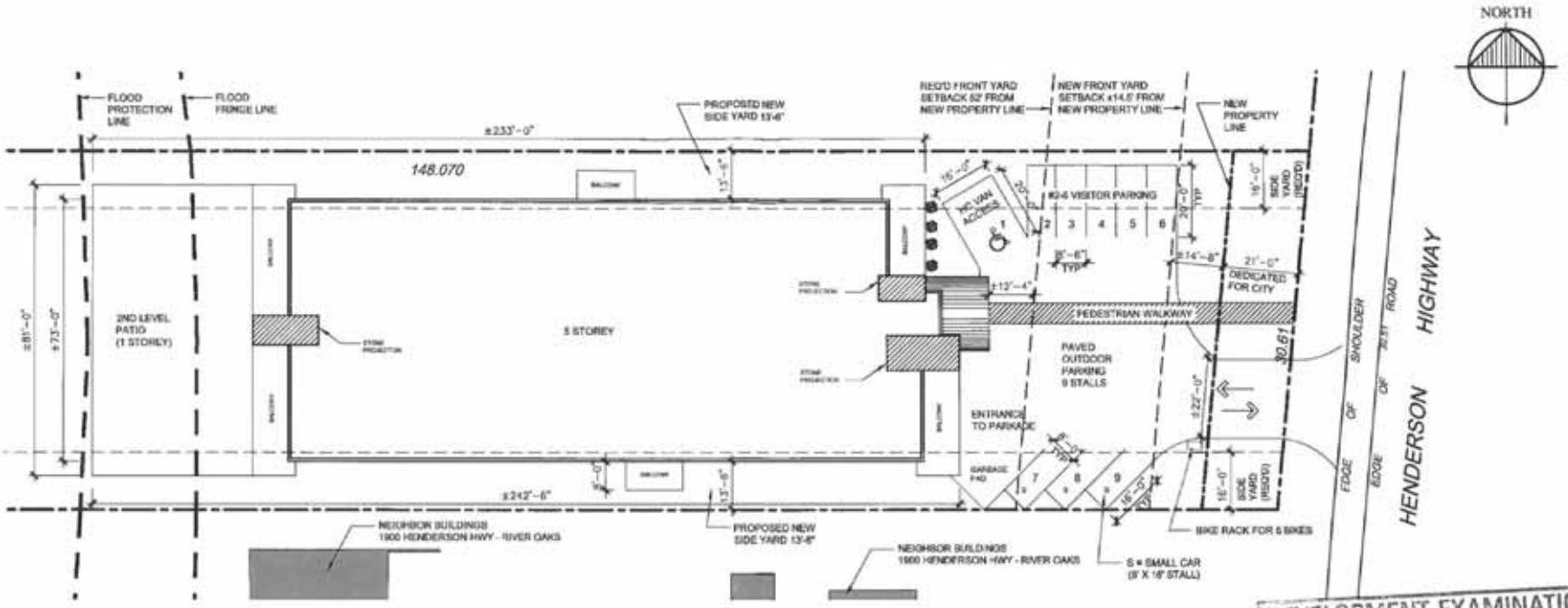
NORTH



1 / A-1 SITE PLAN
SCALE: N.T.S.

NOTE: FOR PRELIMINARY REVIEW ONLY. NOT FOR MARKETING OR CONSTRUCTION PURPOSES.

REVISION/ISSUANCE						
ISSUED FOR CLIENT REVIEW – MARCH 23/15 ISSUED FOR CLIENT REVIEW – MAY 6/15 REVISED – ISSUED FOR ZONING – MAY 11/15 ISSUED FOR CLIENT REVIEW – MAY 20/15 ISSUED FOR CLIENT REVIEW – MAY 22/15	COPYRIGHT RESERVED. DRAWINGS, DESIGN, AND SPECIFICATIONS OF THIS PLAN ARE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF OTTO CHENG ARCHITECT INC. AND CANNOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.	OTTO CHENG ARCHITECT INC. ARCHITECTURE INTERIORS T. (204) 955-9168 F. (204) 453-8898			PROJECT TITLE 1914 HENDERSON HWY WINNIPEG, MB	SHEET NO. A-01
		PROJECT NO. 12-012	DATE MAY 22, 2015	SCALE NOT TO SCALE	DRAWN BY MG	DRAWING TITLE SITE PLAN	REFER TO DRAWING A-XX



1 / A-1a SITE PLAN (REVISED)
SCALE: 1"=30'-0"

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 15-130129/D
SHEET # 3 OF 13
APPLICANT (SGD.)
DEV EXAM. Michelle
DATE JUNE 2, 215

NOTE: FOR PRELIMINARY REVIEW ONLY. NOT FOR MARKETING OR CONSTRUCTION PURPOSES.

