Minute No. 640
Report – Executive Policy Committee – September 21, 2021

Item No. 6 **Zoning Agreement Amendment – 50 Barnes Street (Waverley West Ward) File ZAA 4/2021 [c/r DAV 153806/2021D]**

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That the Zoning Agreement under File DASZ 14/2019 dated June 20, 2019 (By-law No. 1/2020), in respect of the subject property (Lot 2 Plan 67897 WLTO in RL 1 and 2 Parish of St. Vital), be amended as follows:

   A. That Clause 3. be amended by deleting "46 feet" and replacing with "58 feet."

   B. That Clause 4. be deleted in its entirety.

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with recommendation 1, and such other agreements as determined necessary by the City Solicitor and Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the agreement to amend the Zoning Agreement, and the Ancillary Agreements, in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor and Director of Legal Services to protect the interests of the City.

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

Report – Executive Policy Committee – September 21, 2021

DECISION MAKING HISTORY:

Moved by His Worship Mayor Bowman,

That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 21, 2021, the Executive Policy Committee concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 2, 2021, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

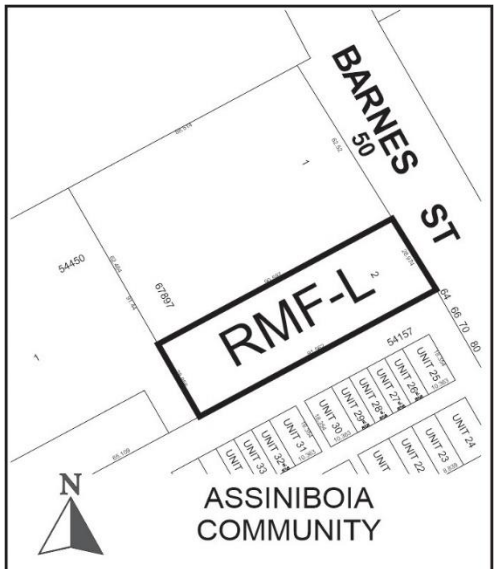
File: ZAA 4/2021

Before: Assiniboia Community Committee
Councillor Gillingham, Chairperson
Councillor Klein
Councillor Lukes

Public Hearing: September 2, 2021
Council Building, 510 Main Street

Applicant: Pre-Con Builders Ltd.
(Jason Wikdahl)

Subject:



APPLICANT : Pre-Con Builders Ltd. (Jason Wikdahl)
FILE : ZAA 4/2021
PROPOSAL : To amend the Zoning Agreement DASZ 14/2019, By-law No. 1/2020, affecting the land shown outlined above by amending Clauses 3 and 4 to facilitate the construction of a Multi-Family Dwelling use with a maximum height of 56 feet and a maximum density of one (1) dwelling unit per 415 square feet of lot area. **For information, phone, R. Galston, Planner at 204-986-8645.**

Premises Affected: 50 Barnes Street

For submission to: Executive Policy Committee

Prepared by: L. Cowan, Senior Committee Clerk
Assiniboia Community Committee

Report date: September 3, 2021

Community Committee Recommendation:

On September 2, 2021, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Zoning Agreement under File DASZ 14/2019 dated June 20, 2019 (By-law No. 1/2020), in respect of the subject property (Lot 2 Plan 67897 WLTO in RL 1 and 2 Parish of St. Vital), be amended as follows:

    A. That Clause 3. be amended by deleting "46 feet" and replacing with "58 feet."

    B. That Clause 4. be deleted in its entirety.

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with recommendation 1, and such other agreements as determined necessary by the City Solicitor and Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the agreement to amend the Zoning Agreement, and the Ancillary Agreements, in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor and Director of Legal Services to protect the interests of the City.

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

The Assiniboia Community Committee provided the following supporting reason for its recommendation:

1. The variances are minor in nature and will enhance the overall project so therefore I am supportive.

Exhibits Filed:

1. Application dated May 28, 2021
2. Notification of Public Hearing dated July 9, 2021
3. Manitoba Status of Titles 3107410/1 and 3107411/1
4. Letter of authorization dated April 14, 2021 from Grace Communion International Canada to Harlee Holdings Ltd. and/or Pre-Con Builders Ltd.
5. Letter of authorization dated January 27, 2021 from Harlee Holdings Ltd. (Robin Lee) to Pre-Con Builders Ltd.
6. Surveyor's Building Location Certificate and sketches dated January 15th, 2021
7. Caveat 5263683/1
8. Easement Declaration Registration Number 5263678/1
9. Zoning Agreement made in duplicate effective 18th day of July, 2019 between The City of Winnipeg and Grace Communion International Canada
10. Rendering of subject property
11. Plan of Subdivision of part of River Lots 1 and 2 Parish of St. Vital dated February 12, 2021
12. Plans (11 pages)
13. Report from the Urban Planning Division dated August 16, 2021
14. Inspection Report
15. Recording of representations

REPRESENTATIONS:

In Support:
Robin Lee

In Opposition:
Nil

For Information:
Nil

For the City:
R. Galston, Urban Planner, Planning, Property and Development Department

Exhibit "13" referred to in File ZAA 4/2021

ADMINISTRATIVE REPORT

Title: ZAA 4/2021 – 50 Barnes Street

Issue: For consideration at the Public Hearing for a Zoning Agreement Amendment to amend clauses of the Zoning Agreement to allow the development of a five-storey multi-family building with 68 dwelling units.

Critical Path: Assiniboia Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Galston, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the Zoning Agreement under File DASZ 14/2019 dated June 20, 2019 (By-law No. 1/2020), in respect of the subject property (Lot 2 Plan 67897 WLTO in RL 1 and 2 Parish of St. Vital), be amended as follows:
    A. That Clause 3. be amended by deleting "46 feet" and replacing with "58 feet."
    B. That Clause 4. be deleted in its entirety.
2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with recommendation 1, and such other agreements as determined necessary by the City Solicitor and Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").
3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the agreement to amend the Zoning Agreement, and the Ancillary Agreements, in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor and Director of Legal Services to protect the interests of the City.
4. That, the proper officers of the City be authorized to do all things necessary to implement the intent of the forgoing.

REASON FOR THE REPORT

- Zoning Agreement Amendment applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Winnipeg Public Service are concurred in, the subject Zoning Agreement will be amended to allow the construction of a multi-family development of a five-storey multi-family building with 68 dwelling units.

CONSULTATION

In preparing this Report there was consultation with: N/A

OURWINNIPEG POLICY ALIGNMENT

- The proposed development aligns with *OurWinnipeg* Section 01, Direction 3: *"Promote Compact Urban Form and Manage the Extension of Municipal Services for New Growth."*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

- The proposed development would align with the following Key Direction in the Winnipeg Climate Action Plan: *"Ensure New Areas of Growth are Designed According to the Principles of Complete Communities."*

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Robert Galston, MCP
Date:	August 16, 2021
File No.	ZAA 4/2021

List of Schedules and Attachments

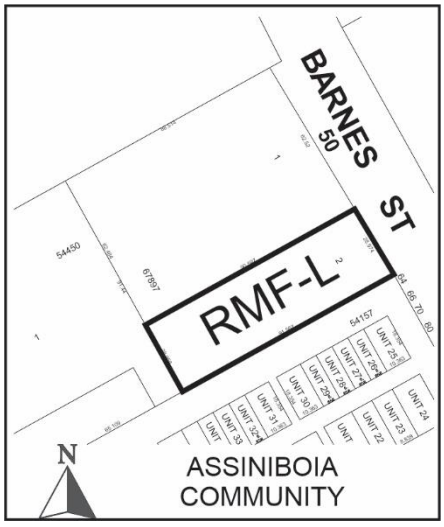
1. Appendix "A" Planning Discussion

APPENDIX 'A'

DATE: August 18, 2021
FILE: **ZAA 4/2021**
RELATED FILES: n/a
COMMUNITY: Assiniboia Community
NEIGHBOURHOOD #: 5.637 (Fairfield Park)

SUBJECT: For consideration at the Public Hearing for a Zoning Agreement Amendment to amend clauses of the Zoning Agreement to allow the development of a five-storey multi-family building with 68 dwelling units.

