Agenda – Council – May 26, 2022

Report – Executive Policy Committee – May 18, 2022

Item No. 14 Subdivision and Rezoning – 579 McDermot Avenue (Point Douglas Ward) File DASZ 5/2022 [c/r DAV 242277/2021D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 18, 2022, the Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 5/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 2, 2022, and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such 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 an "RMF-L PDO-1 West Alexander & Centennial" Residential Multi-Family (Large) District as shown on the map dated May 2, 2022, and included within Schedule "A".

3. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated April 2, 2022, to the satisfaction of the Director of Planning, Property and Development.

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 5/2022, as determined by the City's Director of Planning, Property and Development.

5. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at the next available Council meeting.

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 6 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

Report – Executive Policy Committee – May 18, 2022

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

7. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the "Fees") are not submitted within 2 years after the By-law has been given first reading unless the developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension.

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

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

10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 8 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 is 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

13. That the Variance Order under related File DAV 242277/2021D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 5/2022.

Report – Executive Policy Committee – May 18, 2022

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 18, 2022, the Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 2, 2022, the Lord Selkirk-West Kildonan 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

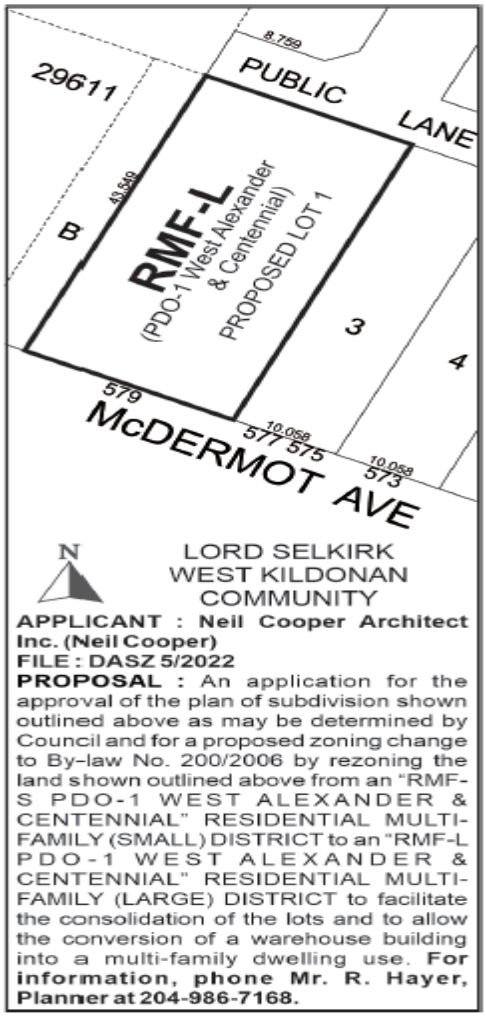
File: DASZ 5/2022

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Santos, Chairperson
Councillor Eadie
Councillor Sharma

Public Hearing: May 2, 2022
Council Building, 510 Main Street

Applicant: Applicant: Neil Cooper Architecture Inc. (Neil Cooper)

Subject:



Premises Affected: 579 McDermot Avenue

For submission to: Executive Policy Committee

Prepared by: P. Prinsloo, Senior Committee Clerk
Lord Selkirk-West Kildonan Community Committee

Report date: May 3, 2022

Community Committee Recommendation:

On May 2, 2022, the Lord Selkirk-West Kildonan 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 subdivision under Development Application No. DASZ 5/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 2, 2022, and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such 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 an "RMF-L PDO-1 West Alexander & Centennial" Residential Multi-Family (Large) District as shown on the map dated May 2, 2022, and included within Schedule "A".

3. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated April 2, 2022, to the satisfaction of the Director of Planning, Property and Development.

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 5/2022, as determined by the City's Director of Planning, Property and Development.

5. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at the next available Council meeting.

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 6 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

7. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the "Fees") are not submitted within 2 years after the By-law has been given first reading unless the developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension.

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

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

10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 8 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 is 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

13. That the Variance Order under related File DAV 242277/2021D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 5/2022.

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1. I appreciate the developer coming in and taking over an existing warehouse and retrofitting the building to have new multi family units I think that we are always looking for different styles and types of housing within the Centennial Neighbourhood and I appreciate the comments that the applicant came in with.