PROJECT DATA:

LAND AREA: +/- 30,250 S.F.

CURRENT ZONING: R1-E

RE-ZONING PROPOSAL: RMF-M

- MAX. ALLOWABLE BUILDING HT. = 60 FT.

DESIGN PROPOSAL:

- COMPLIES WITH THE CITY OF WINNIPEG ZONING BY-LAW NO.200/2006 AND TO AMEND NORTH HENDERSON HWY. DISTRICT PLAN
- VARIANCE FOR SIDE YARD SETBACKS SHALL BE REQUIRED
- SITE AREA: +/- 30,250 S.F.
- PROPOSED BUILDING AREA: +/- 16,290 S.F.
- 5-STOREY NON-COMBUSTIBLE STRUCTURE
- PROPOSED: 23 CONDOMINIUM UNITS
- PARKING REQUIRED = 35 STALLS
  - 33% OF TOTAL CAN BE USED FOR SMALL CARS
- PARKING PROVIDED = 49 STALLS
  - INDOOR PARKING STALLS: 40
  - OUTDOOR PARKING STALLS: 9
    - VISITOR STALLS (5): #2-6
  - H.C. STALLS (2) INDOOR & (1) OUTDOOR
- ACCESS TO SITE: FROM HENDERSON HWY.

REVISION/ISSUANCE
ISSUED FOR CLIENT REVIEW – MARCH 23/15
ISSUED FOR CLIENT REVIEW – MAY 6/15
REVISED – ISSUED FOR ZONING – MAY 11/15
ISSUED FOR CLIENT REVIEW – MAY 20/15
ISSUED FOR CLIENT REVIEW – MAY 22/15

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THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.

OTTO CHENG ARCHITECT INC.
ARCHITECTURE INTERIORS
T. (204) 955-9166 F. (204) 453-8898

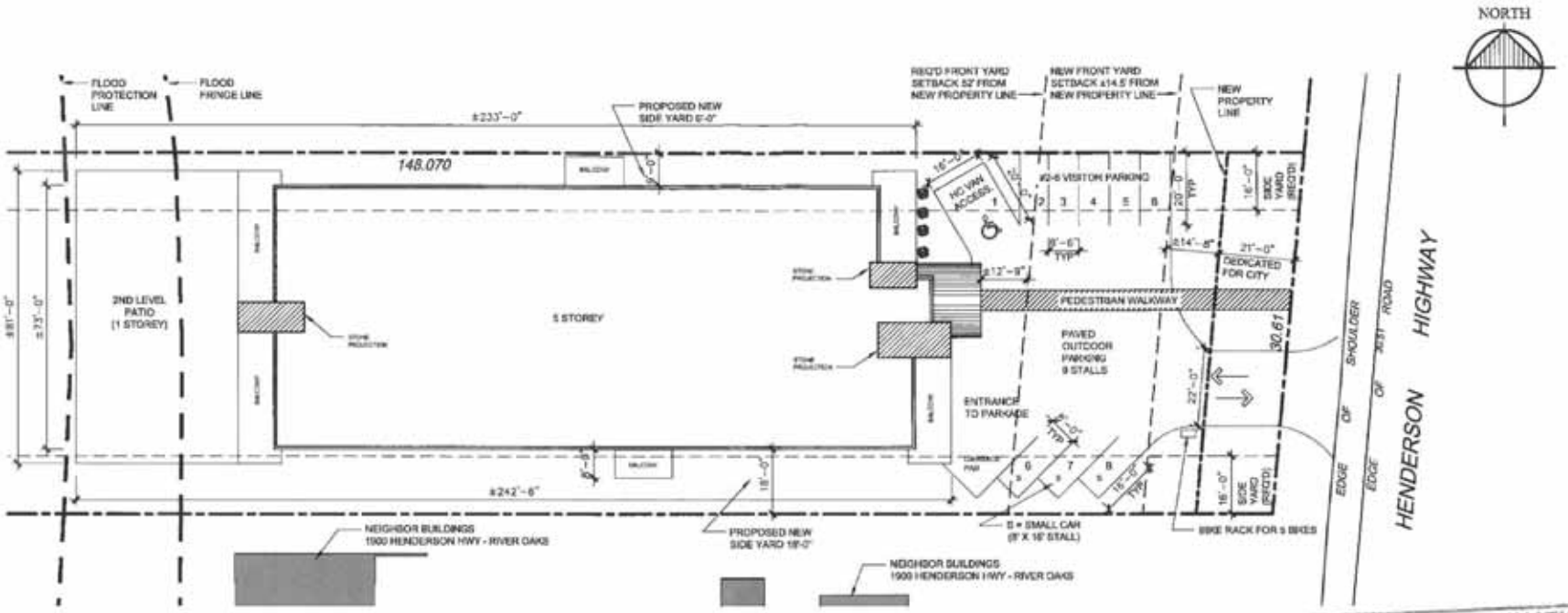
PROJECT NO.	DATE	SCALE	DRAWN BY
12-012	MAY 22, 2015	AS NOTED	MG

