Agenda – Council – March 20, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 2, 2020

Item No. 6 Subdivision and Rezoning – 901 and 903 Day Street (Transcona Ward) File DASZ 29/2019 [c/r DAV 165316/2019D]

STANDING COMMITTEE RECOMMENDATION:

On March 10, 2020, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 29/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 20, 2020, and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions:

    A. That the Developer enter into a Development Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the following:

        i. The Developer shall either install or pay for trees to be installed along the boulevards of Whittier Avenue and/or Day Street as determined by and to the satisfaction of the Director of Public Works.

        ii. The Developer shall provide, at no cost to the City, lighting at the northeast corner of Whittier Avenue and the public lane behind the site, as determined by and to the satisfaction of the Director of Public Works.

2. *Deleted*.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-M" Residential Multi-Family (Medium) District as shown on the map dated January 20, 2020, and attached as Schedule "A" to this report, subject to the following conditions:

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 2, 2020

STANDING COMMITTEE RECOMMENDATION (continued):

i. The owner must submit plans showing the location and design of any and all proposed:

a. principal buildings
b. accessory parking areas
c. driveways
d. walkways
e. garbage enclosures
f. in-ground garbage and recycling containers
g. fencing
h. landscaping
i. free-standing signage

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

ii. No more than 12 dwelling units shall be permitted on the Owner's Land.

iii. The maximum height of any building on the Owner's land shall be 35 feet.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.A. and such other agreements as determined necessary by the Director of Legal Services and City Solicitor to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the Director of Legal Services and City Solicitor to protect the interests of the City.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 2, 2020

STANDING COMMITTEE RECOMMENDATION (continued):

4. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 29/2019, as determined by the City's Director of Planning, Property and Development.

5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services and City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

8. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 6 and 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

10. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

11. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 2, 2020

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 10, 2020, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On March 2, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the East Kildonan-Transcona Community Committee, with the following amendments:

- In Recommendation 1, delete the period after "Winnipeg Land Titles Office", and replace with the following:

  ", subject to the following conditions:

  A. That the Developer enter into a Development Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the following:

     i. The Developer shall either install or pay for trees to be installed along the boulevards of Whittier Avenue and/or Day Street as determined by and to the satisfaction of the Director of Public Works.

     ii. The Developer shall provide, at no cost to the City, lighting at the northeast corner of Whittier Avenue and the public lane behind the site, as determined by and to the satisfaction of the Director of Public Works.

- Delete Recommendation 2 in its entirety

and submitted the matter to the Executive Policy Committee and Council.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 2, 2020

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION:

On February 3, 2020, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- Add the following new Recommendation 2 and renumber the remaining recommendations accordingly:

    "2. That the subdivision under Development Application No. DASZ 29/2019 be approved subject to the following conditions:

        A. The Developer shall either install or pay for trees to be installed along the boulevards of Whittier Avenue and/or Day Street as determined by and to the satisfaction of the Director of Public Works.

        B. The Developer shall provide, at no cost to the City, lighting at the northeast corner of Whittier Avenue and the public lane behind the site, as determined by and to the satisfaction of the Director of Public Works."

and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

File: DASZ 29/2019

Before: East Kildonan-Transcona Community Committee
Councillor Browaty, Chairperson
Councillor Nason

Public Hearing: February 3, 2020
Council Building, 510 Main Street

Applicant: Boris Mednikov, Vanguard Real Estate Ltd.

Subject:



Premises Affected: 901 and 903 Day Street

For submission to: The Standing Policy Committee on Property and Development, Heritage and Downtown Development

Prepared by: Tamara Pomanski, Committee Clerk
East Kildonan-Transcona Community Committee

Report date: February 5, 2020

Community Committee Recommendation:

On February 3, 2020, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DASZ 29/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 20, 2020, and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the subdivision under Development Application No. DASZ 29/2019 be approved subject to the following conditions:

A. The Developer shall either install or pay for trees to be installed along the boulevards of Whittier Avenue and/or Day Street as determined by and to the satisfaction of the Director of Public Works.

B. The Developer shall provide, at no cost to the City lighting at the northeast corner of Whittier Avenue and the public lane behind the site, as determined by and to the satisfaction of the Director of Public Works.

~~2~~3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-M" Residential Multi-Family (Medium) District as shown on the map dated January 20, 2020, and attached as Schedule "A" to this report, subject to the following conditions:

A. That the developer enter into, a Zoning Agreement with the City pursuant to Section 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. principal buildings
b. accessory parking areas
c. driveways
d. walkways

e. garbage enclosures
f. in-ground garbage and recycling containers
g. fencing
h. landscaping
i. free-standing signage

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

ii. No more than 12 dwelling units shall be permitted on the Owner's Land.

iii. The maximum height of any building on the Owner's land shall be 35 feet.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.A. and such other agreements as determined necessary by the Director of Legal Services and City Solicitor to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the Director of Legal Services and City Solicitor to protect the interests of the City.

~~34~~. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 29/2019, as determined by the City's Director of Planning, Property and Development.

~~45~~. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

~~56~~. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services and City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.

~~67~~. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

~~***7***~~***8***. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

~~***8***~~***9***. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 6 and 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

~~***9***~~***10***. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

~~***10***~~***11***. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

The East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. This building in question has been empty for a long period of time in our community. What's being proposed is dense, but I think it makes maximum use of the available space while at the same time minimizing the injurious effect of the area. I think if everything goes according to the way it is being designed it will be a wonderful addition to our community and I appreciate it.

Exhibits Filed:

1. Application dated September 19, 2019
2. Notification of Public Hearing dated January 3, 2020
3. Manitoba Status of Title 2957392/1
4. Letter of authorization dated July 25, 2019 from Vanguard Real Estate Ltd. to Boris Mednikov
5. Plans dated July 15, 2019 (8 pages)
6. Plans dated December 2, 2019 (10 pages)
7. Report from the Urban Planning Division dated January 21, 2020
8. Inspection Report
9. Revised Report from the Urban Planning Division dated January 31, 2020
10. Recording of Representations
11. Documentation dated February 2, 2020, in support of the application submitted by the Applicant at the public hearing

REPRESENTATIONS:

In Support:

Boris Mednikov
Russ Wyatt

In Opposition:

Kevin Mitchell
Yvonne Mitchell

For Information:

Nil

For the City:

G. Doney, Senior Planner, Planning, Property and Development
G. Jasper, Land Development Administrator, Planning, Property and Development
D. Trenchard, Land Development Engineer, Planning, Property and Development

Exhibit "9" referred to in File DASZ 29/2019

REVISED ADMINISTRATIVE REPORT

Title: DASZ 29/2019, 901 and 903 Day Street

Issue: Proposed Plan of Subdivision and Rezoning, to create one "RMF-M" Residential Multi-Family (Medium) Lot and to develop a 12-unit multi-family dwelling and related works on the proposed lot.

Critical Path: East Kildonan – Transcona Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
Glen Doney, RPP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 29/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 31, 2020, and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-M" Residential Multi-Family (Medium) District as shown on the map dated January 31, 2020, and attached as Schedule "A" to this report, subject to the following conditions:

   A. That the developer enter into, a Zoning Agreement with the City pursuant to Section 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) principal buildings;
         b) accessory parking areas;
         c) driveways;
         d) walkways;
         e) garbage enclosures;
         f) in-ground garbage and recycling containers;

g) fencing;
h) landscaping; and
i) free-standing signage

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

ii. No more than 12 dwelling units shall be permitted on the Owner's Land.

iii. The maximum height of any building on the Owner's land shall be 35 feet.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.A. and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 29/2019, as determined by the City's Director of Planning, Property and Development.

4. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

5. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.

6. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

7. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

8. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 6 and 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

9. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the

developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

10. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASONS FOR REPORT

This report is required because a proposed plan of subdivision and rezoning requires a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposed plan of subdivision and rezoning can proceed.

CONSULTATION

The City's Administrative Coordinating Group was consulted in the preparation of this report.

OURWINNIPEG POLICY ALIGNMENT

The proposed plan of subdivision and rezoning, and the proposed development align with *OurWinnipeg* because they are consistent with the Key Direction of *OurWinnipeg* that applies to the site. This Key Direction states:

Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.

The proposed plan of subdivision and rezoning application, and the proposed development are consistent with the aforementioned Key Direction because:

- the site has access to the full-range of municipal infrastructure and is not in use;
- public transit stops are near the site; and
- the proposed development would add 12 new dwelling units to the neighbourhood.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The *Winnipeg Climate Action Plan* states:

Facilitate compact, complete development and increase density.