2. The project looks great and I am always looking forward to seeing warehouses being retrofitted.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated January 21, 2022 2. Notification of Public Hearing dated March 4, 2022 3. Manitoba Status of Title 3024227/1 4. Letter of authorization dated November 16, 2021 from 10004277 Manitoba Ltd. to Neil Cooper Architect Inc. 5. Surveyor's Building Location Certificate and sketch made between March 15th and 17th, 2022 6. Drawings of subject property 7. Plans (9 pages) 8. Report from the Urban Planning Division dated April 19, 2022 9. Inspection Report 10. Recording of Representations

REPRESENTATIONS:

In Support:

Wayne Bollman

In Opposition:

Nil

For Information:

Nil

For the City:

R. Hayer, Planner, Planning, Property and Development Department
S. Costello, Planner, Planning, Property and Development Department

Exhibit “8” referred to in File DASZ 5/2022

ADMINISTRATIVE REPORT

Title: DASZ 5/2022 - 579 McDermot Avenue.

Issue: For consideration at the Public Hearing for a Subdivision and Rezoning to permit the conversion of an existing warehouse building into a 50-unit multi-family dwelling.

Critical Path: Lord Selkirk-West Kildonan Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council.

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Hayer, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 5/2022 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the map dated May 2, 2022, and attached as Schedule “A” and with the Proposed By-law attached as Appendix “B” to this report, with such 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 an "RMF-L PDO-1 West Alexander & Centennial" Residential Multi-Family (Large) District as shown on the map dated May 2, 2022, and included within Schedule “A”.
3. That the Developer shall meet all terms and conditions as outlined in Schedule “B”, the report of the Administrative Coordinating Group, dated April 2, 2022, to the satisfaction of the Director of Planning, Property and Development.
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 5/2022, as determined by the City’s Director of Planning, Property and Development.
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12. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing

13. That the variance order under related file No. DAV 21-242277\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 5/2022.

REASON FOR THE REPORT

- Rezoning 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.

OURWINNIPEG POLICY ALIGNMENT

01-1a OurWinnipeg Approach to City Building: Promote compact urban form and manage the extension of municipal services for new growth. Support new developments that are contiguous with existing developments to minimize the spatial use of land and the extension of services.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS does not apply to this specific report.

SUBMITTED BY

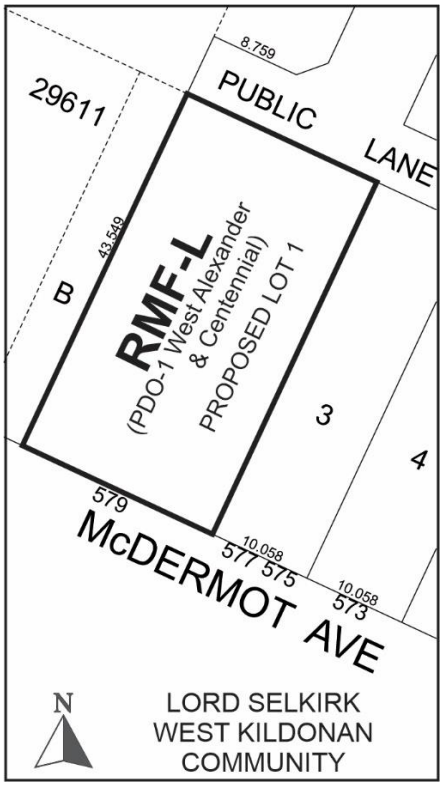
Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared by	R. Hayer, RPP, MCIP
Date:	April 19, 2022
File No.	DASZ 5/2022

List of Schedules and Attachments

- Appendix “A” – Planning Discussion.
- Schedule “A” of File No. DASZ 5/2022, Lord Selkirk - West Kildonan Community Committee, dated May 2, 2022.
- Schedule “B” Report of the Administrative Co-ordinating group, RE: Proposed Subdivision & Rezoning of Land Located at 579 McDermot Avenue, dated April 7, 2022
- Appendix “B” - Proposed By-law.

APPENDIX 'A'

DATE:	**April 19, 2022**
FILE:	DASZ 5/2022
RELATED FILES:	DAV 21-242277\D
COMMUNITY:	Lord Selkirk – West Kildonan Committee
NEIGHBOURHOOD #:	3.105 (West Alexander)
SUBJECT:	For Subdivision and Rezoning to permit the conversion of an existing warehouse building into a 50-unit multi-family dwelling.
LOCATION:	579 McDermot Avenue
LEGAL DESCRIPTION:	LOT 1/2 PLAN 367 6 ST J



APPLICANT:	Neil Cooper (Neil Cooper Architect Inc.) 374 River Ave Unit 109 Winnipeg, MB R3L 0E4
OWNER:	10004277 MANITOBA LTD. 74 B Myrtle St (C/O ARMOUR PROPERTY MANAGEMENT) Winnipeg, MB R3E 2R1

SITE DESCRIPTION

The subject property is located on the north side of McDermot Avenue, in the West Alexander neighbourhood of the Point Douglas ward.