PROJECT TITLE: 1914 HENDERSON HWY WINNIPEG, MB

DRAWING TITLE: SITE PLAN

SHEET NO. A-1 a

REFER TO DRAWING A-XX



1 / A-1b SITE PLAN (REVISED)
SCALE: 1"=30'-0"

PROJECT DATA:

LAND AREA: +/- 30,250 S.F.

CURRENT ZONING: R1-E

RE-ZONING PROPOSAL: RMF-M

- MAX. ALLOWABLE BUILDING HT. = 60 FT.

DESIGN PROPOSAL:

- COMPLIES WITH THE CITY OF WINNIPEG ZONING BY-LAW NO.200/2006 AND TO AMEND NORTH HENDERSON HWY. DISTRICT PLAN
- VARIANCE FOR SIDE YARD SETBACKS SHALL BE REQUIRED
- SITE AREA: +/- 30,250 S.F.
- PROPOSED BUILDING AREA: +/- 16,290 S.F.
- 5-STOREY NON-COMBUSTIBLE STRUCTURE
- PROPOSED: 23 CONDOMINIUM UNITS
- PARKING REQUIRED = 35 STALLS
  - 33% OF TOTAL CAN BE USED FOR SMALL CARS
- PARKING PROVIDED = 49 STALLS
  - INDOOR PARKING STALLS: 40
  - OUTDOOR PARKING STALLS: 9
  - VISITOR STALLS (5): #2-6
  - H.C. STALLS (2) INDOOR & (1) OUTDOOR
- ACCESS TO SITE: FROM HENDERSON HWY.

NOTE: FOR PRELIMINARY REVIEW ONLY. NOT FOR MARKETING OR CONSTRUCTION PURPOSES.

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 15-130129/D
SHEET # 4 OF 13
APPLICANT (SGD.)
DEV EXAM. Michelle
DATE JUNE 2, 2015

REVISION/ISSUANCE
ISSUED FOR CLIENT REVIEW – MARCH 23/15
ISSUED FOR CLIENT REVIEW – MAY 6/15
REVISED – ISSUED FOR ZONING – MAY 11/15
ISSUED FOR CLIENT REVIEW – MAY 20/15
ISSUED FOR CLIENT REVIEW – MAY 22/15

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THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.