Support the redevelopment of former commercial and industrial lands into active use

The proposal aligns with the *Winnipeg Climate Action Plan* because:

- 12 dwelling units would be added to the neighbourhood; and
- the site is a commercial property that is not in use.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Glen Doney
Date:	January 31, 2020,
File No.	DASZ 29/2019

Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File DASZ 29/2019, East Kildonan – Transcona Community Committee, dated**
  January 31, 2020

APPENDIX “A,” PLANNING DISCUSSION

DATE:	January 31, 2020
FILE:	**DASZ 29/2019**
COMMUNITY:	East Kildonan – Transcona
NEIGHBOURHOOD #:	404 (Victoria West)
SUBJECT:	Proposed Plan of Subdivision and Rezoning, to create one “RMF-M” Residential Multi-Family (Medium) Lot and to develop a 12-unit multi-family dwelling and related works on the proposed lot.
LOCATION:	901 and 903 Day Street
LEGAL DESCRIPTION:	Lots 4, 5 & 6, Block 75, Plan 1504, except out of said Lot 4: the northerly 18.25 feet



APPLICANT:	Vanguard Real Estate Ltd. (Boris Mednikov) 3311 Roblin Blvd., Unit A Winnipeg, MB R3R 0C2
OWNER:	Vanguard Real Estate Ltd.
RECOMMENDATION:	Approval Subject to Conditions

SITE DESCRIPTION

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

- is at the northwest corner of Day Street and Whittier Avenue West, and is fronting Day Street;
- is abutting a public lane (to the west);
- is in the Victoria Avenue West Neighbourhood and the Transcona Ward;
- is 9156 square feet and 91.5 feet wide;
- contains a vacant building;
- is mostly zoned “C1” Commercial Neighbourhood District and partly zoned “R1-M” Residential Single-Family (Medium) District;
- is in the Urban Infill Area 2 Planning Development Overlay; and
- is in a Mature Communities Policy Area of *OurWinnipeg* and *Complete Communities*.

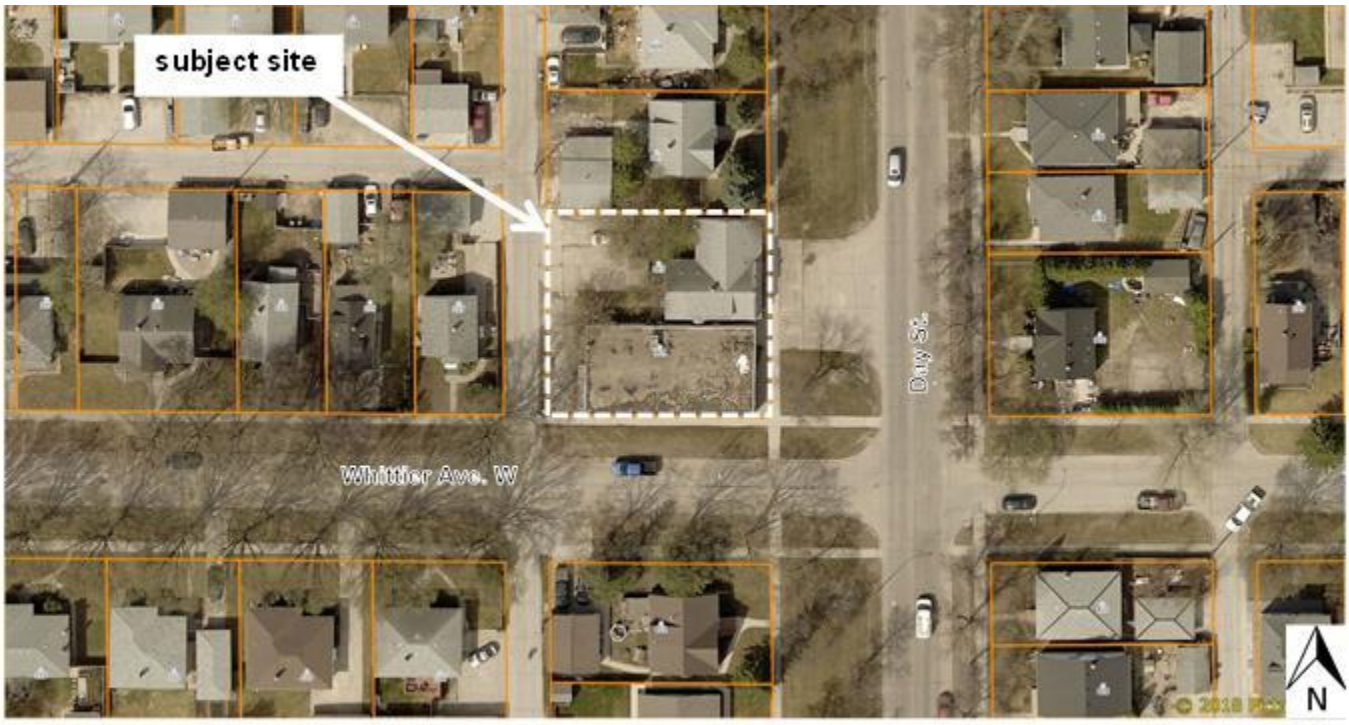


Figure 1: 2018 Aerial Photography



Figure 2: Looking North, Image Derived from 2018 Aerial Photography

SURROUNDING LAND USE AND ZONING

The area in which the site is located is shown on Figures 1, 2 and 3.

North: single-family dwellings zoned “R1-M” Residential Single-Family (Medium) District.

East: a wide private approach to the site, and Day Street, then single-family dwellings zoned “R1-M” Residential Singlei-Family (Medium) District.

South: Whittier Avenue West then single-family dwellings zoned “R1-M.”

West: public lane then single-family dwellings zoned “R1-M.”

Also of note are:

- that the site is less than a 200 metre walk from public transit stops of four bus routes; and
- that multi-family dwellings are near the site (along Kildare Avenue East).

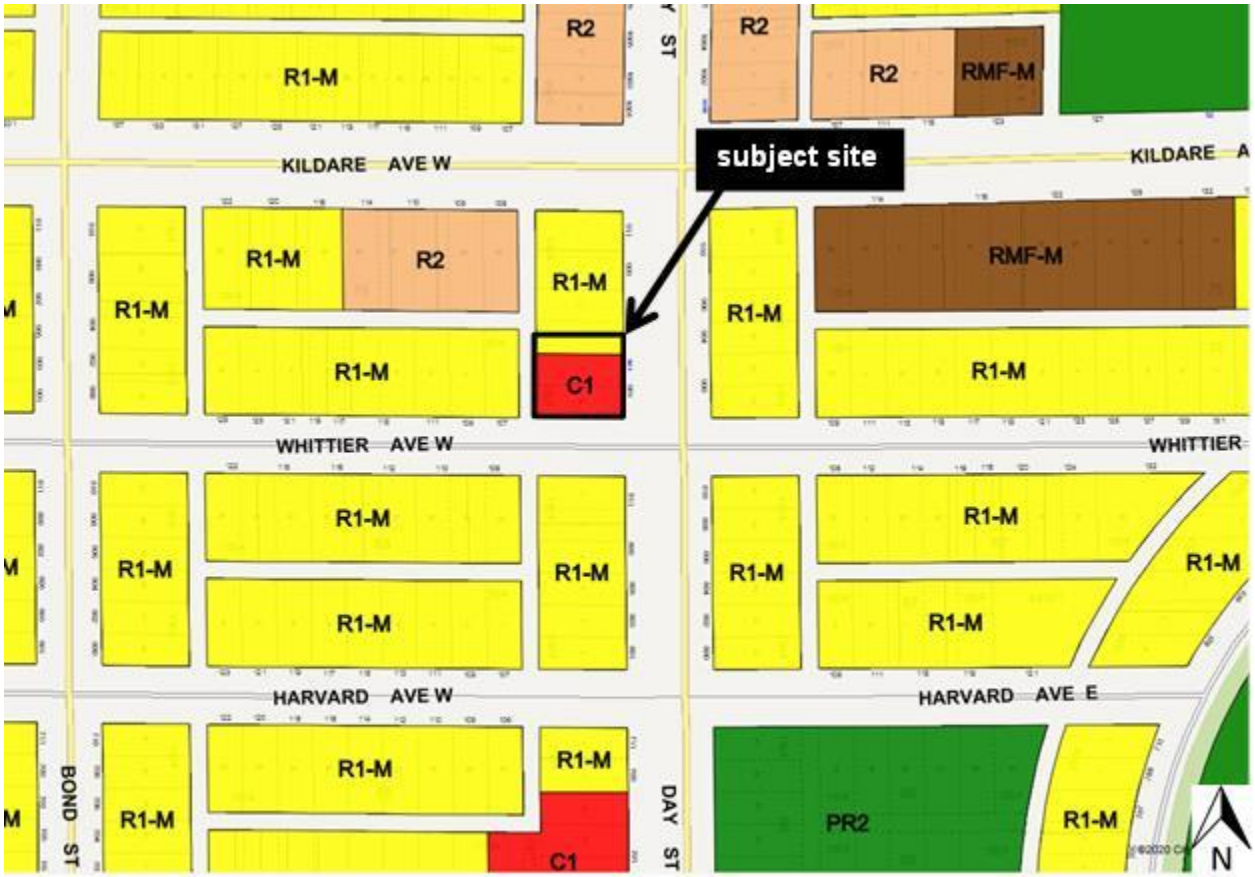


Figure 3: Existing Zoning

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposal includes:

- creating a plan of subdivision that would consolidate the site into one lot;
- rezoning the proposed lot to “RMF-M” Residential Multi-Family (Medium) District;
- constructing a three-storey, twelve unit, multi-family dwelling that would be 34 feet in height;
- constructing an accessory parking area containing fourteen parking spaces;
- establishing trees and shrubs on the site; and
- providing a weather protected and secure bicycle parking area.

Variances are also required to accommodate this proposal. A variance application was submitted. It is File DAV 19-165316D. The report on this application has been provided in conjunction with this report.

The image below is one of the drawings submitted as part of the subject variance application. It is a conceptual illustration of the proposed development, as seen from the southeast. (Also submitted are dimensioned drawings that the proposed variances are based on.)