The property consists of two (2) descriptive lots and is currently zoned “RMF-S” Residential Multi-Family (Small) District. The site is designated under the “Medium Density Residential” policy area of the *West Alexander & Centennial Neighbourhood Secondary Plan*.

Currently on the property is an existing five-storey former warehouse building. The existing building has front doors that open onto McDermot Avenue to the south and overhead doors that are accessible from the rear public lane to the north.

The existing building also encroaches over the McDermot Avenue right-of-way and the rear public lane right-of-way. The applicant has applied for an encroachment to allow the existing building projections to remain over the street and public lane.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2021)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: The “T” intersection of two public lanes, where a lane leads east towards Kate Street and intersects with a lane that leads north towards Bannatyne Avenue.

South: McDermot Avenue; then a multi-family dwelling use zoned “RMF-S PDO-1 West Alexander & Centennial” Residential Multi-Family (Small) District.

East: Mix of residential uses zoned “RMF-S PDO-1 West Alexander & Centennial” Residential Multi-Family (Small) District.

West: École Sacré-Coeur School zoned “RMF-S PDO-1 West Alexander & Centennial” Residential Multi-Family (Small) District.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant is proposing to consolidate the two underlying lots into a proposed Lot 1 and rezone the property to an "RMF-L PDO-1 WEST ALEXANDER & CENTENNIAL" Residential Multi-Family (Large) District.

The proposed development involves the conversion of the existing five-storey former warehouse building into a 50-unit multi-family dwelling. A mix of one and two-bedroom loft-style units are proposed. The main entrance would utilize the existing doors opening onto McDermot Avenue and the building would contain an elevator providing access to all floors including the basement.

The basement would contain an indoor bike parking room that would be accessible from the main floor via a bike ramp. It would accommodate the long-term storage of 30 bicycles. The basement would also include a storage area and a gym for building residents. The applicant also proposes the provision of an off-site car-share vehicle for resident use.

The related Variance under File No. DAV 21-242277/D deals with the proposed "RMF-L PDO-1 West Alexander & Centennial" Dimensional Standards for the establishment of a multi-family dwelling to permit a substandard lot area per dwelling unit, front yard setback, east and west side yard setbacks, rear yard setback, number of parking spaces, street edge landscaping and a building height that exceeds the height allowed under the Winnipeg Zoning By-law. Please see the related Planner's report for an analysis of the proposed variances.

Collaborative Planning:

The subject development was initially proposed under a Pre-Application, File No. PA 21-185048. The Public Service expressed general support for the conversion of the non-residential structure to residential use and recommended the development include bike-friendly amenities and car-share vehicles to offset the required vehicle parking. The applicant has incorporated bike-friendly elements into the proposal and submitted a letter from INDIGO parking confirming the terms and conditions to secure parking spaces for two car share vehicles at a nearby parking lot on William Avenue.

ANALYSIS AND ISSUES

WEST ALEXANDER & CENTENNIAL NEIGHBOURHOOD SECONDARY PLAN:

The property is within an area covered by the *West Alexander & Centennial Neighbourhood Secondary Plan,* which designates the subject property under the "Medium Density Residential" policy area. Key policies include:

- *Accommodate a mix of residential housing including single-family, duplexes, and low/medium density multiple-family development;*
- *Accommodate a mix of residential housing including single-family, duplexes, and low/medium density multiple-family development.*
- *Encourage the adaptive reuse of old industrial and commercial buildings for offices, artisans, or other compatible uses.*
- *A density of one dwelling unit per 1,000 to 1,250 square feet of lot area may be accommodated through a discretionary review process;*
- *A density exceeding one dwelling unit per 1,000 square feet of lot area may be accommodated through a discretionary review process only in the following circumstances:*
    - *For existing nonresidential structures, when they are being rehabilitated and converted to residential use;*
    - *For school-sponsored student housing which is located within 1000 meters of the Bio-Medical Zone or Red River College;*
    - *For non-profit, social housing.*

The proposed Subdivision & Rezoning is consistent with the *West Alexander & Centennial Neighbourhood Secondary Plan* and would be compatible with the area. The key reasons are as follows:

- The subject rezoning is proposed to increase the overall permitted density, which is supportable and consistent with the applicable policy pertaining to density allowances under the Secondary Plan because the proposed development involves the adaptive reuse of an old industrial building.
- In addition to being consistent with the applicable policy for density, adaptive reuse of the building prevents waste from going to the landfill and preserves the existing built form and character of the neighbourhood.
- The footprint of the building is greater than the size of the lot, which is a unique situation and requires rezoning to facilitate the building's conversion to 50 loft-style residential suites.