LOCATION: 50 Barnes Street
LEGAL DESCRIPTION: LOT 2 PLAN 67897 WLTO IN RL 1 AND 2 PARISH OF ST VITAL



APPLICANT: Pre-Con Buildings (Jason Wikdahl)
405 Fort Whyte Way (Unit 100)
Oak Bluff, Manitoba R4G 0B1

OWNERS: Grace Communion International Canada
50 Barnes Street
Winnipeg, Manitoba R3T 4Z7

RECOMMENDATION: Approval

HISTORY

DASZ 14/2019

On July 9, 2019, Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That the plan of subdivision under Development Application No. DASZ 14/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 20, 2019 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:

    A. That the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated May 22, 2019 and attached as Schedule "B" to this report.

2. That, the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L" – Residential Multi-Family (Large) District and an "RMF-S" – Residential Multi-Family (Small) District, as shown on the map dated June 20, 2019, 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. For those portions on the Owner's Land zoned "RMF-L" Residential Multi-Family (Large), the Owner must submit plans showing the location and design of any and all proposed:

            a. Buildings;

            b. Accessory parking areas;

            c. Private approaches;

            d. Garbage enclosures;

            e. Bicycle enclosures;

            f. Fencing;

            g. Lighting;

            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 Assiniboia 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. That the maximum height of any building on the portion of the Owner's Land zoned "RMF-L" Residential Multi-Family (Large) must not exceed 46 feet, not including any parapets or other permitted projections.

iii. That the maximum density of the portion of the Owner's Land zoned "RMF-L" Residential Multi-Family (Large) must not be less than one (1) dwelling per 540 square feet of lot area.

3. That the City enter into, execute and deliver with the Developer:

   A. a Servicing Agreement in accordance with recommendation 1; and

   B. a Zoning Agreement in accordance with recommendation 2,

   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").

4. 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 Servicing Agreement, 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.

5. 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 the Development Application No. DASZ 14/2019, as determined by the City's Director of Planning, Property and Development.

6. 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.

7. 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 of the By-law in accordance with the above.

8. That the subdivision section of the by-law shall come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

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

10. 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 8 and 9 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

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

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the west side of Barnes Street, between Bison Drive and Lee Boulevard, in the Fairfield Park Neighbourhood of the Waverley West Ward.
- The subject property site has a total land area of approximately 28,386 square feet.
- Per *OurWinnipeg*, the subject site is located in an Area of Stability – Mature Communities policy area in the *Complete Communities Direction Strategy* Urban Structure Map.
- The subject property is currently zoned "RMF-L" Residential Multi-Family (Large).



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A place of worship use zoned "RMF-S" Residential Single-Family (Small), then vacant land zoned "RR5" – Rural Residential 5.

South: Townhouse-style residential uses zoned "RMF-S" – Residential Multi-Family (Small).

East: Barnes Street, then a supermarket use zoned "C3" – Commercial Corridor.

West: Multi-family residential uses zoned "RMF-L" – Residential Multi-Family (Large).



Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant has communicated to the City of Winnipeg that they wish to change the design of their proposed multi-family residential development proposed under file no. DASZ 14/2019.
- The proposed changes to the development include providing 16 additional dwelling units by and an additional storey to the proposed building.
- The differences in height and density are noted in the following table:

	Previous Proposal (DASZ 14/2019)	Current Proposal (ZAA 4/21)
Number of Storeys	Four (4)	Five (5)
Building Height	45.5 feet	54.6
Number of Units	52	68
Density (lot area per dwelling unit)	545 square feet	415 square feet

COLLABORATION AND PUBLIC CONSULTATION

- The applicant made contact with the Urban Planning Division prior to making an application to amend the Zoning Agreement.
- The Urban Planning Division advised the applicant that consultation with residents of neighbouring properties should be undertaken prior to submitting a Zoning Agreement Amendment application. The applicant has communicated that because there was little

response to the public consultation efforts undertaken in advance of the initial application (file no. DASZ 14/2019), it was believed no further consultation was warranted.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY

- *OurWinnipeg* is the City's long-range development plan. The Key Direction of *OurWinnipeg* regarding Areas of Stability states:
    - *Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*
- The *Complete Communities Direction Strategy* is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is classified as an "Area of Stability – Recent Community" in *Complete Communities*' Urban Structure map. Areas of Stability will accommodate low to moderate density infill development to support more efficient use of land, infrastructure, and services as well as enhance housing choice and affordability. With regard to this proposal, the key policies guiding the development of Areas of Stability include:
    - *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.*
    - *Promote a quality public realm with a high level of accessibility to community services and amenities and opportunities for gathering and social interaction.*
    - *Encourage intensification to occur at centres and along corridors.*
    - *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.*
    - *Provide opportunities to increase multi-modal connectivity when redevelopment occurs.*
- While the subject property is located in the Areas of Stability – Recent Communities under *Complete Communities'* Urban Structure map, the subject property is located in what may be considered a Transformative Area – Neighbourhood Mixed-Use Centre policy area in *Complete Communities*. Neighbourhood Mixed-Use Centres function as

key strategic areas in neighbourhoods which provide a mix of uses, allowing for further intensification of these uses over time, while serving as vibrant gathering spaces that support the daily activities of local residents.

- With regard to this proposal, key policies guiding the development of Neighbourhood Mixed-Use Centres include:
    - *Recognize and establish neighbourhood centres in areas that are well connected by corridors, and present the best opportunities for mid to high frequency transit.*
    - *Promote neighbourhood mixed-use centres as attractive, pedestrian-friendly places.*
    - *Encourage moderate intensification through the development of a mix of uses and a broad range of ground-oriented and mid density housing.*

ZONING

- As noted above, the current zoning of the subject property is “RMF-L” Residential Multi-Family (Large).
- The “RMF-L” Residential Multi-Family (Large) zoning districts are intended to accommodate the development of multi-family units in neighbourhoods with medium to high residential densities.

AMENDMENT TO ZONING AGREEMENT

- As outlined above in the History section of this report, two (2) caveats on the subject property under file no. DASZ 14/2019 limit the height of any proposed building to no more than 46 feet, and limit the residential density to no less than 540 square feet per dwelling unit.
- The proposed Zoning Agreement Amendment would permit the development of a building that is up to 58 feet in height, and has a residential density of up to 400 square feet per dwelling unit.
- This proposed amendment was circulated to all relevant departments of the Winnipeg Public Service, with no concerns raised.

ANALYSIS OF ZONING AGREEMENT AMENDMENT

- As noted above, the proposed Zoning Agreement Amendment will enable the development of five-storey multi-family residential building on the subject property. The Urban Planning Division is supportive of this amendment.
- The intention of the relevant clauses of the Zoning Agreement under file no. DASZ 14/2019 was to ensure that any proposed multi-family development on the subject property be limited in terms of building height and residential density, in order to be compatible with the surrounding neighbourhood. As noted above, the applicant has changed their plans so that 16 additional dwelling units can be included in the development.
- The proposed amendment of clause 3 will enable a maximum building height of 58 feet. This amendment will accommodate the building height proposed by the applicant, which

is 54.6 feet. An additional 3.4 feet beyond 54.6 feet is included in case of any necessary structural changes in final design plans.