Figure 4: Conceptual Illustration of the Proposed Development, as seen from the Southeast

COLLABORATION

The applicant consulted the Urban Planning and Design Division and the Water and Waste Department. Before finalizing his proposal, he modified it in accordance with the feedback from the Division and from Water and Waste.

PUBLIC ENGAGEMENT

In September 2019, the applicant placed an advertisement in the Transcona BIZ newsletter that described and illustrated the proposed development.

In January 2020, the applicant distributed more than one-hundred flyers to properties in the vicinity of the site that described and illustrated the proposed development. Also in January, the applicant visited people in the neighbourhood and described the proposed development to them.

The applicant said that the majority of the neighbours said they are in support or the development.

The applicant also said that some neighbours mentioned that “there are a lot of older people in the area and that they would seriously consider selling their houses and moving into the new building when they will be ready to downsize, as they would like to stay in the area and it is getting harder and harder for them to maintain a private house.”

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 Areas of Stability sections of *OurWinnipeg* and *Complete Communities* contain the Key Direction that applies to the Mature Communities policy area. It states:

> *Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*

Direction 1 of Section 04 of *Complete Communities* contains several policies that pertain to the proposal. They state:

> *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.*
>
> *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*
>
> *Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities.*
>
> *Support Complete Communities by ensuring diverse and high quality housing stock.*
>
> *In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.*

The proposed plan of subdivision and rezoning application is consistent with the aforementioned Key Direction and policies, and with *OurWinnipeg* and *Complete Communities* in general, because:

- the proposed development would add twelve new dwelling units (apartment suites) to the neighbourhood;
- the proposed multi-family dwelling would be only thirty-four feet in height;
- a zoning agreement, limiting the number of dwelling units to twelve and building height to just over thirty-four feet (to provide some flexibility), and requiring plan approval, can be a condition of approval of the subject application;
- the site is in an area with the full-range of municipal infrastructure;
- the site is near transit stops of four bus routes;
- the site is next to a collector road; and
- multi-family dwellings are near the site (along Kildare Avenue East).

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommends approval, and for said approval to require a zoning agreement be entered into:

- that limits the number of dwelling units to twelve and building height to thirty-five feet; and
- that requires plan approval.

With this condition the proposed plan of subdivision and rezoning, and the proposed development,, would comply with *OurWinnipeg* and *Complete Communities*.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning and Desigin Division

Report Prepared by: Glen Doney
PPD File #: DASZ 29/2019

SCHEDULE "A" OF FILE DASZ 29/2019, East Kildonan – Transcona Community Committee, dated January 31, 2020

By-Law No. _____

File No. **DASZ 29/2019**

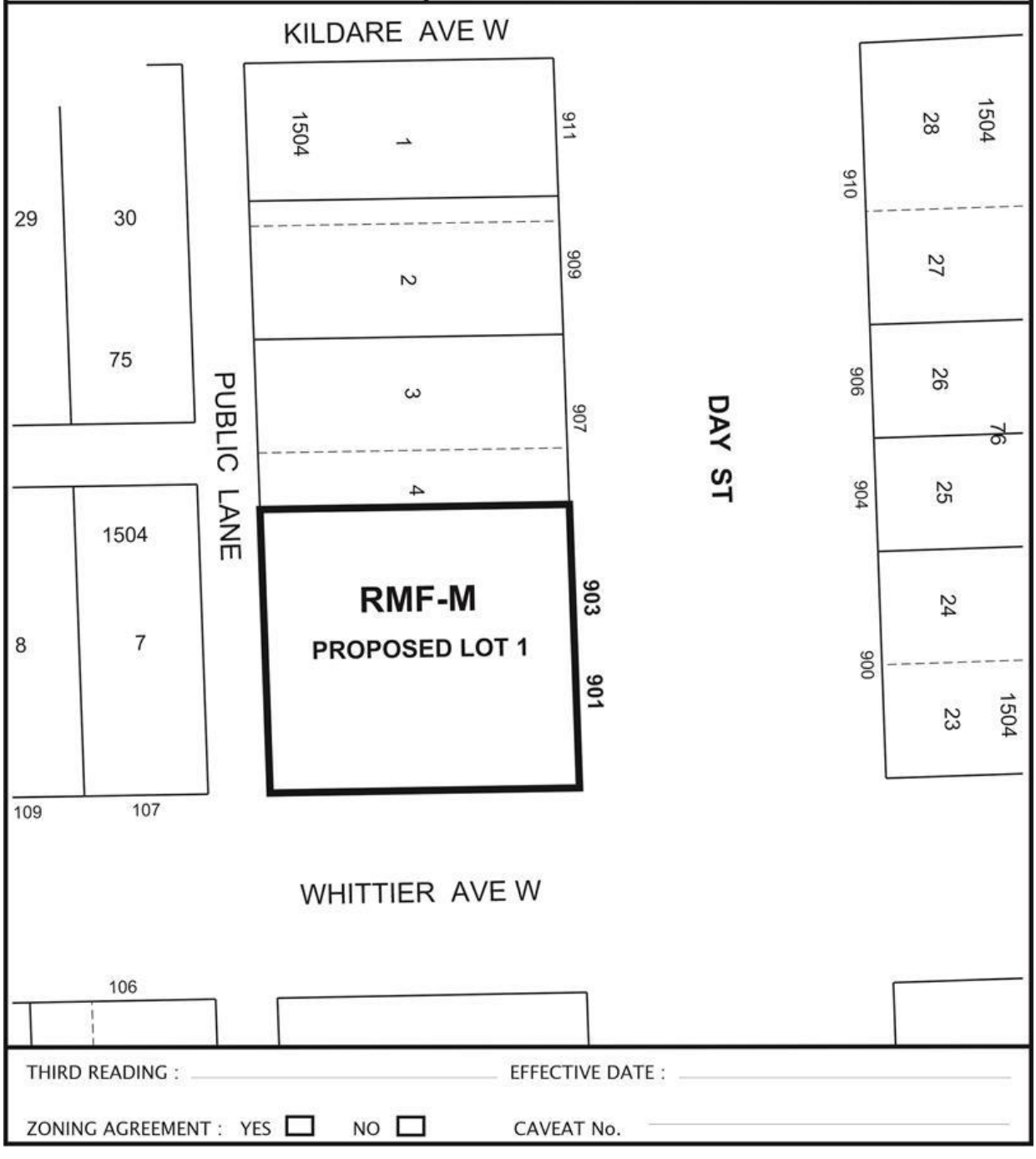
Atlas Sheet No. **Z35**

N

EAST KILDONAN TRANSCONA COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 901 and 903 Day Street from a "C1" Commercial Neighbourhood District and an "R1-M" Residential Single-Family (Medium) District to an "RMF-M" Residential Multi-Family (Medium) District to facilitate the consolidation of lands for the construction of a multi-family dwelling.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “6” referred to in File DASZ 29/2019



901 Day Street Winnipeg, MB

ALEKSANDR OLIVSON
ARCHITECT, MAA

NOT FOR CONTRUCTION

ABBREVIATIONS

C	CENTER LINE
P	PLATE
&	AND
A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINIUM
ANOD.	ANODIZED
@	AT
ARCH.	ARCHITECTURAL
AT.	ACOUSTIC TILE
AVB	AIR/ VAPOUR BARRIER
BLDG.	BUILDING
BLKG.	BLOCKING
BRG.	BEARING
B.S.	BOTH SIDES
B. TO B.	BACK TO BACK
C.B.	CATCH BASIN
C.G.	CORNER GUARD
C.J.	CONTROL JOINT
CLG.	CEILING
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
C/W	COMPLETE WITH
DIM.	DIMENSION
DN.	DOWN
DRWG.	DRAWING
DTL.	DETAIL
ELEV.	ELEVATION
E.W.	EACH WAY
EA.	EACH
ELEC.	ELECTRICAL
EQ.	EQUIPMENT
EXIST.	EXISTING
E.J.	EXPANSION JOINT
EXT.	EXTERIOR
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.J.	FLOOR EXPANSION JOINT
FIN.	FINISHED
F.D.	FLOOR DRAIN
F.F.D.	FUNNEL DRAIN
F.F.	FINISHED FACE
FLEX.	FLEXIBLE
F.O.	FACE OF
F.R.R.	FIRE RESISTANCE RATING
GA	GAUGE
G.W.B.	GYPSUM WALLBOARD
G.C.	GENERAL CONTRACTOR
GL.	GLASS
H.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
H.S.D.G.	HERMETICALLY SEALED DOUBLE GLAZING
HSS	HOLLOW STEEL SECTION
H.S.T.G.	HERMETICALLY SEALED TRIPLE GLAZING
HT.	HEIGHT
H.V.A.C.	HEATING, VENTILATING, AIR CONDITIONING
I.D.	INSIDE DIAMETER
I.F.	INSIDE FACE
INSUL.	INSULATION
INT.	INTERIOR
L.	LENGTH
m	METRE
mm	MILLIMETRE
M.B.	MOISTURE BARRIER
MAT'L.	MATERIAL
MAX.	MAXIMUM
MDF.	MEDIUM DENSITY FIBERBOARD
MECH.	MECHANICAL
MET.	METAL
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
NOM.	NOMINAL
#	NUMBER OR POUND
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTRE
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
O.H.	OVERHEAD
OPP.	OPPOSITE
P.LAM.	PLASTIC LAMINATE
PLBG.	PLUMBING
PREFIN.	PREFINISH
P.T.	PRESSURE TREATED
PTD.	PAINTED
P.L.	PROPERTY LINE
R., RAD.	RADIUS
R.D.	ROOF DRAIN
REINF.	REINFORCED
REQ'D.	REQUIRED
REV.	REVISION
R.O.	ROUGH OPENING
SIM.	SIMILAR
SPC'D.	SPECIFIED
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
TEMP.	TEMPERED
T.G.	TEMPERED GLASS
T.O.	TOP OF
TYP.	TYPICAL
U/N	UNLESS OTHERWISE NOTED
U/S	UNDERSIDE
VERT.	VERTICAL
W.	WIDE OR WIDTH
W/	WITH
WD.	WOOD

GENERAL NOTES

1.0 DIMENSIONS SHOWN ARE TO GRID LINES, FACE OF STUDS, EXISTING CONCRETE OR CONCRETE BLOCK UNLESS NOTED OTHERWISE.

2.0 THE CONTRACTOR IS TO EXAMINE THESE DRAWINGS PRIOR TO COMMENCEMENT OF WORK TO VERIFY THAT THE INFORMATION PERTAINING TO THEIR SCOPE OF WORK IS COMPLETE AND CORRECT. THE CONTRACTOR IS TO REQUEST CLARIFICATION & ADVICE ON ANY DISCREPANCIES FOUND FROM AWC BUILDERS PRIOR TO PROCEEDING WITH WORK.