- The proposed development would add a bike-friendly development to the neighbourhood, which has access to high-quality active transportation infrastructure. The *West Alexander to East Exchange Corridor* includes one-way protected bike lanes on McDermot Avenue and Bannatyne Avenue. These provide significant east-west cycling connections between the Health Sciences Centre and Downtown Winnipeg, both of which are significant employment and educational hubs and contain a diverse mix of land uses. These major employment and educational hubs are also within close walking distance of the subject site.
- The surrounding context includes a mix of land uses and building typologies. The subject property neighbours a school to the west. The north side of McDermot Avenue east of the subject property contains a mix of multi-family, two-family, and single-family uses and institutional uses. The south side of this block of McDermot also contains a variety of land uses, including residential, institutional, and commercial. The property is within two blocks of Sherbrook Street and eight blocks from Downtown Winnipeg.
- The property is near Winnipeg Transit bus routes that are part of the Primary Transit Network including McDermot Avenue, Sherbrook Street, and Notre Dame Avenue. **The nearest bus stop is one block south of the site on Notre Dame Avenue. Per the Winnipeg Transit Master Plan, Primary Transit Lines will be established on Sherbrook Street, Isabel Street, William Avenue, and the Notre Dame/Cumberland couplet, within four years. Each of these streets is one to two blocks of walking distance from the subject site. The concentration of Primary Transit Lines in this area will enable exceptional access throughout the city by public transit from the subject property.**

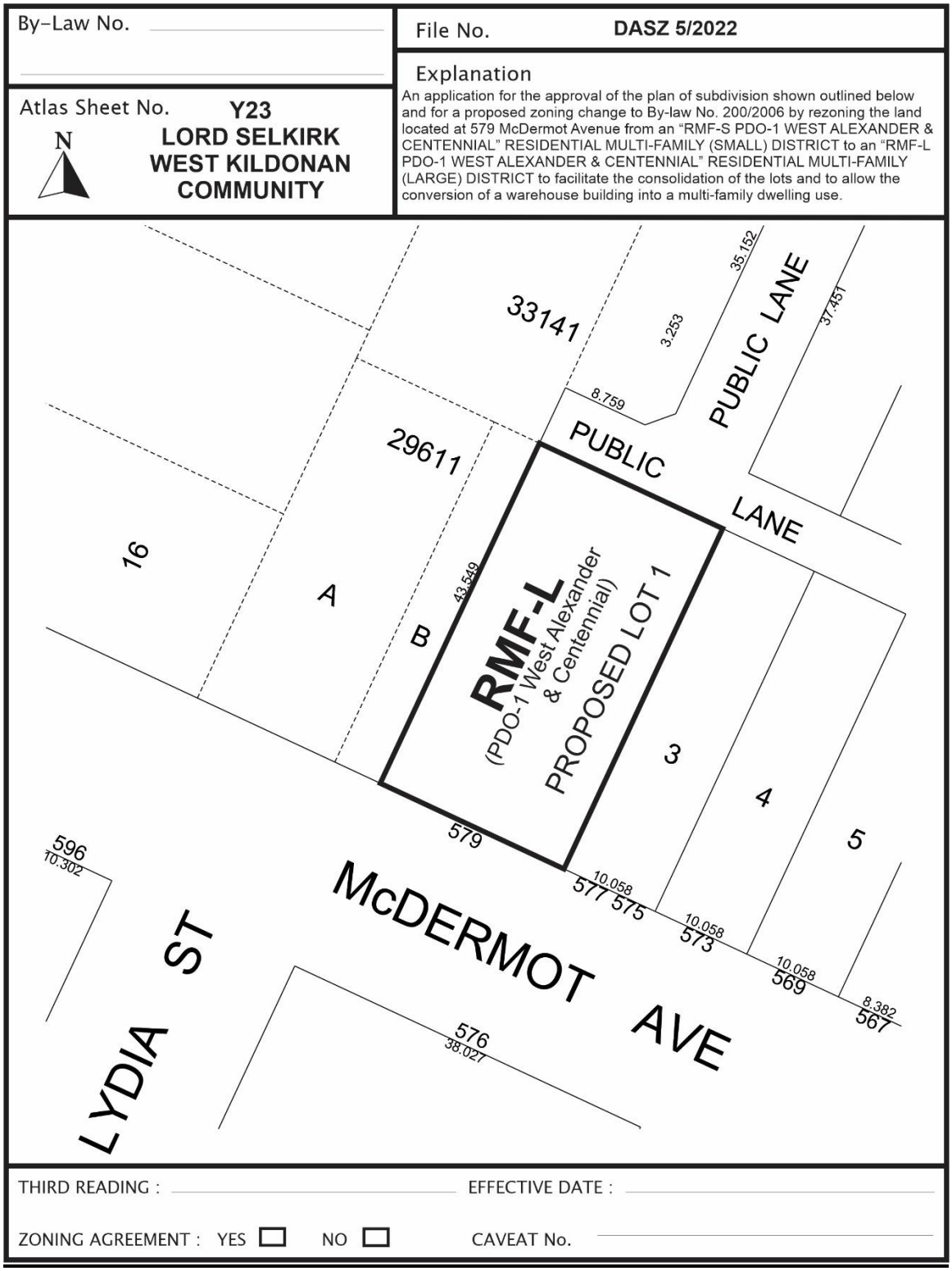
After review, the Urban Planning & Design Division supports the proposed Subdivision and Rezoning and recommends approval of the application.