OTTO CHENG ARCHITECT INC.
ARCHITECTURE INTERIORS
T. (204) 955-9168 F. (204) 453-8898

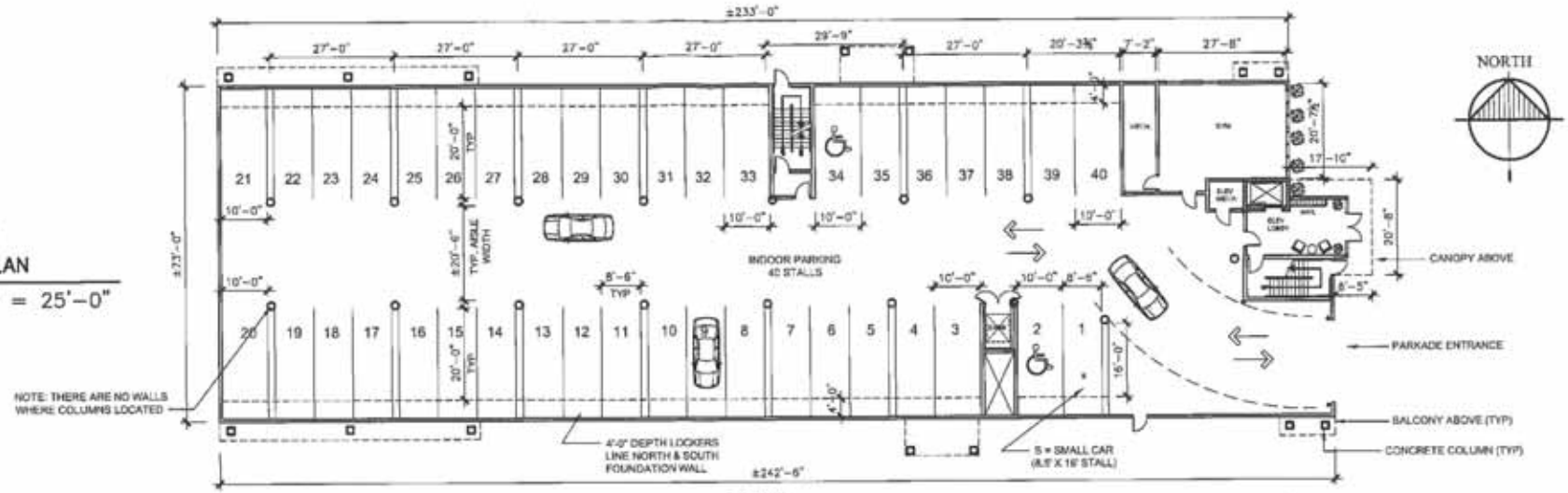
PROJECT NO.	DATE	SCALE	DRAWN BY
12-012	MAY 22, 2015	AS NOTED	MG

PROJECT TITLE: 1914 HENDERSON HWY WINNIPEG, MB

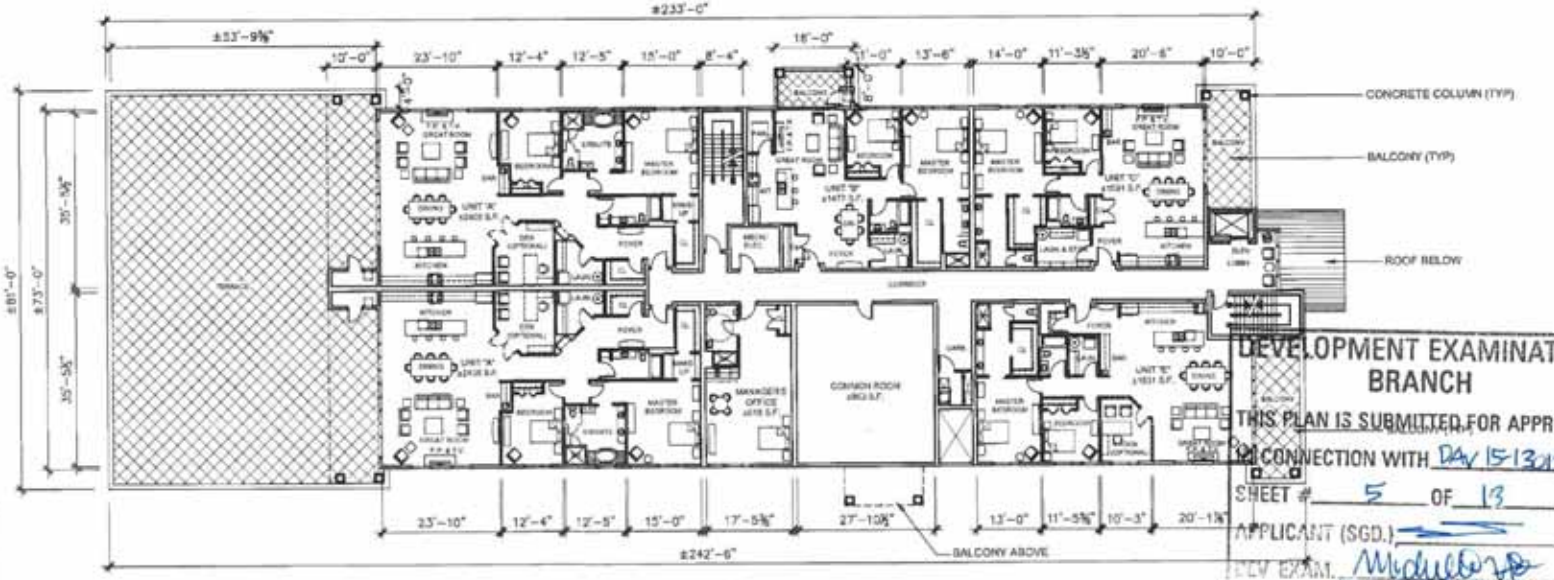
DRAWING TITLE: SITE PLAN

SHEET NO. A-1b

REFER TO DRAWING A-XX



1 / A-2 MAIN FLOOR PARKADE PLAN
SCALE: 1" = 25'-0"