3.0 THE FRAMING CONTRACTOR IS TO REVIEW ALL FLOOR FRAMING, ENSURING THAT IT IS 100% FLAT AND TRUE BEFORE PROCEEDING WITH THE APPLICATION OF SUBFLOORING.

4.0 ALL PLYWOOD OR WOOD BLOCKING USED BELOW OR AT GRADE TO BE PRESSURE TREATED

5.0 CONTRACTOR TO INVESTIGATE ALL EXISTING SITE CONDITIONS AND REPORT ALL DISCREPANCIES TO THE CONSULTANT PRIOR TO CONSTRUCTION

6.0 PROVIDE SOLID BLOCKING FOR TOILET PAPER HOLDER @24" A.F.F. IF NOT MOUNTED IN VANITY CABINET. SURFACE MOUNT ONLY ON EXTERIOR WALLS.

7.0 PROVIDE SOLID BLOCKING FOR MIRROR @ 44" AND 72" A.F.F.

8.0 WINDOWS & EXTERIOR DOORS AS SPECIFIED c/w 2-2x10 LINTELS UNLESS NOTED OTHERWISE.

9.0 CONTINUOUS GI FLASHINGS OVER ALL EXTERIOR OPENINGS.

10.0 DOUBLE FLOOR JOISTS OR SOLID BLOCKING UNDER ALL PARALLEL PARTITION WALLS.

11.0 CONTRACTOR TO REPAIR ANY ITEMS DAMAGED DURING THE COURSE OF CONSTRUCTION WORK.

STRUCTURAL NOTES

1.0 CONCRETE STRENGTH @ 28 DAYS SHALL BE 25 MPa FOR ALL C.I.P. CONCRETE 32 MPa FOR ALL DRIVEWAY AND APRON/CH CONCRETE

2.0 ALL CONCRETE FOR C.I.P. PILES SHALL BE MADE WITH TYPE 50, SULPHATE RESISTANT 35 MPa CONCRETE, PER CSA A23.

3.0 REINFORCED STEEL SHALL BE NEW BILLET GRADE 400 DEFORMED BARS WITH A MINIMUM YIELD STRENGTH OF 400 MPa.

4.0 DETAIL REINFORCING IN ACCORDANCE WITH CSA STANDARD A23.

5.0 PROVIDE 6" MINIMUM VOID BENEATH ALL GRADE BEAMS.

6.0 PROVIDE 2#X BAR DIA. LAP OF ALL HORIZONTAL REINFORCING BARS @ CORNERS OF WALLS & BEAMS

7.0 STRUCTURAL STEEL SHALL BE GRADE 312.3 M'S 300W AND SHALL BE DETAILED IN ACCORDANCE WITH CSA STANDARD S-16.

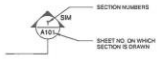
8.0 ALL STRUCTURAL STEEL AND MISCELLANEOUS METAL COMPONENTS ARE TO BE FULLY SHOP PRIMED.

9.0 ALLOWABLE FOOTING BEARING PRESSURE 1500 psf. ALLOWABLE PILE SKIN FRICTION 300 psf

10. ALL END SUPPORTS FOR BEAMS SUPPORTING FLOORS SHALL CONFORM TO 9.23.8.1 (1) 4 1/2" BEARING 3 PLYS & OVER.

SYMBOL LEGEND:

BUILDING SECTIONS



SECTIONS



DETAILS



TITLES



INTERIOR ELEVATIONS



FLOOR CONSTRUCTION ELEVATIONS



NORTH ARROW



NOT FOR CONTRUCTION

BUILDING CODE REVIEW SUMMARY

Project No. 18.108 Project Name 901 Day Street Date Jan. 15, 2019

ITEM	MANITOBA BUILDING CODE		2011 NBC Reference	
1	Project Description	☑ New ☐ Addition ☐ Alteration	Part 3	Part 9
	☐ Change of Use			9.10.1.2.
2	Major Occupancy	Group C, Residential Occupancies	3.1.2.1.(1)	9.10.2.
3	Building Area (m²)	Existing 410 (m²) New Total	Division A, 1.4.1.2.	Division A, 1.4.1.2. 9.10.4.
4	Firewalls Utilized	☐ Yes ☑ No Hrs Rating	3.1.10.	9.10.11.
5	Number of Storeys	2 Above Grade 0 Below Grade	3.2.1.1. & Division A, 1.4.1.2.	
6	Height of Building (m)	10 (m)	3.2.1.1.	
7	Number of Streets	2	3.2.2.10 & 3.2.5.5.	
8	Building Classification	Residential Occupancies (Group C, Up to 3 storeys)	3.2.2.20-88	9.10.2.
9	Sprinkler System Proposed	☐ Entire Building ☐ Basement Only ☐ In Lieu of Roof Rating ☑ Not Required	3.2.2.20-88 3.2.1.5 3.2.11	9.10.8.2.
	Standpipe Systems	☐ Yes ☑ No	3.2.5.6	
10	Fire Alarm and Detection System Required	☐ Yes ☑ No	3.2.4.1	9.10.18.2.
	Emergency lighting Required	☐ Yes ☑ No	3.2.7.	9.9.12.3.
	Exit signage Required	☐ Yes ☑ No	3.2.5.	9.9.11.3.
	Annunciator Panel for Fire Department Shown	☐ Yes ☑ No	3.2.5.	
	Location of Fire Hydrants Shown	☑ Yes ☐ No	3.2.5.	
11	Water Services/Supply is Adequate	☑ Yes ☐ No	3.2.5.7.	
12	High Building	☐ Yes ☑ No	3.2.6.	
13	Permitted Construction ☐ Combustible ☐ Non-Combustible ☑ Both Actual Construction ☐ Combustible ☐ Non-Combustible ☑ Both		3.2.2.20-88	9.10.8.
14	Mezzanine(s) Area (m²) Interconnected Floor space	☐ Yes ☑ No	3.2.1.1.(2) - (7) 3.2.8.3.(6) or 3.2.8.3-9	9.10.4.1
15	Occupant Load Based On: ☐ m²/person ☑ Design of Building 1st Floor ☐ Occupancy 12 Occupant Load 2nd Floor ☐ Occupancy 24 Occupant Load 3rd Floor ☐ Occupancy 36 Occupant Load		3.1.17.1.	9.9.1.3
16	Barrier Free Design	Main floor only ☐ Yes ☐ No	3.8.	9.5.2.
17	Hazardous Substances	☐ Yes ☑ No	3.3.1.2. & 3.3.1.20.(1)	9.10.1.3.(4)
18	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (hours): Floor Above Basement N/A Hrs; Floor 3/4 Hrs; Roof 0 Hrs; Mezzanine N/A Hrs	Listed Design No. or Description	9.10.8. 9.10.9.
		FRR of Supporting members (hours): Floors 3/4 Hrs; Roof 0 Hrs; Mezzanine N/A Hrs	Listed Design No. or Description Supporting assembly is non-combustible construction	
19	Spatial Separation - Construction of Exterior Walls		3.2.3.	9.10.14.

Wall	Area of EBF (m²)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed Max. % of Openings	FRR (Hours)	Combustible Construction	Combustible Construction, Non Combustible Cladding	Non-Combustible Construction, Non-combustible Cladding
North									
South									
East									
West									

20	Suite Separation: Occupancy: Group C - Residential 3/4 Hrs Major Occupancy Separation: Between N/A and 3/4 Hrs	3.3.1.1 3.1.3.	9.10.9.13.
	Barrier Free Path of Travel Protection: N/A Hrs	3.3.1.7	9.9.4.2
	Janitor's Room Separation: N/A Hrs	3.3.1.21	9.10.10.
	Exit Stair Enclosure Separation: 3/4 Hrs	3.4.4.	9.9.4.2.
	Exit Lobby Separation: 3/4 Hrs	3.4.4.2.	9.9.8.5.
	Service Room Separation: Hrs		9.10.13.
	-Fuel fired Appliances: Hrs	3.6.2.1.	9.10.10.4
	-Other: Hrs		
21	Exits:		
	Number Required: 2 Required 4 Permitted	3.4.2.	9.9.8.
	Capacity of Exit Stair: 2566 mm Width 298 Person Capacity	3.4.3.	9.8.2.1.
	Capacity of Exit Door: 1525 mm Width 399 Person Capacity	3.4.3.	9.9.8.
22	Washroom Facilities: Occupant no. W.C. Lavatories	3.7.2.2.	9.31.
	Male: Occupant no. W.C. Lavatories	3.7.2.2.	9.31.
	Barrier Free/ Universal Washrooms: Yes ☑ No	3.8.2.3.	3.8.2.3.
23	Number of Dwelling Units Allowed:		
	All Main Floor Tenant: ☑ Yes ☐ No	3.8.2.1.	9.5.2
	Upper Floors by Elevator: ☐ Yes ☐ No	3.8.2.1.	9.5.2
	Power Door Operators: ☑ Yes ☐ No	3.8.3.3.(5)	3.8.3.3.(5)
24	Equivalent Proposed: ☐ Yes ☑ No	Division A, 1.2.1.1.	Division A, 1.2.1.1.