REASONS FOR RECOMMENDATIONS
The Urban Planning Division supports the proposed Subdivision and Rezoning for the following reasons**:**

- **The proposed development results in the adaptive reuse of an old industrial building.**
- **The proposed development provides an opportunity to increase multi-modal connectivity given the proximity to major employment and educational hubs, high-quality active transportation infrastructure, and transit.**

This Report Submitted by:
Planning, Property and Development Department,
Urban Planning and Design Division.
Report Prepared by: R. Hayer, RPP, MCIP
DASZ File Number: DASZ 5/2022

SCHEDULE "A" FOR FILE NO. DASZ 5/2022, LORD SELKIRK COMMUNITY COMMITTEE, May 2, 2022



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 579 MCDERMOT AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 5/2022. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – General Comments

1) The Water and Waste Department wishes to advise that there is adequate water servicing for the proposed development based on the development plans provided. Additional review will be required by their Department should the plans of development change during the design process.

Section II - Servicing Considerations

1) Combined Sewer District

The proposed development is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed development cannot exceed the allowable discharge rate:

i. The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.

ii. The peak land drainage discharged from the site must be based on a estimated c-value based on the site's existing condition, with a 5 year rainfall event applied.

iii. The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

iv. The calculation and estimation is required to be done by a qualified engineer experienced in municipal design works.

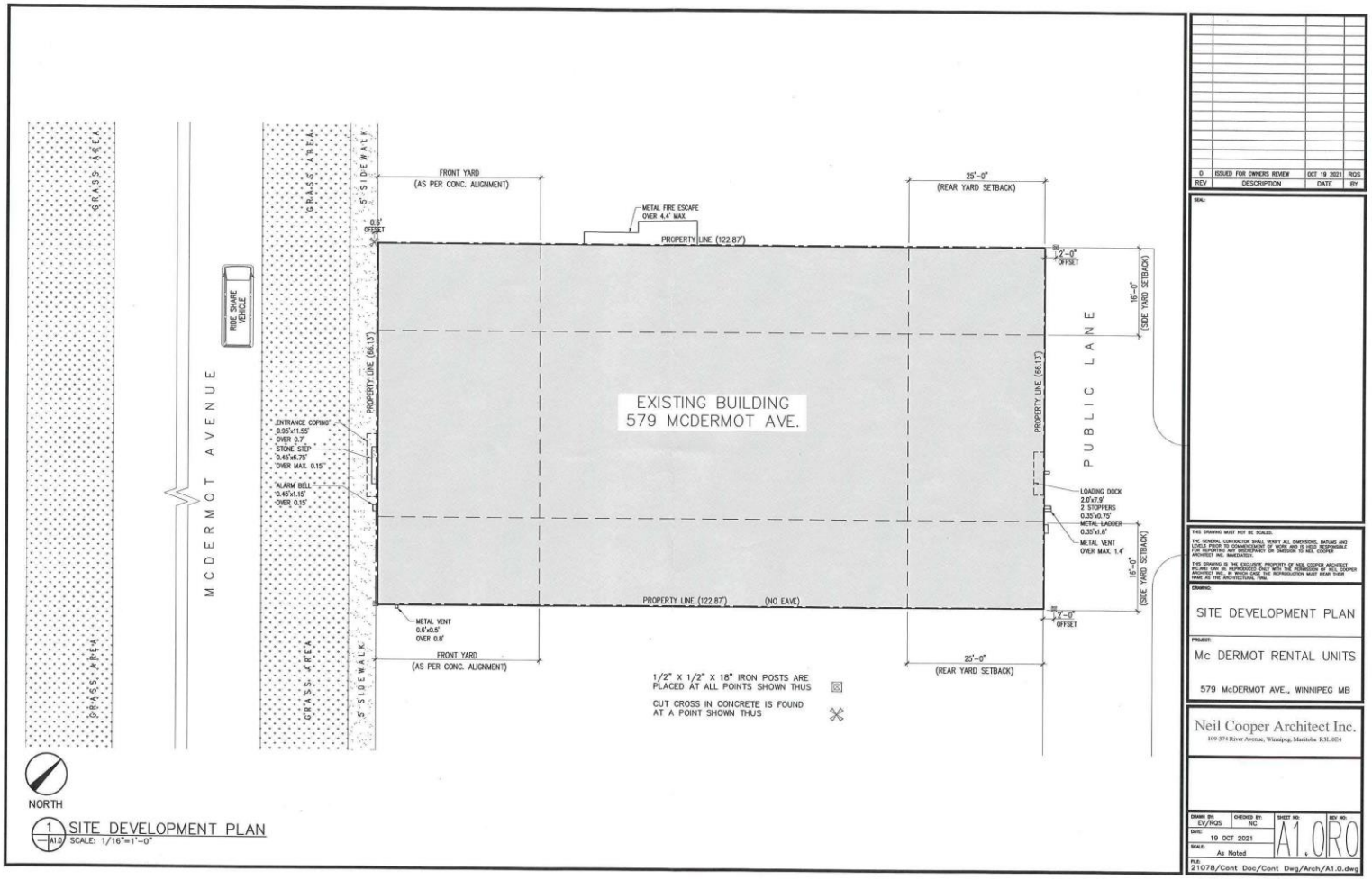
THIS REPORT SUBMITTED BY:

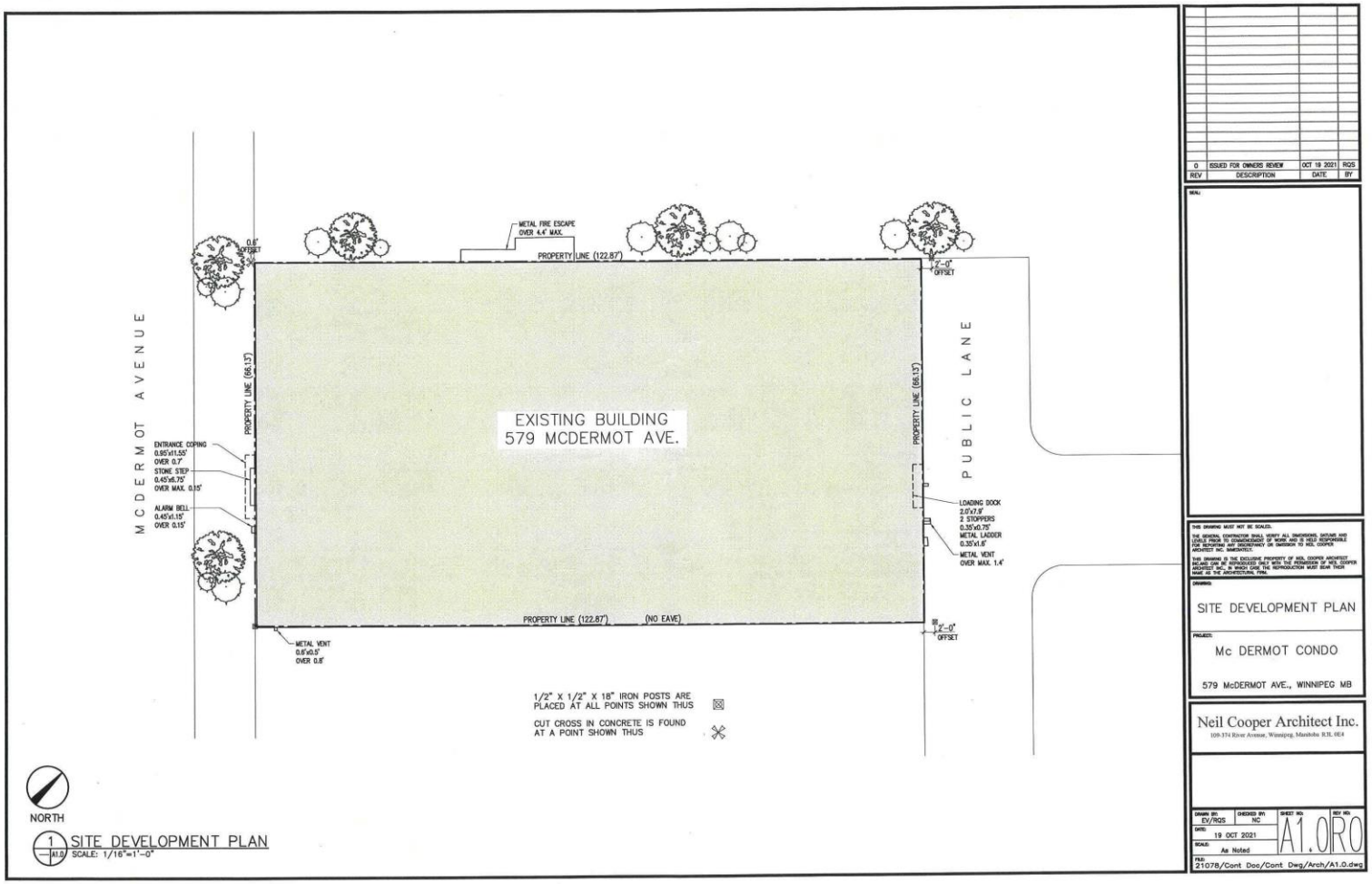
Administrative Co-ordinating Group
File No. DASZ 5/2022
April 7, 2022