- Given that the maximum density permitted in the "RMF-L" zoning district is 400 square feet per dwelling unit, and the density currently proposed is 415 square feet per dwelling unit, clause 4 concerning density is not necessary. For this reason, the Urban Planning Division recommends that this clause be deleted in its entirety.

Compatibility and Adverse Impact

- The proposed amendment will enable a multi-family development that is generally compatible with the surrounding area, which is characterized by a mix of multi-family residential and commercial uses.
- With respect to the nearest residential uses, the proposed multi-family building is located approximately 59 feet from the existing townhouse dwellings located to the south.
- Given the distance of the adjacent townhouse dwelling (59.1 feet), and the proposed height of the building (55.5 feet), the Urban Planning Division considers the proposed building height to not have a significant impact on the adjacent townhouse units.
- Plans submitted by the applicant show planted trees in the south side yard and a fence on the south property line, which will provide additional buffering from the adjacent townhouse properties. Per DASZ 14/2019, final design plans, including plans showing landscaping and fencing, are required to be submitted for approval by the Assiniboia Community Committee and the Director of Planning, Property and Development.

RECOMMENDATION

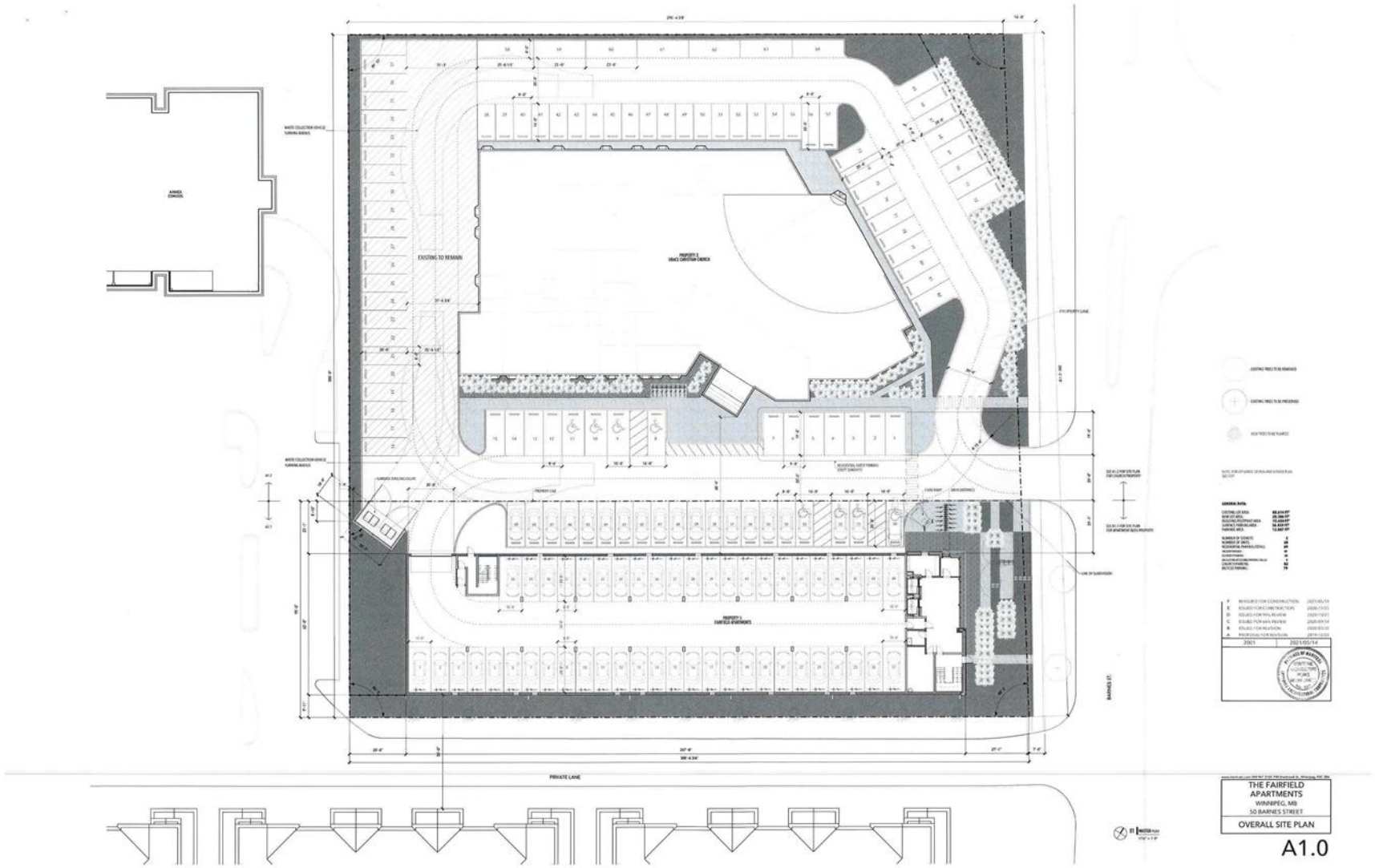
The Urban Planning Division recommends **approval** for the following reasons:

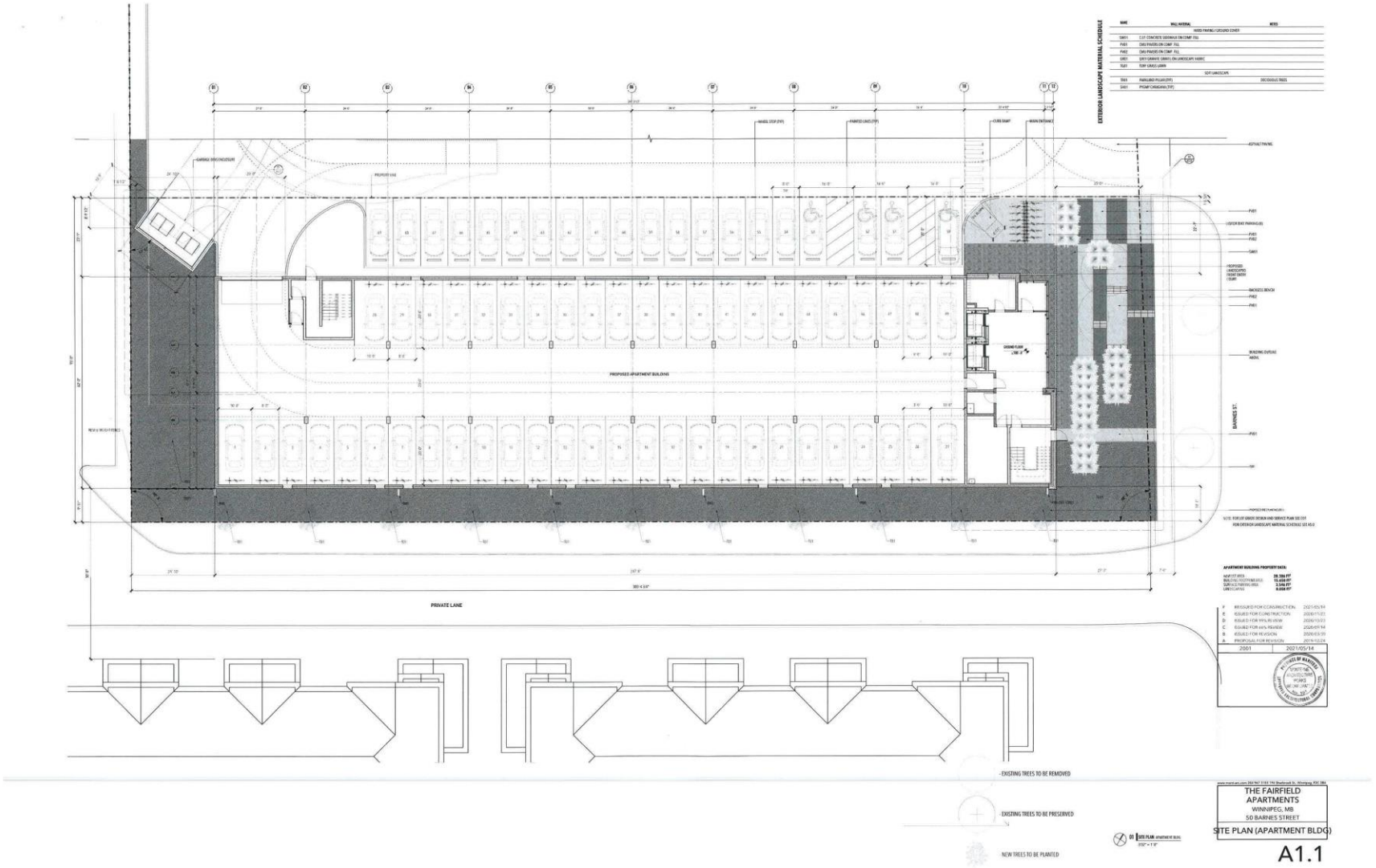
- The proposal amendment will enable a multi-family residential development that is generally compatible with the surrounding area.
- The proposed increase in density and height does not exceed the maximum requirements of the "RMF-L" zoning district.