2 / A-2 2ND FLOOR PLAN
SCALE: 1" = 25'-0"

NOTE: FOR PRELIMINARY REVIEW ONLY. NOT FOR MARKETING OR CONSTRUCTION PURPOSES.

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DAV 15-132129
SHEET # 5 OF 13
APPLICANT (SGD.)
DEV EXAM.
DATE JULY 23, 2015

REVISION/ISSUANCE
ISSUED FOR CLIENT REVIEW – MARCH 23/15
ISSUED FOR CLIENT REVIEW – MAY 6/15
REVISED – ISSUED FOR ZONING – MAY 11/15
ISSUED FOR CLIENT REVIEW – MAY 20/15
ISSUED FOR CLIENT REVIEW – MAY 22/15
ISSUED FOR CLIENT REVIEW – JULY 6/15

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PROJECT NO.	DATE	SCALE	DRAWN BY
12-012	JUL. 6, 2015	AS NOTED	MG

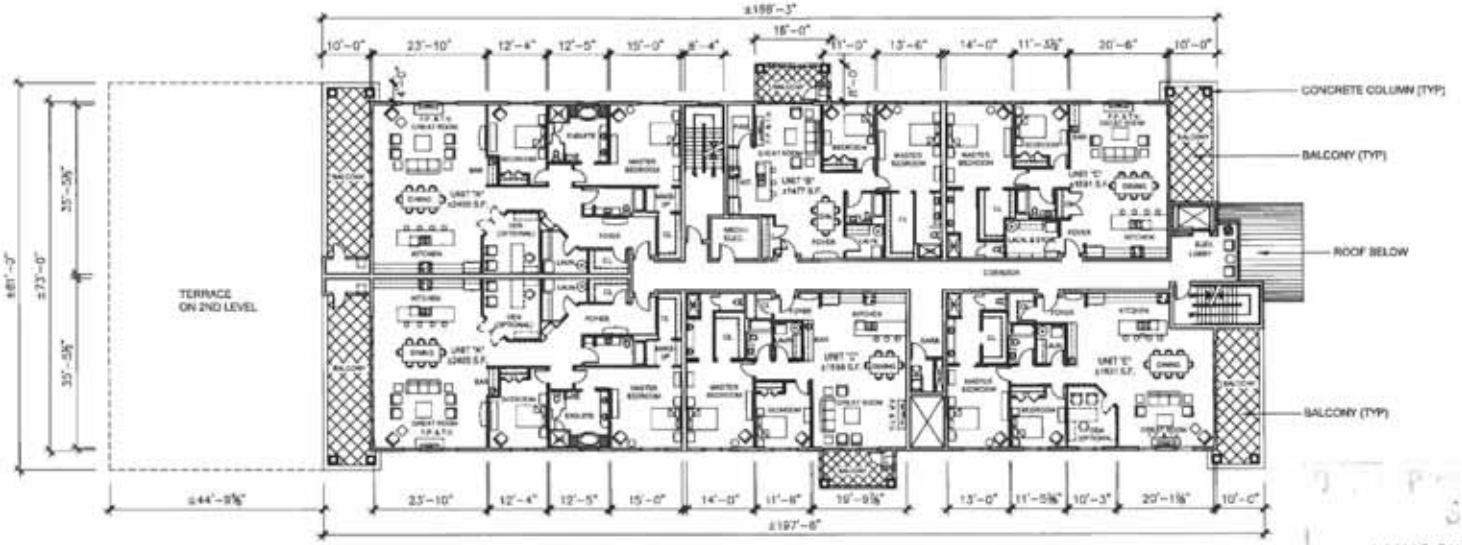
PROJECT TITLE
1914 HENDERSON HWY
WINNIPEG, MB

DRAWING TITLE
FLOOR PLANS

SHEET NO.
A-02

REFER TO DRAWING
A-XX

NORTH



1 / A-3 — 3RD – 5TH FLOOR PLAN
SCALE: 1" = 25'-0"