PROJECT DATA

Address: 901 Day Street, Winnipeg Manitoba

Legal: Lot xx, Plan xxxxx xxxxxx and xxxx, Parish of xxxx

Encumbrances: xxxxx

Zoning: "C" Commercial Neighbourhood
Require Design to "RMF-S"
Proposed Design to "RMF-M" (Variance)

Setbacks	Required	Actual
Front Min/Max	20ft /MLS	4 ft.*
Rear	25 ft.	30 ft.
Side (interior)	6 ft.	11.75ft
Side (corner)	20 ft.	51.65 ft.*
Minimum Lot Area	5,000 ft²	9,150 ft²
Minimum Lot Area /Dwelling Unit	800 ft²	762.5 ft² **
Maximum Building Height	50 ft.	34 ft.
Required parking	1.5/suite	14
Accessible parking/ Guest parking	1/ 1	1/ 1
Parking: Bicycle Parking	1 bike space / 10 car stalls	10 bike space
Sign		

PROPOSAL SUMMARY
* Proposed variance to required Setbacks
** Proposed variance (5%) to minimum required lot area per dwelling unit (RMF-M)

LANDSCAPING

Address: 901 Day Street, Winnipeg Manitoba

	REQUIRED	PROVIDED
Street Edge Requirements	1 tree/ 30 feet (6) 3 shrubs/ 20 feet (29)	3 trees total 48 shrubs total
Building Foundation Landscaping	1 shrub/ 10 feet (11)	48 shrubs total
Parking lot Interior landscaping (min 5%)	N/A	N/A

PROPOSAL SUMMARY
* Proposed variance to required number of trees

Drawing List

Sheet No.	Sheet Name
A0	Title Page
A1	Notes, Schedules, Code Review & Drawing List
A2	Landscaping Plan
A3	Site Plan
A4	Site Details
A5	Main Floor Plan
A6	Second Floor Plan
A7	Third Floor Plan
A8	Building Elevations
A9	Building Elevations

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DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT. THE CONSULTANT IS NOT RESPONSIBLE FOR REPORTING ANY ERRORS OR OMISSIONS TO THE ENGINEER FOR ADJUSTMENTS.

Revision Schedule

Number	Description	Date

Aleksandr Olivson Architect MAA
1304 Greenshore Drive West Winnipeg, Manitoba R2N 1X2
olivsonsa@gmail.com
204.955.5841

SCHEMATIC DESIGN

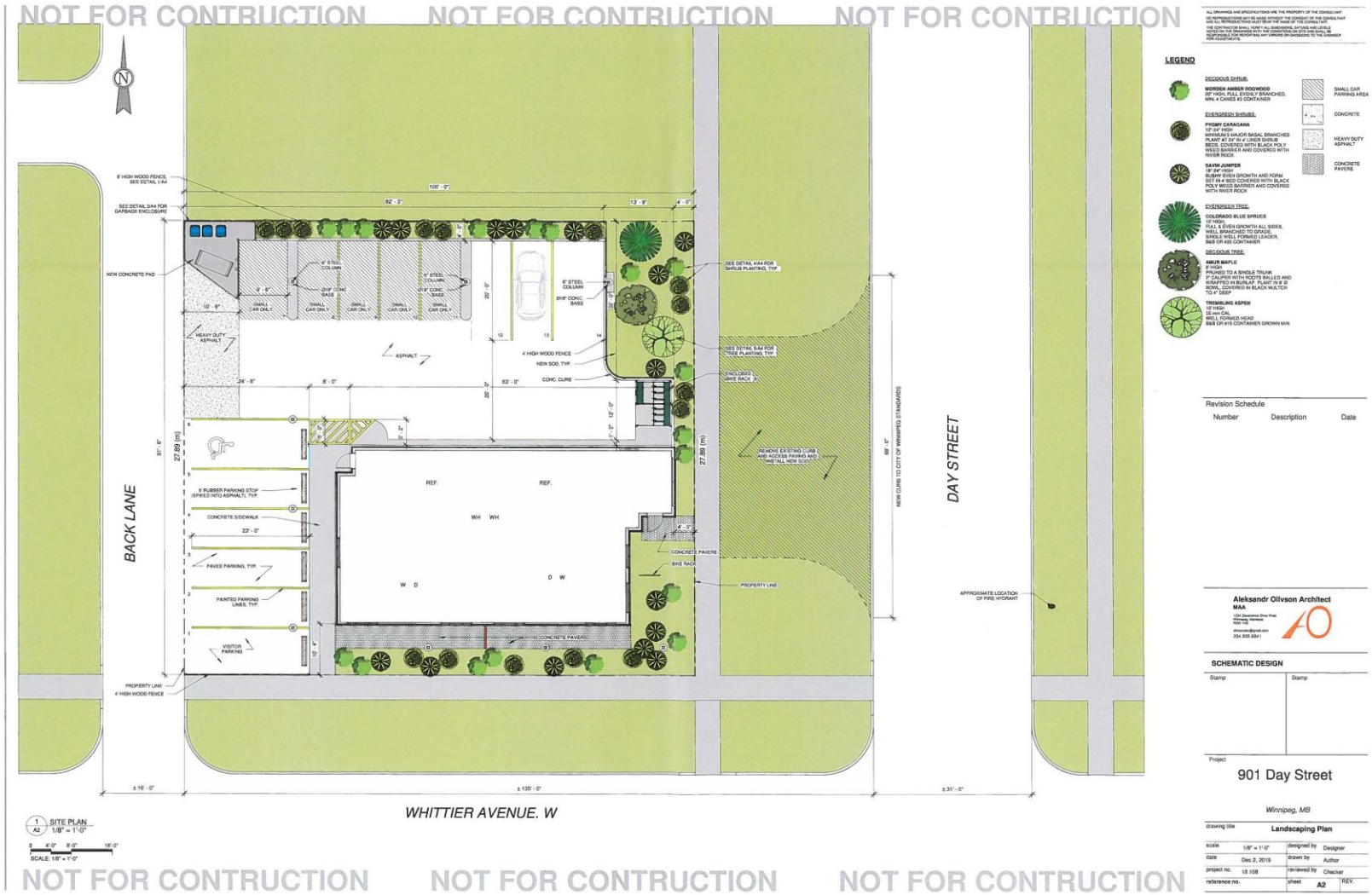
Stamp | Stamp

Project

901 Day Street

Winnipeg, MB

drawing title	Notes, Schedules, Code Review & Drawing List		
scale	1/4" = 1'-0"	designed by	AO
date	Dec 2, 2019	drawn by	AO
project no.	18.108	reviewed by	BM
reference no.		sheet A1	REV.