"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

Exhibit “9” referred to in File DASZ 5/2022




METAL FIRE ESCAPE
OVER 4.4' MAX.
PROPERTY LINE (122.87')
0.6'
OFFSET
2'-0"
OFFSET
MCDERMOT AVENUE
PUBLIC LANE
PROPERTY LINE (66.13')
PROPERTY LINE (66.13')
EXISTING BUILDING
579 MCDERMOT AVE.
ENTRANCE COPING
0.95'x11.55'
OVER 0.3'
STONE STEP
0.45'x6.75'
OVER MAX. 0.15'
ALARM BELL
0.45'x1.15'
OVER 0.15'
LOADING DOCK
2.0'x7.9'
2 STOPPERS
0.35'x0.75'
METAL LADDER
0.35'x1.6'
METAL VENT
OVER MAX. 1.4'
PROPERTY LINE (122.87')
(NO EAVE)
2'-0"
OFFSET
METAL VENT
0.6'x0.5'
OVER 0.8'
1/2" X 1/2" X 18" IRON POSTS ARE
PLACED AT ALL POINTS SHOWN THUS
CUT CROSS IN CONCRETE IS FOUND
AT A POINT SHOWN THUS
NORTH
1
A1.0
SITE DEVELOPMENT PLAN
SCALE: 1/16"=1'-0"
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ISSUED FOR OWNERS REVIEW
OCT 19 2021
RQS
REV
DESCRIPTION
DATE
BY
SEAL:
THIS DRAWING MUST NOT BE SCALED.
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY OR OMISSION TO NEIL COOPER ARCHITECT INC. IMMEDIATELY.
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF NEIL COOPER ARCHITECT INC. AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF NEIL COOPER ARCHITECT INC., IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS THE ARCHITECTURAL FIRM.
DRAWING:
SITE DEVELOPMENT PLAN
PROJECT:
Mc DERMOT CONDO
579 McDERMOT AVE., WINNIPEG MB
Neil Cooper Architect Inc.
109-374 River Avenue, Winnipeg, Manitoba R3L 0E4
DRAWN BY:
EV/RQS
CHECKED BY:
NC
SHEET NO.
A1.0
REV NO.
RO
DATE:
19 OCT 2021
SCALE:
As Noted
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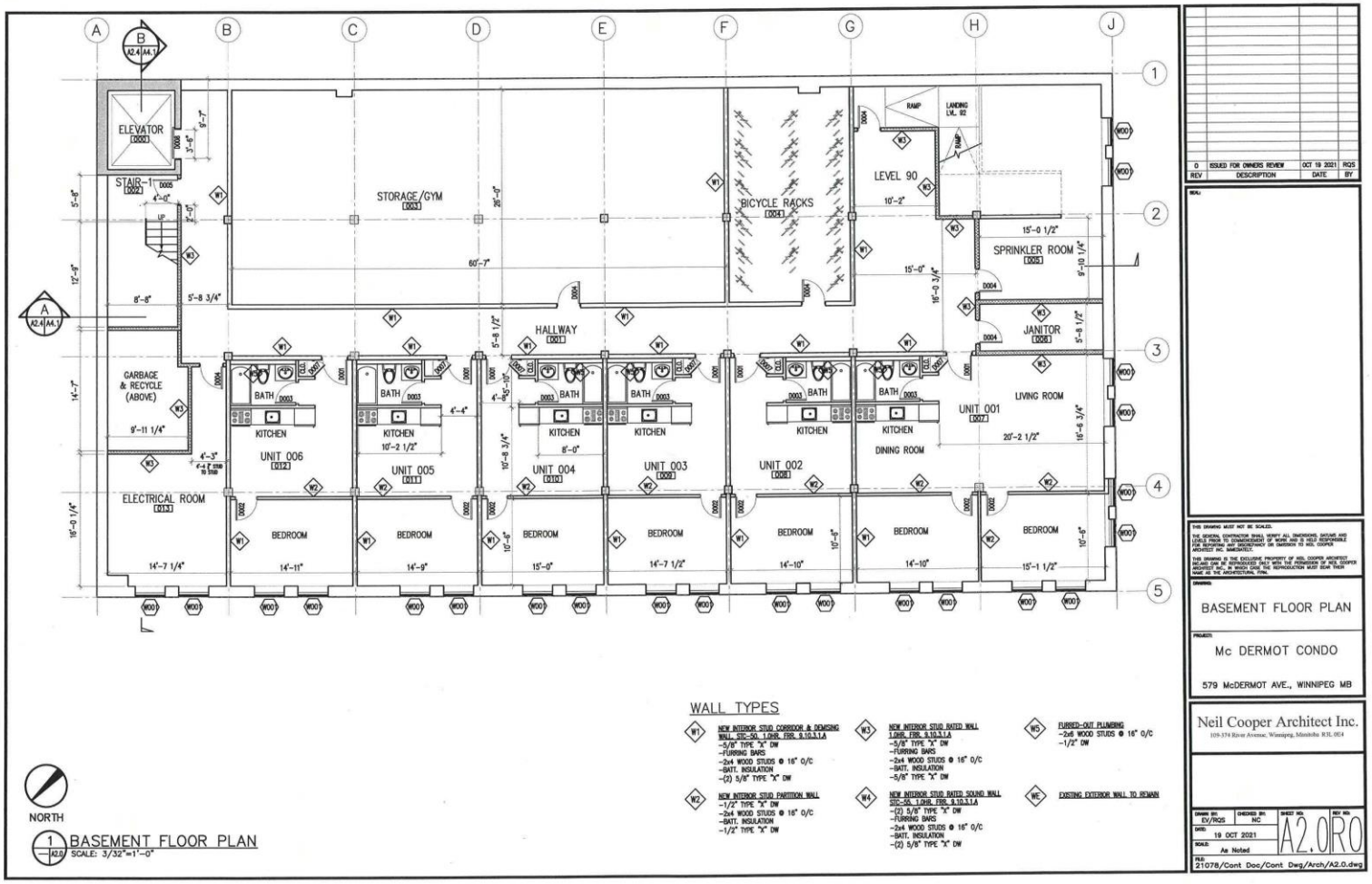