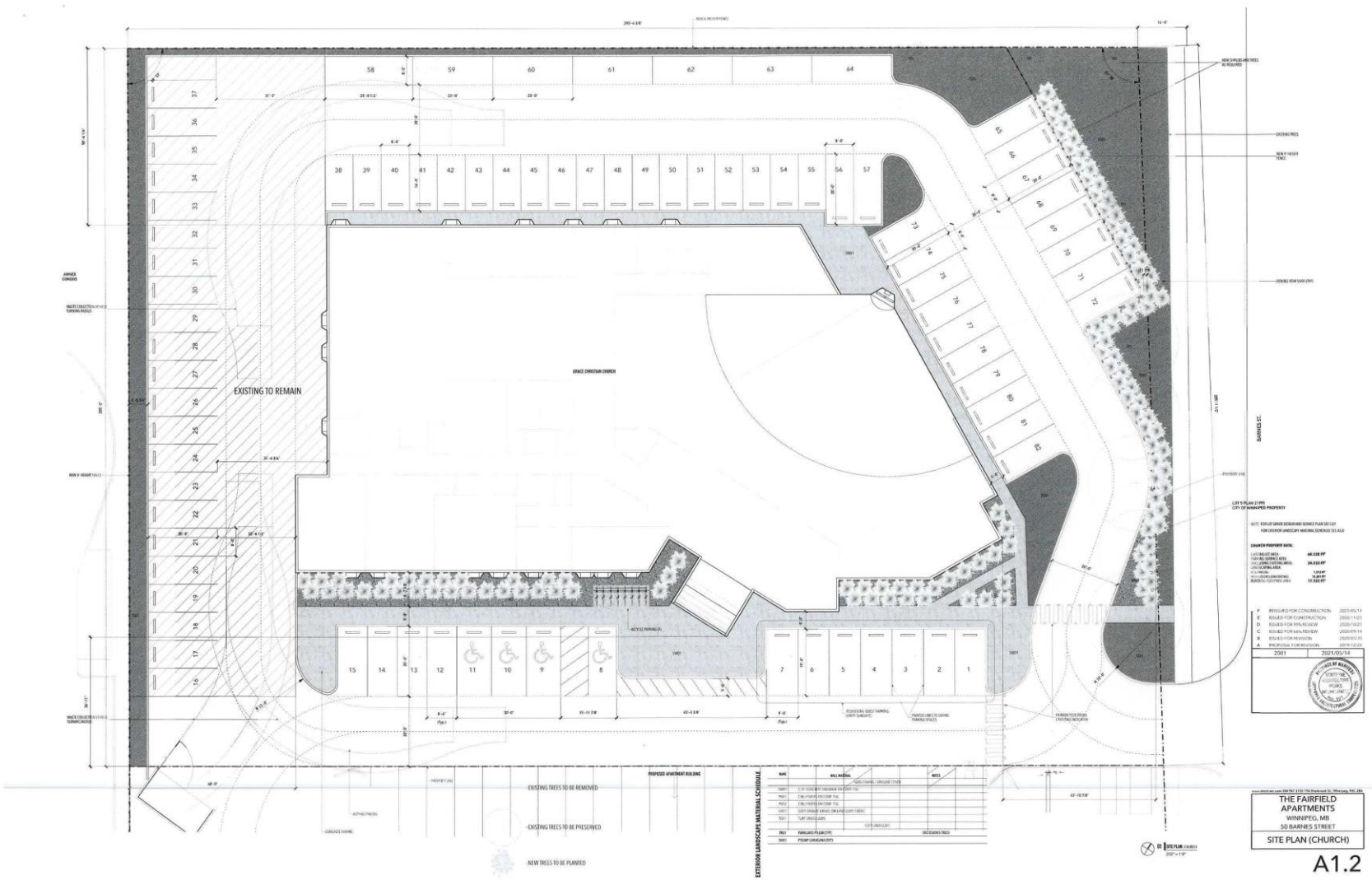
This Report Submitted by: Robert Galston, MCP
Planning, Property and Development Department
Urban Planning Division