NOT FOR CONTRUCTION
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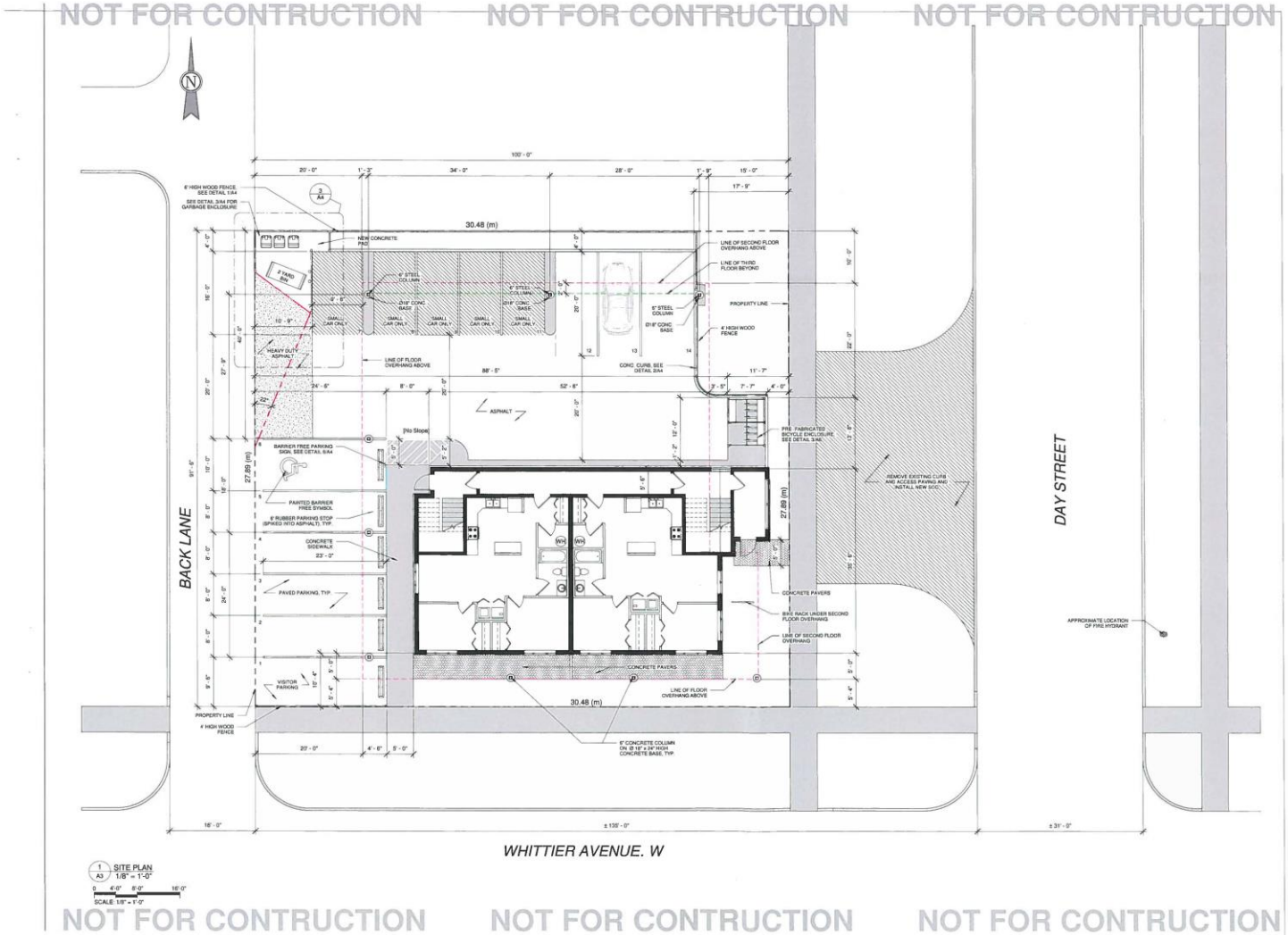
NOT FOR CONTRUCTION
BACK LANE
DAY STREET
WHITTIER AVENUE. W
NEW CONCRETE PAD
HEAVY DUTY ASPHALT
ASPHALT
CONCRETE SIDEWALK
PAVED PARKING, TYP.
PAINTED PARKING LINES, TYP.
VISITOR PARKING
6' RUBBER PARKING STOP (SPIKED INTO ASPHALT), TYP.
PROPERTY LINE
4' HIGH WOOD FENCE
NEW CONC CURB
NEW SOD, TYP.
CONCRETE PAVERS
BIKE RACK
APPROXIMATE LOCATION OF FIRE HYDRANT
1 SITE PLAN A2 1/8" = 1'-0"
SCALE: 1/8" = 1'-0"
LEGEND
DECIDUOUS SHRUB:
MORDEN AMBER DOGWOOD
EVERGREEN SHRUBS:
PYGMY CARAGANA
SAVIN JUNIPER
EVERGREEN TREE:
COLORADO BLUE SPRUCE
DECIDUOUS TREE:
AMUR MAPLE
TREMBLING ASPEN
SMALL CAR PARKING AREA
CONCRETE
HEAVY DUTY ASPHALT
CONCRETE PAVERS
Revision Schedule
Number Description Date
Aleksandr Olivson Architect
MAA
SCHEMATIC DESIGN
Stamp
Stamp
Project
901 Day Street
Winnipeg, MB
drawing title
Landscaping Plan
scale 1/8" = 1'-0"
designed by Designer
date Dec 2, 2019
drawn by Author
project no. 18.108
reviewed by Checker
reference no.
sheet A2
REV.



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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THIS DRAWING WITH THE CONDITIONS ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY ERRORS OR OMISSIONS TO THE ENGINEER FOR ADJUSTMENT.

Revision Schedule

Number	Description	Date

Aleksandr Olivson Architect MAA
1209 Queensbury Drive West
Winnipeg, Manitoba
R3W 1H5
olivsonmaa@gmail.com
204.955.8841

SCHEMATIC DESIGN

Stamp | Stamp

Project

901 Day Street

Winnipeg, MB

drawing title	Site Plan		
scale	1/8" = 1'-0"	designed by	AO
date	Dec 2, 2019	drawn by	AO
project no.	18.109	reviewed by	BM
reference no.		sheet	A3
			REV.

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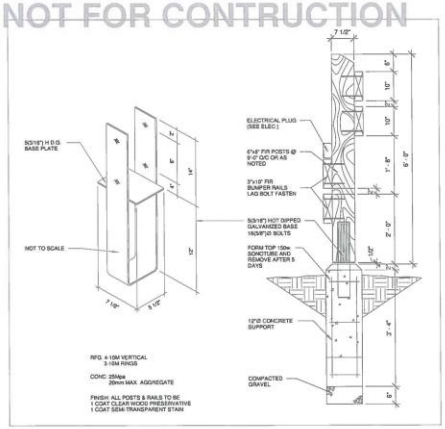
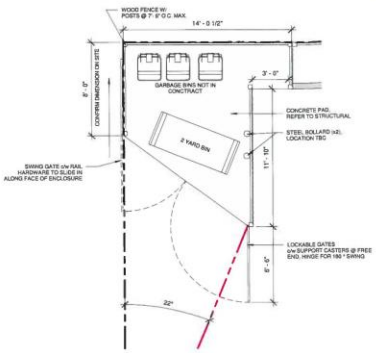
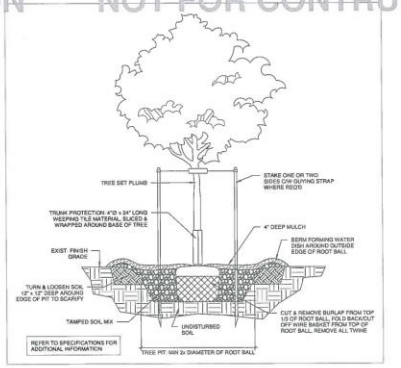


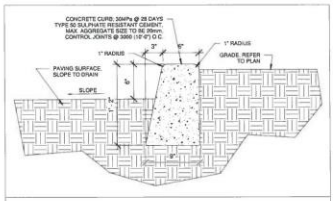
1 PARKING FENCE DETAIL
A4 3/4" = 1'-0"

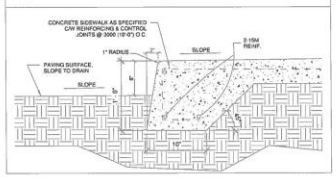


3 GARBAGE ENCLOSURE
A4 1/4" = 1'-0"

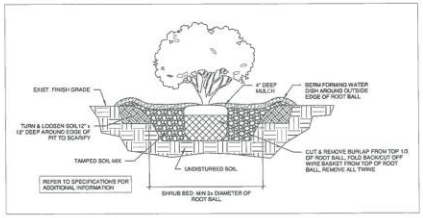


5 TREE DETAIL
A4 3/8" = 1'-0"

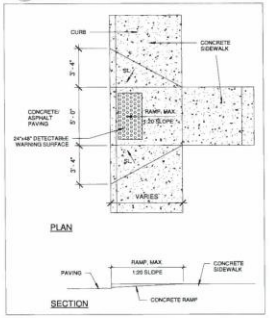




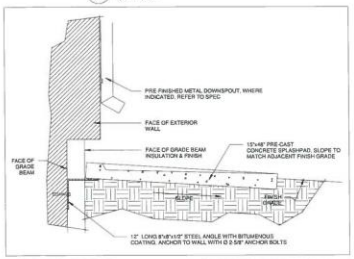
2 CURB DETAILS
A4 1 1/2" = 1'-0"



4 SHRUB DETAIL
A4 3/8" = 1'-0"



6 SIDEWALK RAMP
A4 1/4" = 1'-0"



7 SPLASHPAD DETAIL
A4 1" = 1'-0"



8 BARRIER FREE PARKING SIGN
A3 1 1/2" = 1'-0"

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Revision Schedule

Number	Description	Date

Aleksandr Olivson Architect MAA
1334 Dennistoun Drive West
Winnipeg, Manitoba
R2M 1T2
204 953 8841