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SHEET # 6 OF 13
APPLICANT (SGD.)
DEV EXAM. Mdrell
DATE JUNE 2, 2015

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PROJECT TITLE
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DRAWING TITLE
FLOOR PLANS

SHEET NO.
A-03

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DEVELOPMENT EXAMINATION BRANCH
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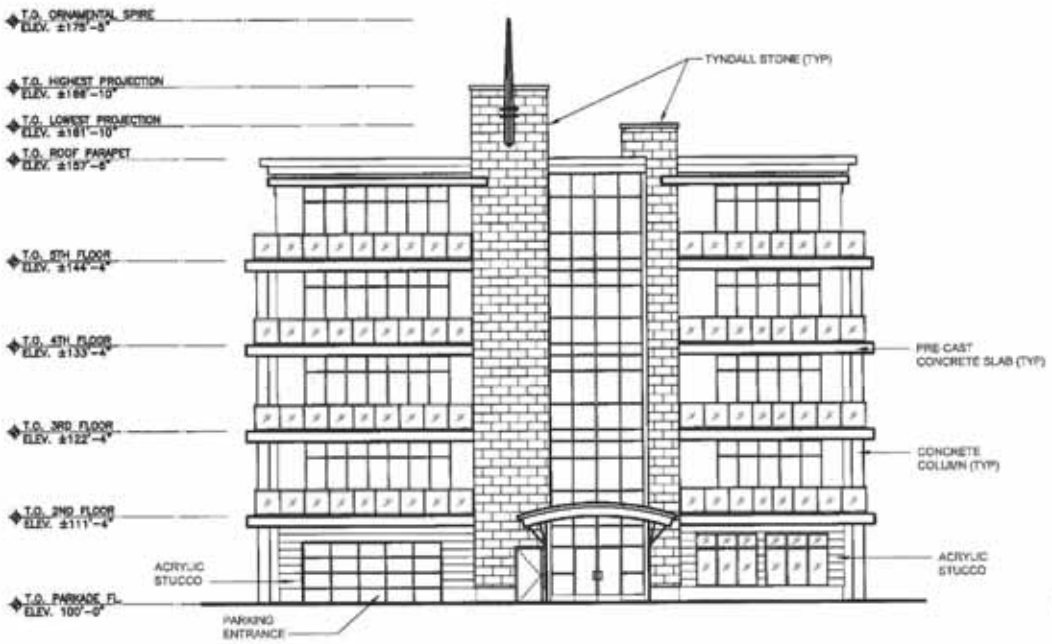
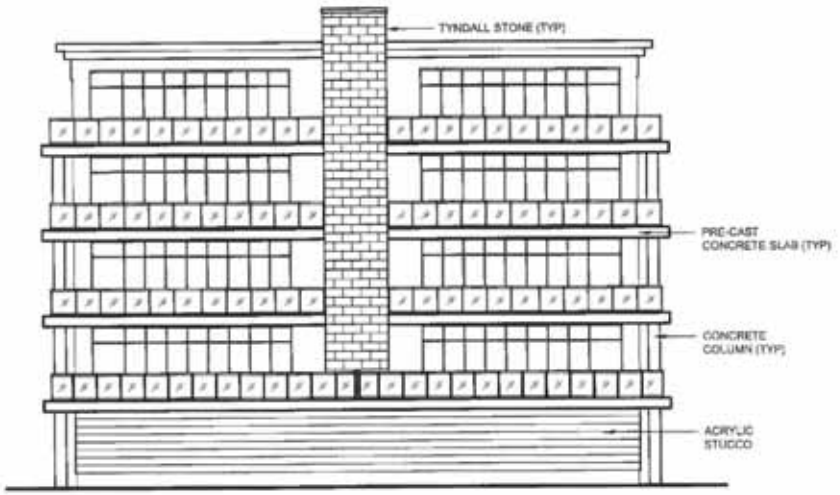
SHEET # 7 OF 13
APPLICANT (SGD.)
DEV EXAM. Michelle Zip
DATE July 23 2015



1 / A-4 EAST ELEVATION (FRONT)
SCALE: 1/16" = 1'-0"



2 / A-4 WEST ELEVATION (REAR)
SCALE: 1/16" = 1'-0"

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PROJECT TITLE
1914 HENDERSON HWY
WINNIPEG, MB