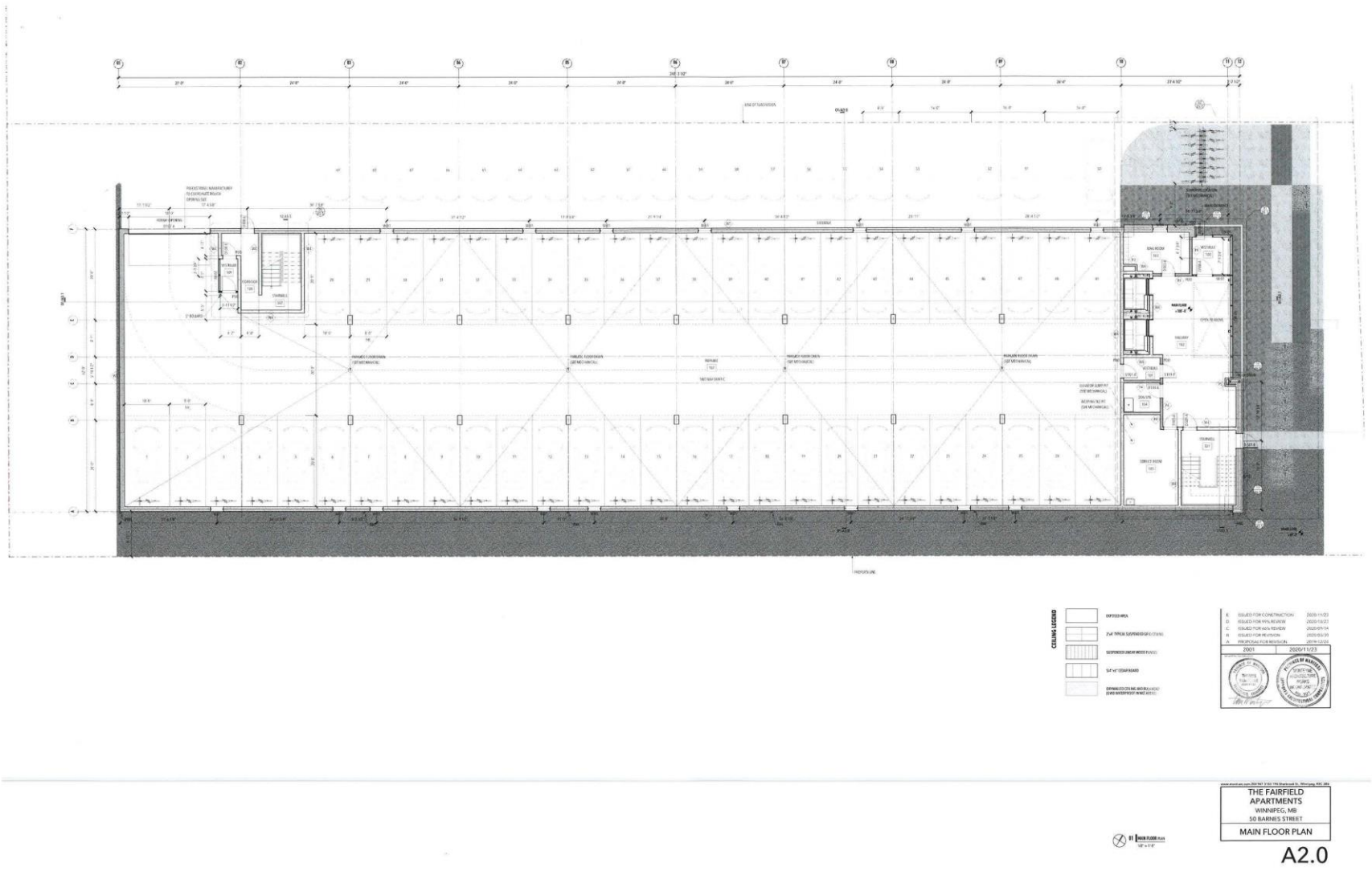
PPD File #: ZAA 4/2021

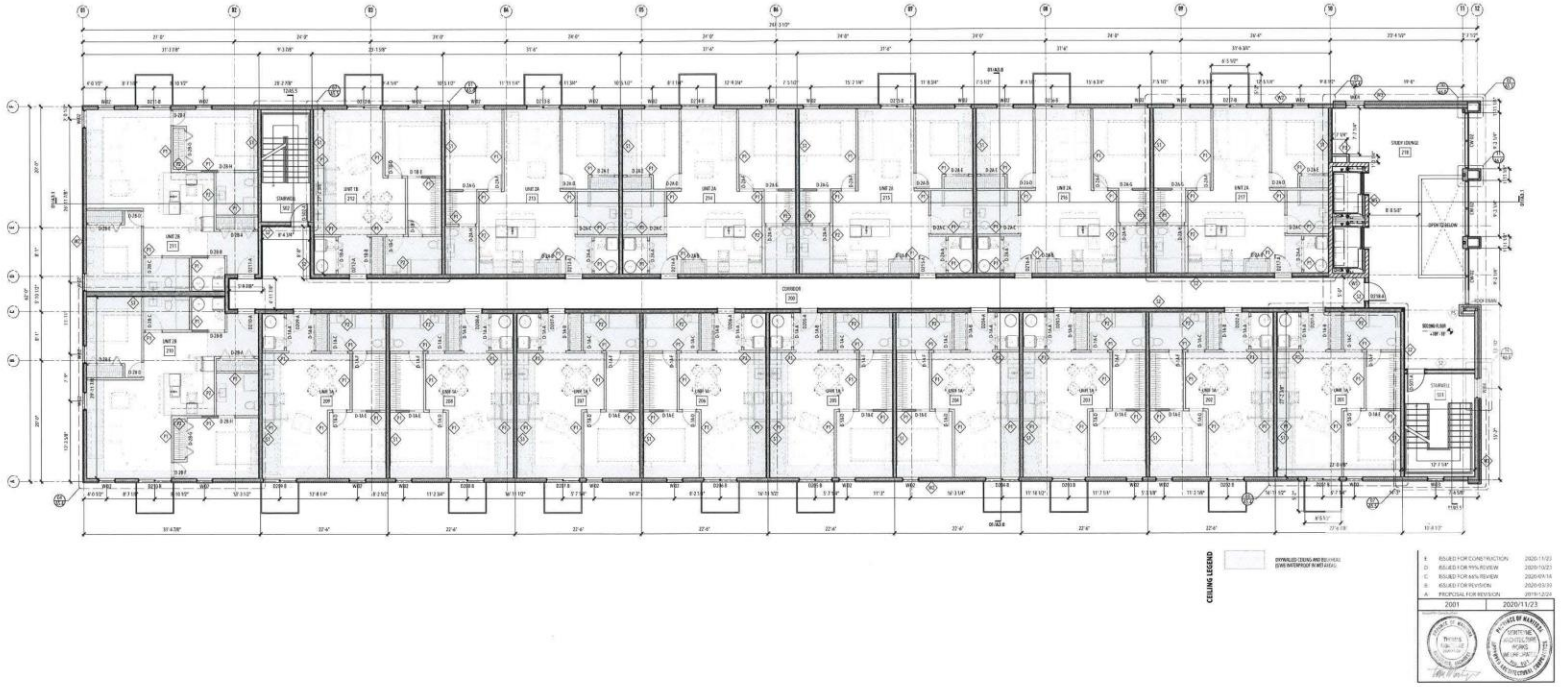
Exhibit "12" referred to in File ZAA 4/2021




PRIVATE LANE
EXISTING TREES TO BE REMOVED
EXISTING TREES TO BE PRESERVED
NEW TREES TO BE PLANTED
THE FAIRFIELD APARTMENTS
WINNIPEG, MB
50 BARNES STREET
SITE PLAN (APARTMENT BLDG)
A1.1


EXISTING TO REMAIN
GRACE CHRISTIAN CHURCH
BARNES ST.
EXISTING TREES TO BE REMOVED
EXISTING TREES TO BE PRESERVED
NEW TREES TO BE PLANTED
EXTERIOR LANDSCAPE MATERIAL SCHEDULE
THE FAIRFIELD APARTMENTS
WINNIPEG, MB
50 BARNES STREET
SITE PLAN (CHURCH)
A1.2