SCHEMATIC DESIGN

Stamp | Stamp

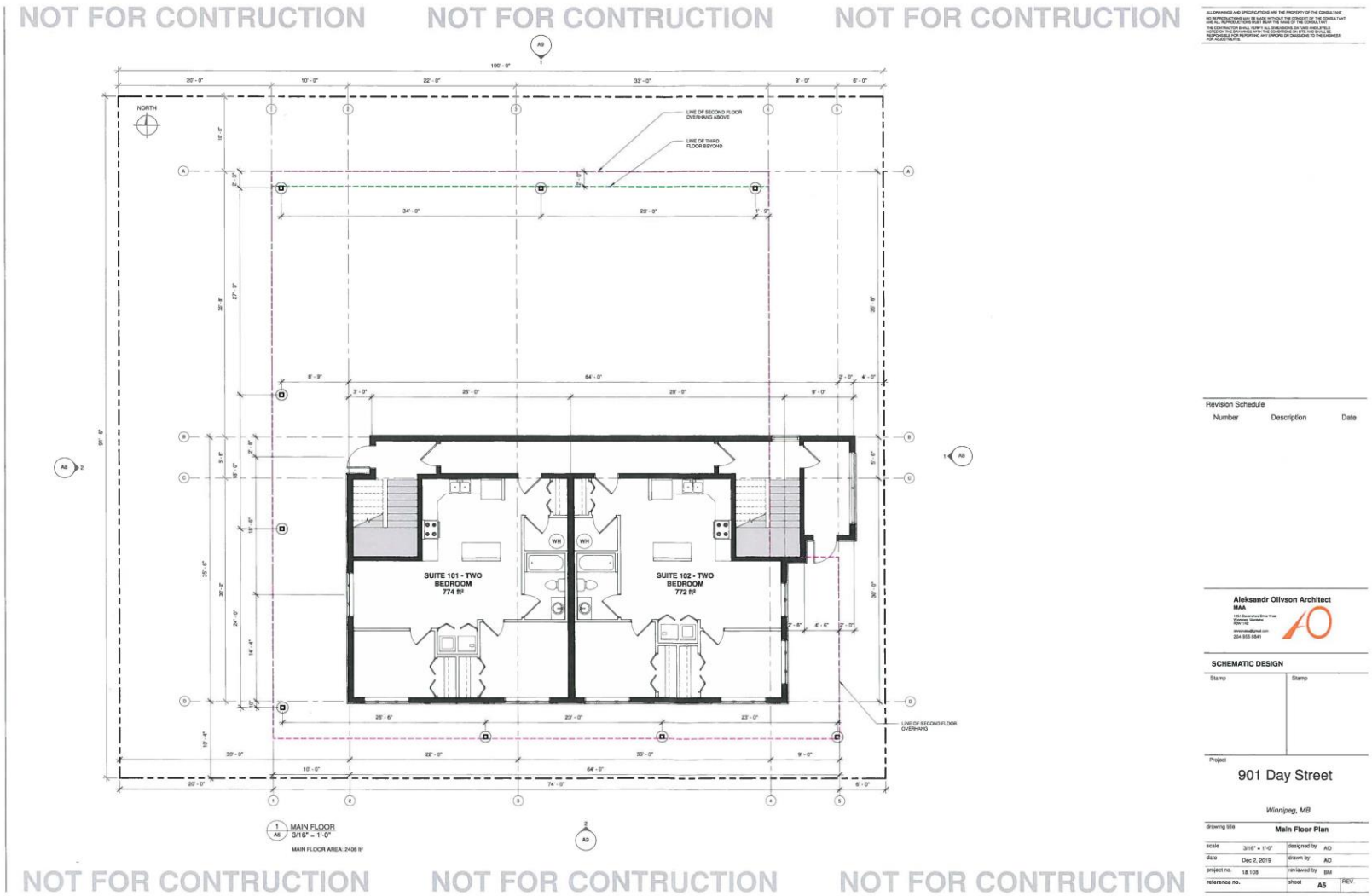
Project

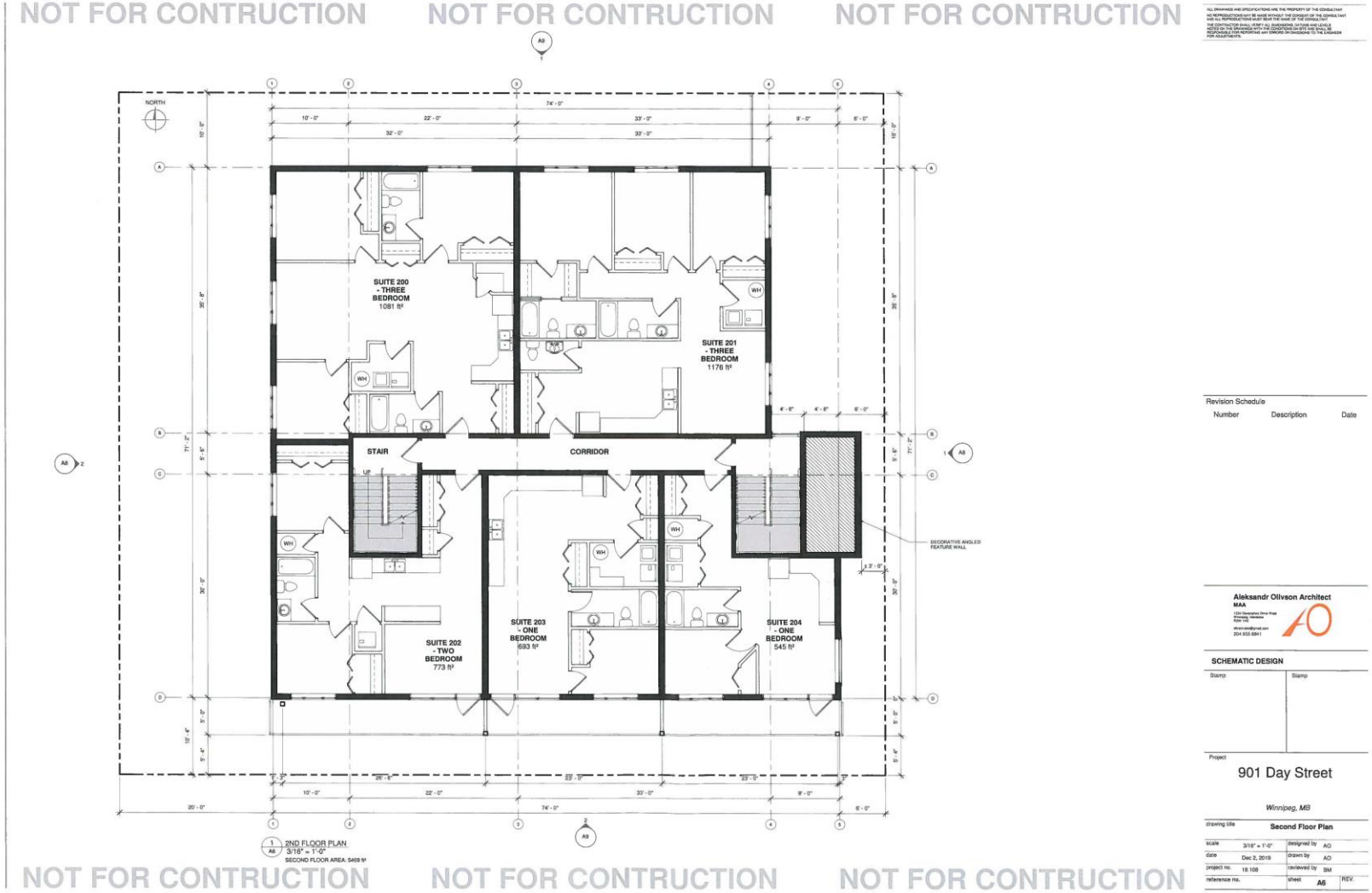
901 Day Street

Winnipeg, MB

drawing title: Site Details

scale	As indicated	designed by	AO
date	Dec 2, 2019	drawn by	AO
project no.	18.108	reviewed by	DRC
reference no.		sheet A4	REV.


NOT FOR CONTRUCTION
NOT FOR CONTRUCTION
NOT FOR CONTRUCTION
NORTH
LINE OF SECOND FLOOR OVERHANG ABOVE
LINE OF THIRD FLOOR BEYOND
SUITE 101 - TWO BEDROOM 774 ft²
SUITE 102 - TWO BEDROOM 772 ft²
LINE OF SECOND FLOOR OVERHANG
MAIN FLOOR
3/16" = 1'-0"
MAIN FLOOR AREA: 2406 ft²
NOT FOR CONTRUCTION
NOT FOR CONTRUCTION
NOT FOR CONTRUCTION
Revision Schedule
Number
Description
Date
Aleksandr Olivson Architect
MAA
SCHEMATIC DESIGN
Stamp
Stamp
Project
901 Day Street
Winnipeg, MB
drawing title
Main Floor Plan
scale
3/16" = 1'-0"
designed by
AO
date
Dec 2, 2019
drawn by
AO
project no.
18.108
reviewed by
BM
reference no.
sheet
A5
REV.


NOT FOR CONTRUCTION
NOT FOR CONTRUCTION
NOT FOR CONTRUCTION
NORTH
SUITE 200
- THREE
BEDROOM
1081 ft²
SUITE 201
- THREE
BEDROOM
1176 ft²
STAIR
CORRIDOR
SUITE 202
- TWO
BEDROOM
773 ft²
SUITE 203
- ONE
BEDROOM
693 ft²
SUITE 204
- ONE
BEDROOM
545 ft²
DECORATIVE ANGLED FEATURE WALL
2ND FLOOR PLAN
3/16" = 1'-0"
SECOND FLOOR AREA: 5469 ft²
NOT FOR CONTRUCTION
NOT FOR CONTRUCTION
NOT FOR CONTRUCTION
Revision Schedule
Number
Description
Date
Aleksandr Olivson Architect
MAA
SCHEMATIC DESIGN
Stamp
Stamp
Project
901 Day Street
Winnipeg, MB
drawing title
Second Floor Plan
scale
3/16" = 1'-0"
designed by
AO
date
Dec 2, 2019
drawn by
AO
project no.
18.108
reviewed by
BM
reference no.
sheet
A6
REV.