DRAWING TITLE
FRONT & REAR ELEVATIONS

SHEET NO.
A-04

REFER TO DRAWING
A-XX

DEVELOPMENT EXAMINATION BRANCH
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APPLICANT (SGD.)
DEV EXAM. Michel
DATE JUNE 2, 2015



1 / A-5 NORTH ELEVATION
SCALE: 1" = 20'-0"

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12-012	MAY 22, 2015	AS NOTED	MG

PROJECT TITLE
1914 HENDERSON HWY
WINNIPEG, MB

DRAWING TITLE
NORTH ELEVATION

SHEET NO.
A-05

REFER TO DRAWING
A-XX

DEVELOPMENT EXAMINATION BRANCH
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APPLICANT (SGD.)
DEV EXAM. MJ
DATE JUNE 2, 295



1 / A-6 SOUTH ELEVATION
SCALE: 1" = 20'-0"

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PROJECT NO.	DATE	SCALE	DRAWN BY
12-012	MAY 22, 2015	AS NOTED	MG

PROJECT TITLE
1914 HENDERSON HWY
WINNIPEG, MB

DRAWING TITLE
SOUTH ELEVATION

SHEET NO.
A-06

REFER TO DRAWING
A-XX



DEVELOPMENT EXAMINATION BRANCH

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IN CONNECTION WITH DAV 15-130129/D

SHEET # 10 OF 13

APPLICANT (SGD.) [signature]

DEV EXAM. Michelle M

DATE AUG 10, 2015

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12-012	JUL. 6, 2015	NOT TO SCALE	MG

PROJECT TITLE
1914 HENDERSON HWY
WINNIPEG, MB

DRAWING TITLE
FRONT ELEVATION RENDERING

SHEET NO.
A-07

REFER TO DRAWING
A-XX

DEVELOPMENT EXAMINATION BRANCH
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IN CONNECTION WITH DAV 15-130128/D
SHEET # 11 OF 13
APPLICANT (SGD.)
DEV EXAM. Michelle
DATE JUNE 2, 2015



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PROJECT NO.	DATE	SCALE	DRAWN BY
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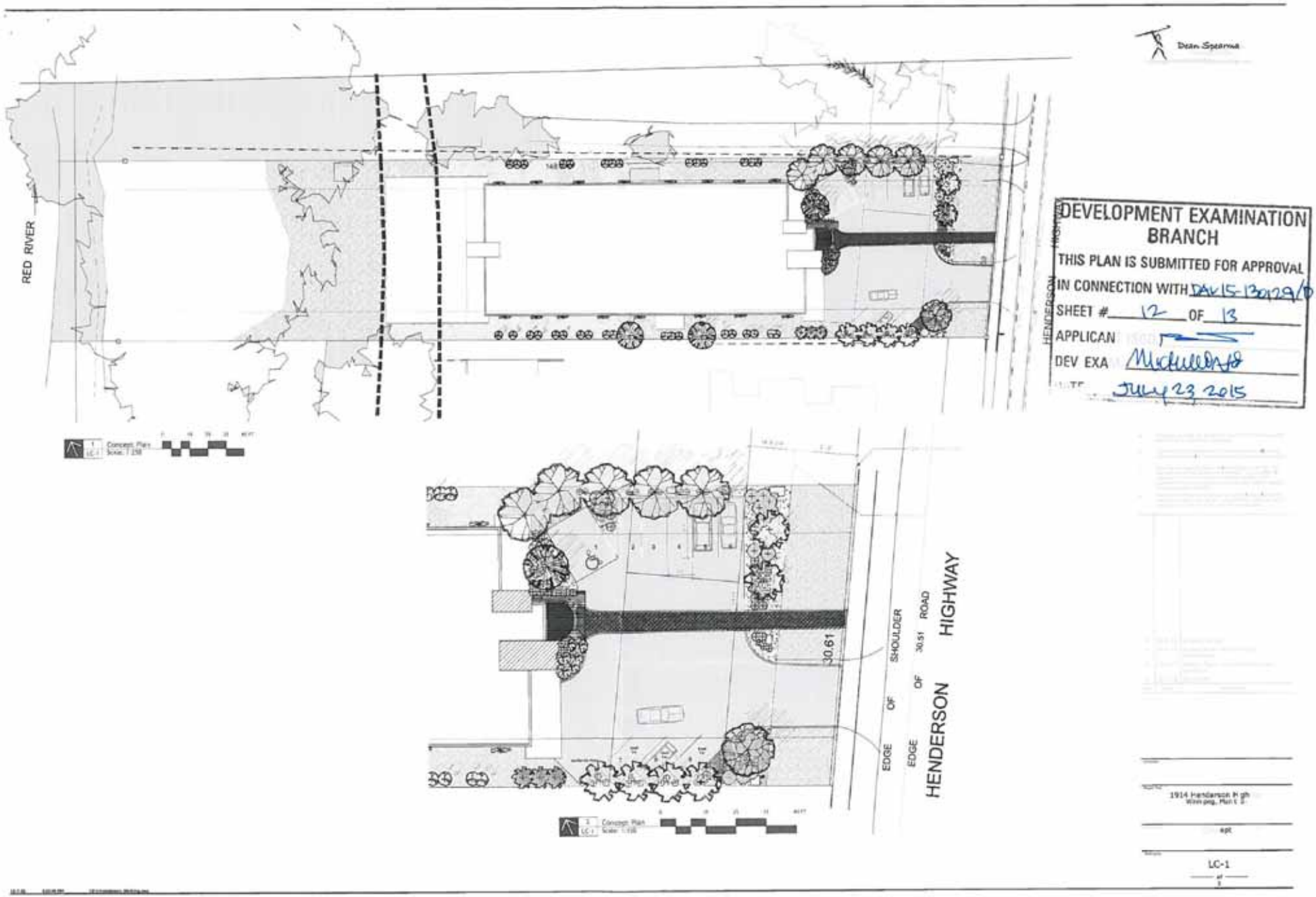
PROJECT TITLE
1914 HENDERSON HWY
WINNIPEG, MB