CEILING LEGEND
THE FAIRFIELD
APARTMENTS
WINNIPEG, MB
50 BARNES STREET
MAIN FLOOR PLAN
A2.0



CEILING LEGEND

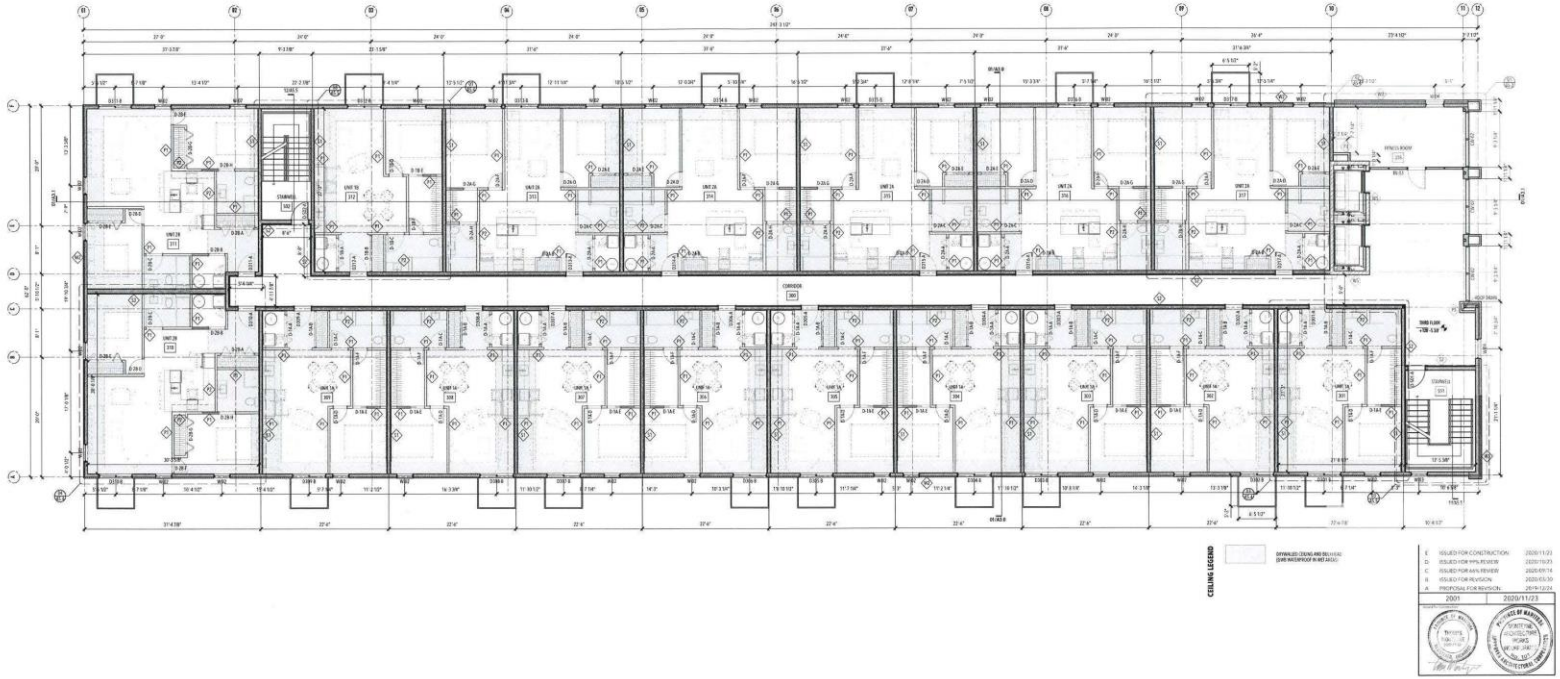
E	ISSUED FOR CONSTRUCTION	2020/11/23
D	ISSUED FOR 99% REVIEW	2020/10/23
C	ISSUED FOR 66% REVIEW	2020/09/14
B	ISSUED FOR REVISION	2020/03/20
A	PROPOSAL FOR REVISION	2019/12/24
2001		2020/11/23

THE FAIRFIELD
APARTMENTS
WINNIPEG, MB
50 BARNES STREET

2ND FLOOR PLAN

01 SECOND FLOOR PLAN

A2.1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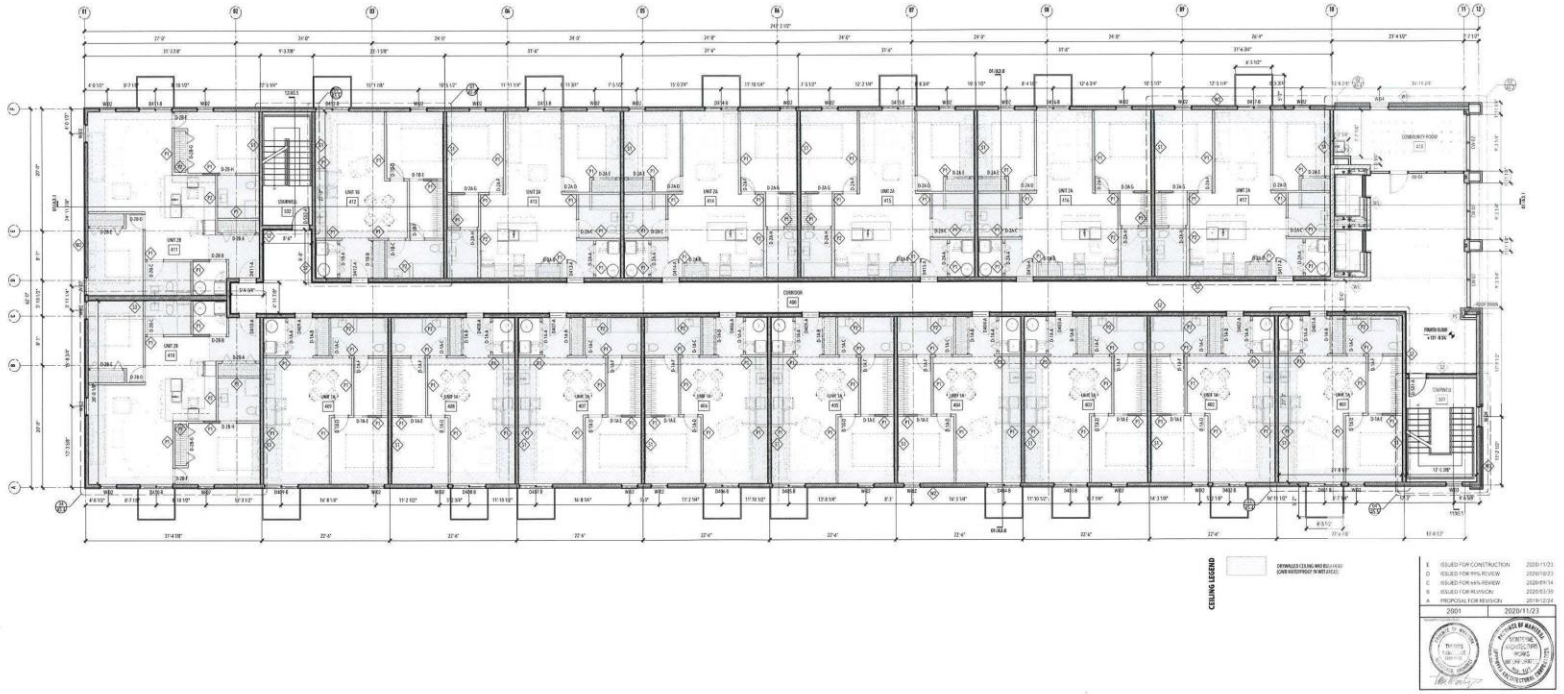
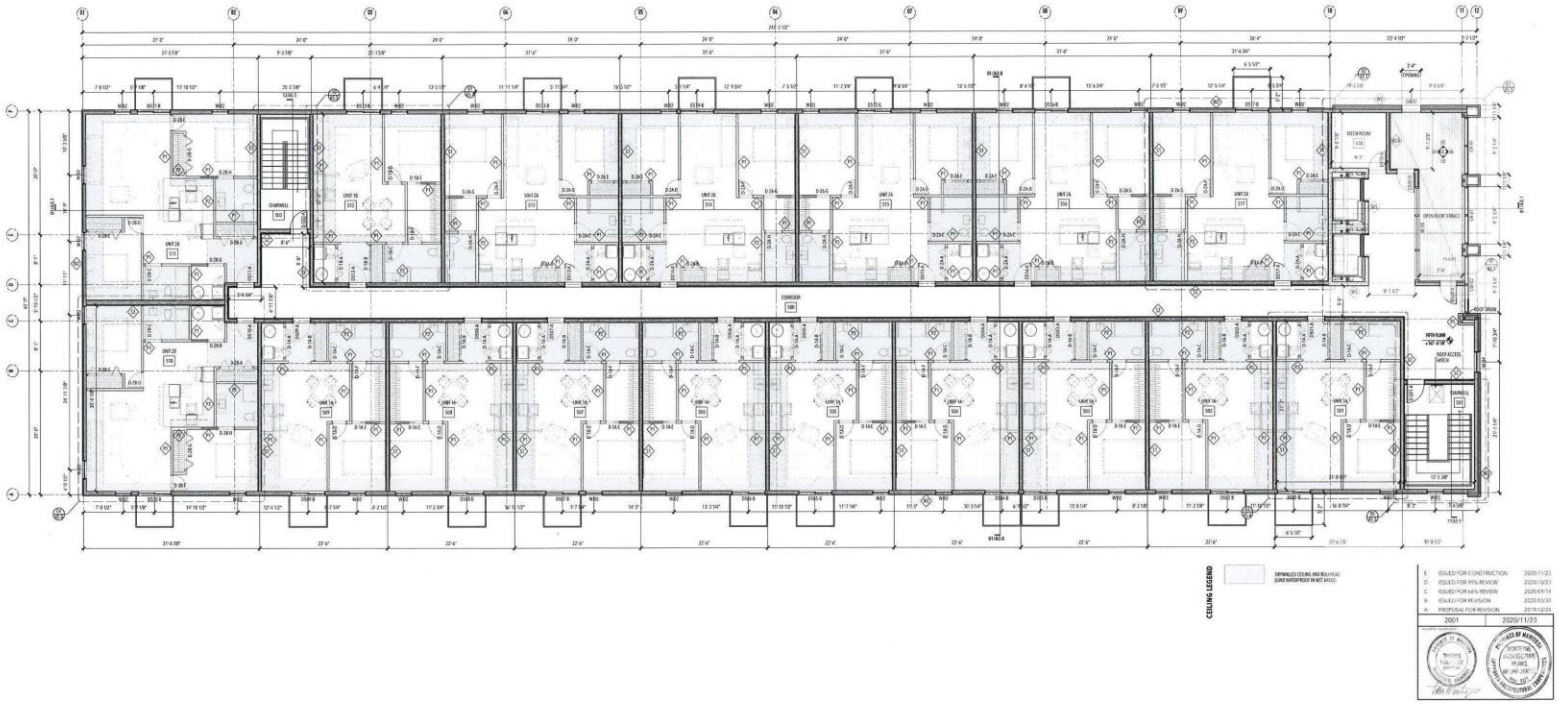
E ISSUED FOR CONSTRUCTION 2020/11/23
D ISSUED FOR PPL REVIEW 2020/10/23
C ISSUED FOR MV REVIEW 2020/09/14
B ISSUED FOR REVISION 2020/03/30
A PROPOSAL FOR REVISION 2019/12/24
2001 2020/11/23
THE FAIRFIELD APARTMENTS
WINNIPEG, MB
50 BARNES STREET
3RD FLOOR PLAN
A2.2