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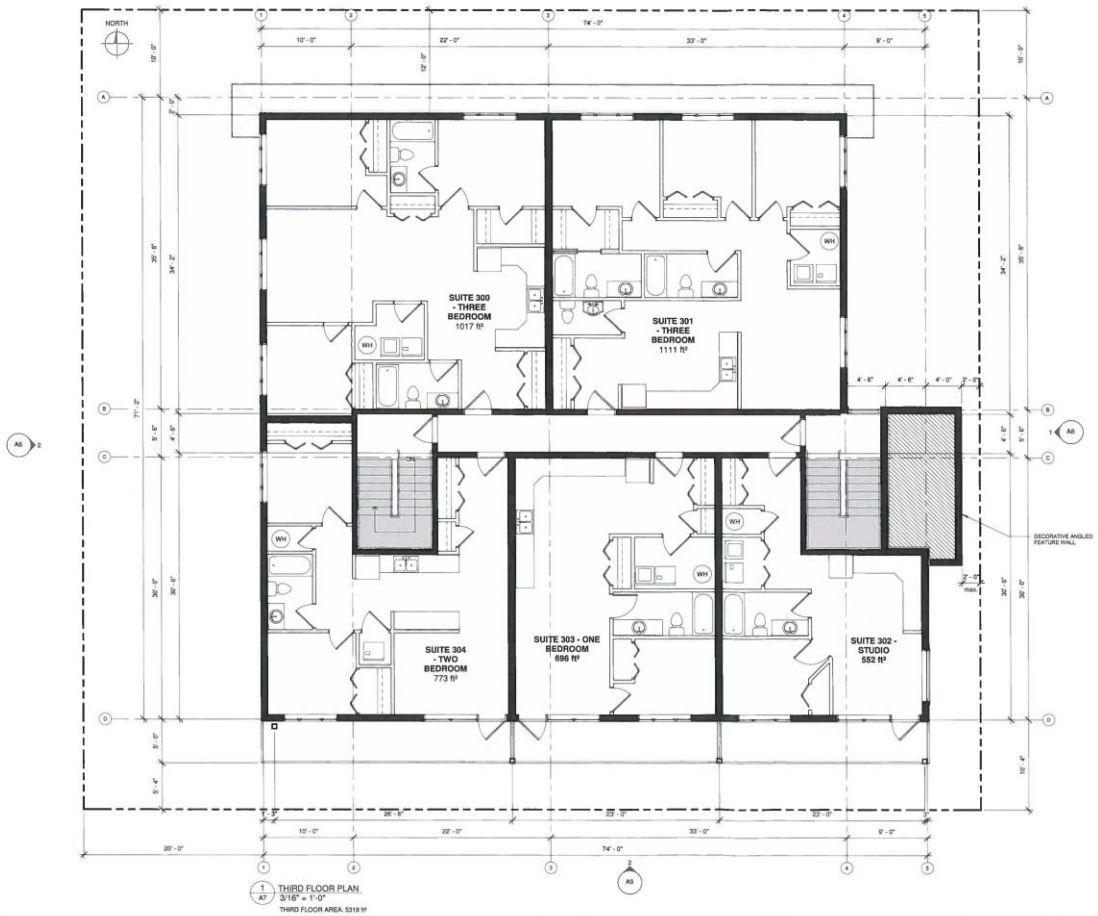
FOR ADJUSTMENTS.



1 A7 THIRD FLOOR PLAN
3/16" = 1'-0"
THIRD FLOOR AREA: 5319 ft²

NOT FOR CONTRUCTION NOT FOR CONTRUCTION NOT FOR CONTRUCTION

Revision Schedule

Number	Description	Date

Aleksandr Olivson Architect
MAA
204-955-8841

SCHEMATIC DESIGN

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Project

901 Day Street

Winnipeg, MB

drawing title	Third Floor Plan		
scale	3/16" = 1'-0"	designed by	AO
date	Dec 2, 2019	drawn by	AO
project no.	18.108	reviewed by	BM
reference no.		sheet A7	REV.

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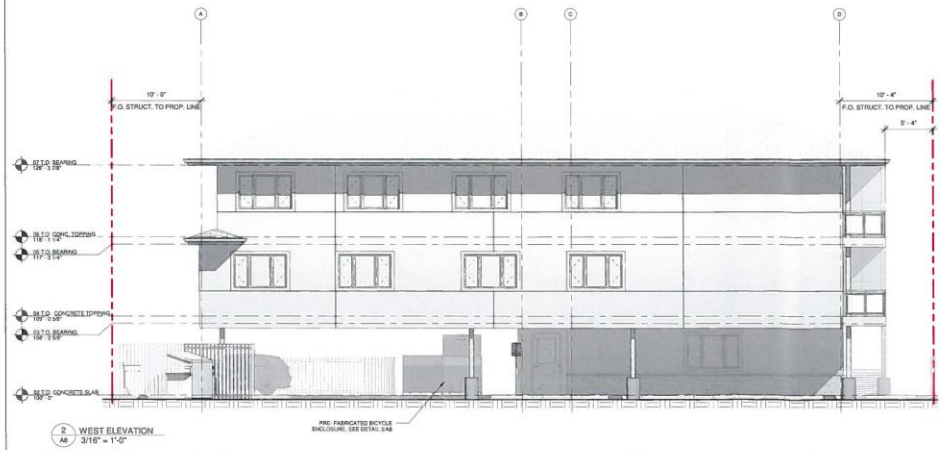
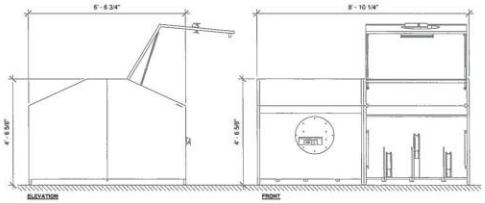
1 EAST ELEVATION
A8 3/16" = 1'-0"



2 WEST ELEVATION
A8 3/16" = 1'-0"



3 BIKE ENCLOSURE
A8 1/2" = 1'-0"

Revision Schedule

Number	Description	Date

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drawing title **Building Elevations**

scale	As indicated	designed by	AO
date	Dec 2, 2019	drawn by	AO
project no.	18.106	reviewed by	BM
reference no.		sheet	A8
			REV.

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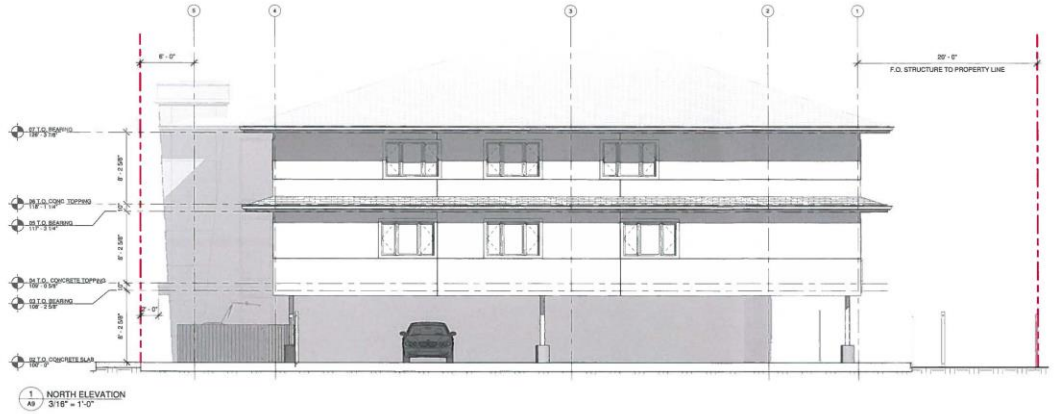
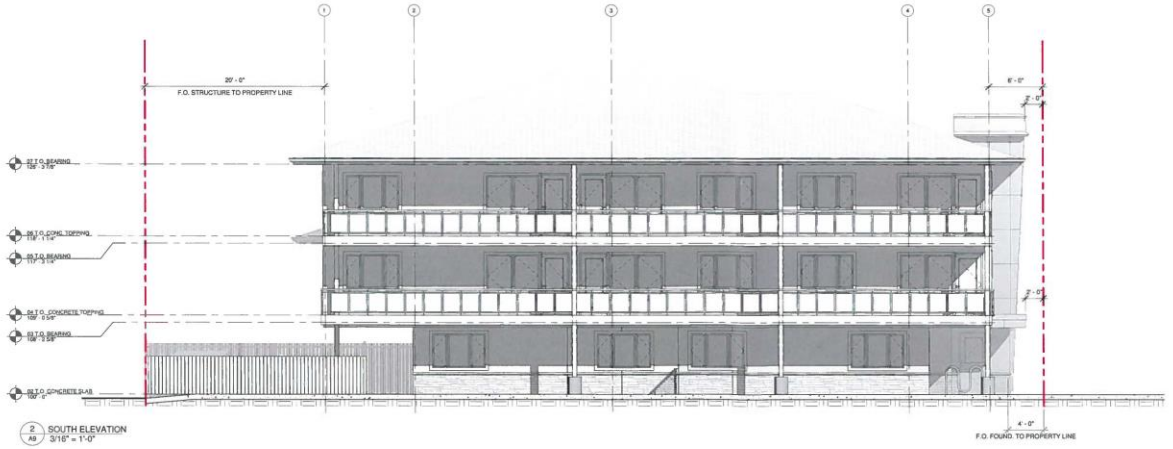


1 NORTH ELEVATION
A9 3/16" = 1'-0"



2 SOUTH ELEVATION
A9 3/16" = 1'-0"

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Revision Schedule

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drawing title **Building Elevations**

scale	3/16" = 1'-0"	designed by	AO
date	Dec 2, 2019	drawn by	AO
project no.	18.108	reviewed by	BM
reference no.		sheet A9	REV.