DRAWING TITLE
SOUTH ELEVATION RENDERING

SHEET NO.
A-08

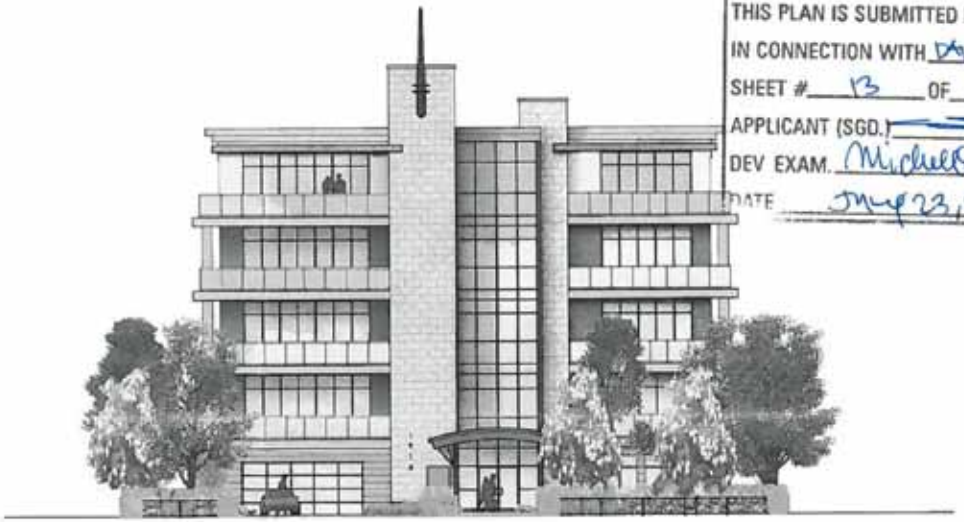
REFER TO DRAWING
A-XX



Dean Spearman
RED RIVER
HENDERSON HIGHWAY
DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV15-130129/D
SHEET # 12 OF 13
APPLICAN
DEV EXA
JULY 23 2015
30.61
EDGE OF SHOULDER
EDGE OF 30.51 ROAD
HENDERSON HIGHWAY
1914 Henderson High
Winnipeg, Man
LC-1



1 South Elevation
LC-2 Scale: 1:150



2 South Elevation
LC-2 Scale: 1:100



3 Front Fence Elevation
LC-2 Scale: 1:50

DEVELOPMENT EXAMINATION BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL

IN CONNECTION WITH DAV 15-130129/D

SHEET # 13 OF 13

APPLICANT (SGD.)

DEV EXAM. Michelle Ho

DATE July 23, 2015

No.	Date	Issue Notes
C	15-7-22	Revised Building Elevation
B	15-5-27	Revised front - extended fence and plantings
A	15-3-19	For Review

1914 Henderson Highway
Winnipeg, Manitoba

Elevations

LC-2