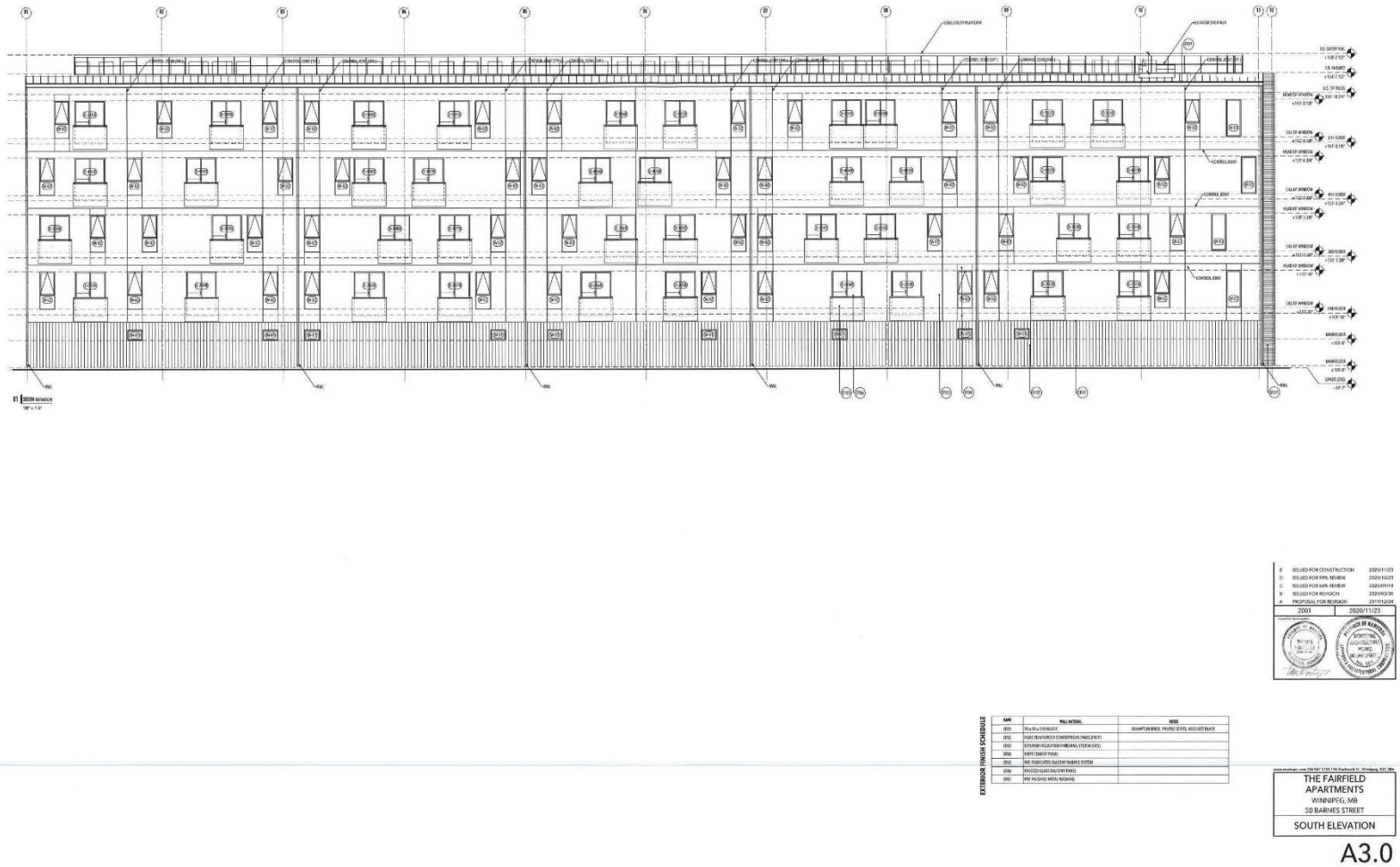
THE FAIRFIELD APARTMENTS
WINNIPEG, MB
50 BARNES STREET
4TH FLOOR PLAN
A2.3



THE FAIRFIELD APARTMENTS
WINNIPEG, MB
50 BARNES STREET

5TH FLOOR PLAN

A2.4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C ISSUED FOR MPL REVIEW 2020/09/14
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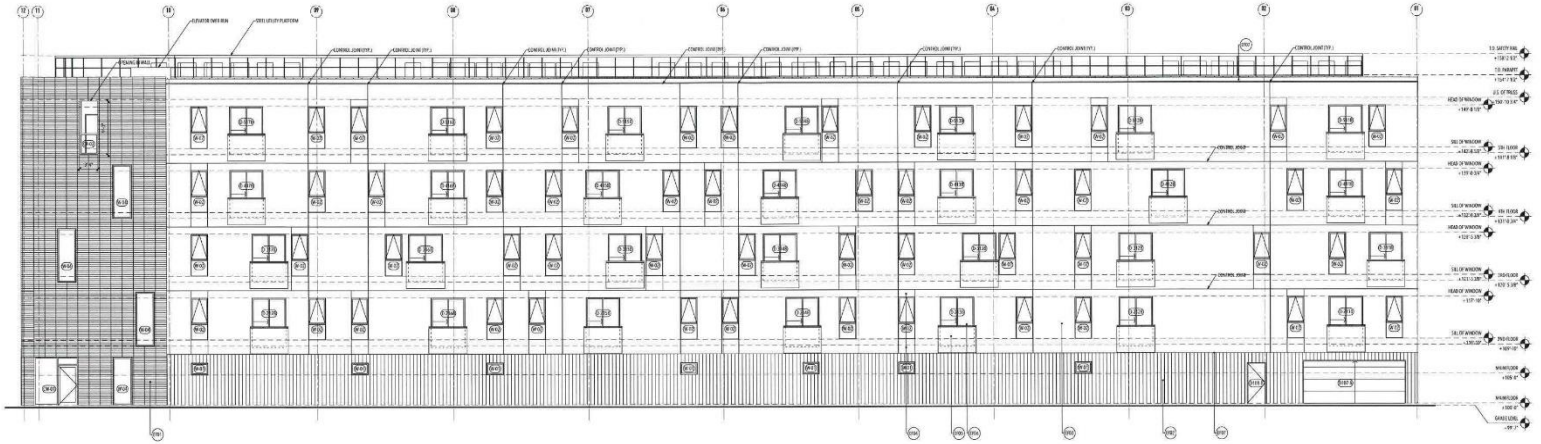
2001
2020/11/23
EXTERIOR FINISH SCHEDULE
THE FAIRFIELD APARTMENTS
WINNIPEG, MB
50 BARNES STREET
SOUTH ELEVATION
A3.0



01 NORTH ELEVATION
1/8" = 1'-0"

E	ISSUED FOR CONSTRUCTION	2020/11/23
D	ISSUED FOR 99% REVIEW	2020/10/23
C	ISSUED FOR 60% REVIEW	2020/09/04
B	ISSUED FOR REVISION	2020/03/30
A	PROPOSAL FOR REVISION	2019/12/04
2001		2020/11/23

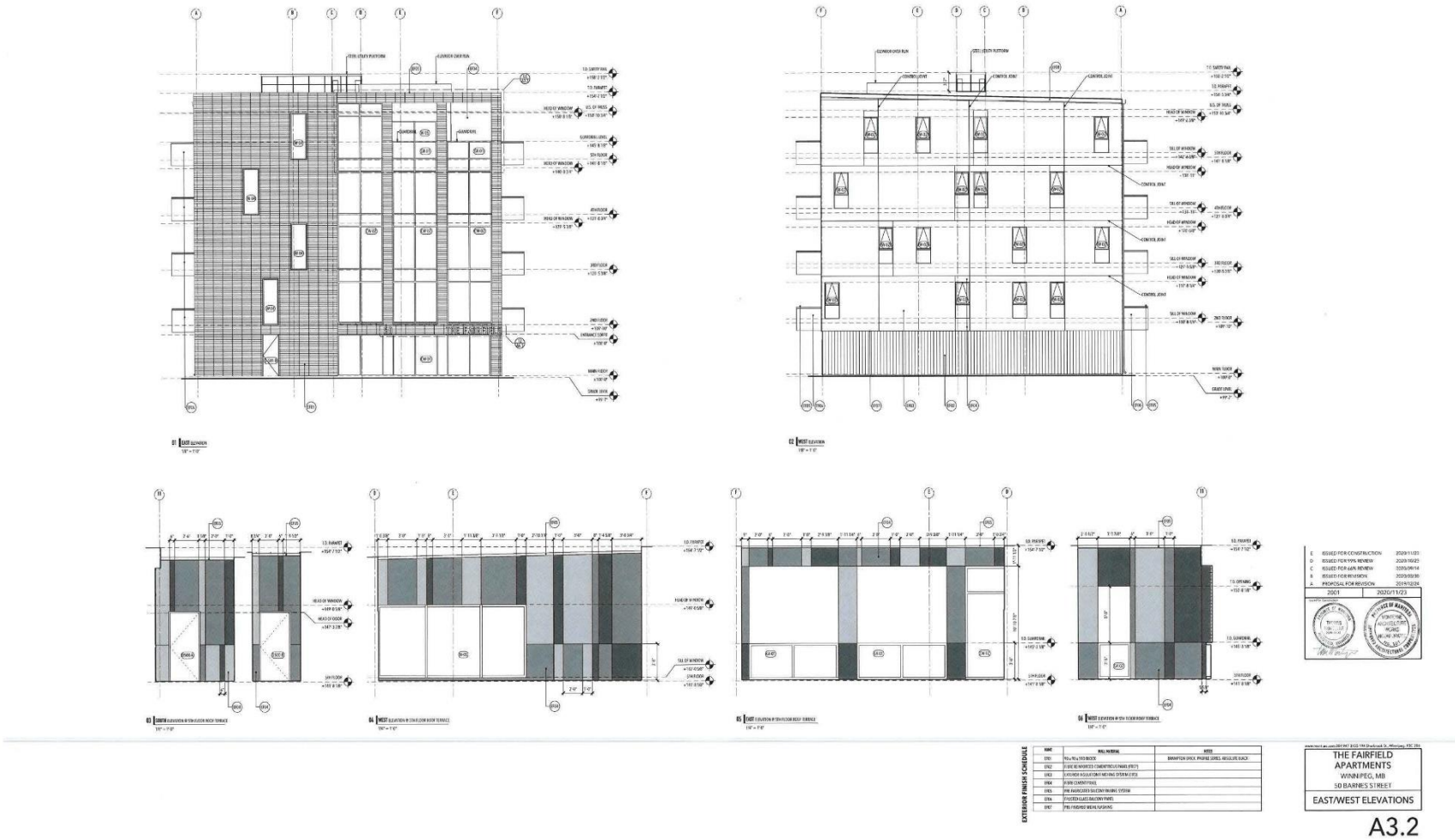
EXTERIOR FINISH SCHEDULE

NAME	WALL MATERIAL	NOTES
EP01	90 x 190 x 390 BRICK	BRAMPTON BRICK - PROTEC SERIES, MESQUITE BLACK
EP02	FIBRE REINFORCED CEMENTITIOUS PANEL (FRCP)	
EP03	EXTERIOR INSULATION FINISHING SYSTEM (EIFS)	
EP04	FIBRE CEMENT PANEL	
EP05	PRE-FINISHED ALUMINUM RAILING SYSTEM	
EP06	PRECAST SILLS AND COPING	
EP07	PRE-FINISHED METAL FLASHING	

THE FAIRFIELD APARTMENTS
WINNIPEG, MB
50 SARNES STREET

NORTH ELEVATION

A3.1


THE FAIRFIELD
APARTMENTS
WINNIPEG, MB
50 BARNES STREET
EAST/WEST ELEVATIONS
A3.2