WALL TYPES

W1 NEW INTERIOR STUD CORRIDOR & DEMISING WALL STC-50, 1.0HR. FRR. 9.10.3.1.A
-5/8" TYPE "X" DW
-FURRING BARS
-2x4 WOOD STUDS @ 16" O/C
-BATT. INSULATION
-(2) 5/8" TYPE "X" DW

W2 NEW INTERIOR STUD PARTITION WALL
-1/2" TYPE "X" DW
-2x4 WOOD STUDS @ 16" O/C
-BATT. INSULATION
-1/2" TYPE "X" DW

W3 NEW INTERIOR STUD RATED WALL 1.0HR. FRR. 9.10.3.1.A
-5/8" TYPE "X" DW
-FURRING BARS
-2x4 WOOD STUDS @ 16" O/C
-BATT. INSULATION
-5/8" TYPE "X" DW

W4 NEW INTERIOR STUD RATED SOUND WALL STC-56, 1.0HR. FRR. 9.10.3.1.A
-(2) 5/8" TYPE "X" DW
-FURRING BARS
-2x4 WOOD STUDS @ 16" O/C
-BATT. INSULATION
-(2) 5/8" TYPE "X" DW

W5 FURRED-OUT PLUMBING
-2x6 WOOD STUDS @ 16" O/C
-1/2" DW

WE EXISTING EXTERIOR WALL TO REMAIN

NORTH

1 A2.0 BASEMENT FLOOR PLAN
SCALE: 3/32"=1'-0"

REV	DESCRIPTION	DATE	BY
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BASEMENT FLOOR PLAN

Mc DERMOT CONDO

579 McDERMOT AVE., WINNIPEG MB

Neil Cooper Architect Inc.
109-374 River Avenue, Winnipeg, Manitoba R3L 0E4

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DATE: 19 OCT 2021
SCALE: As Noted
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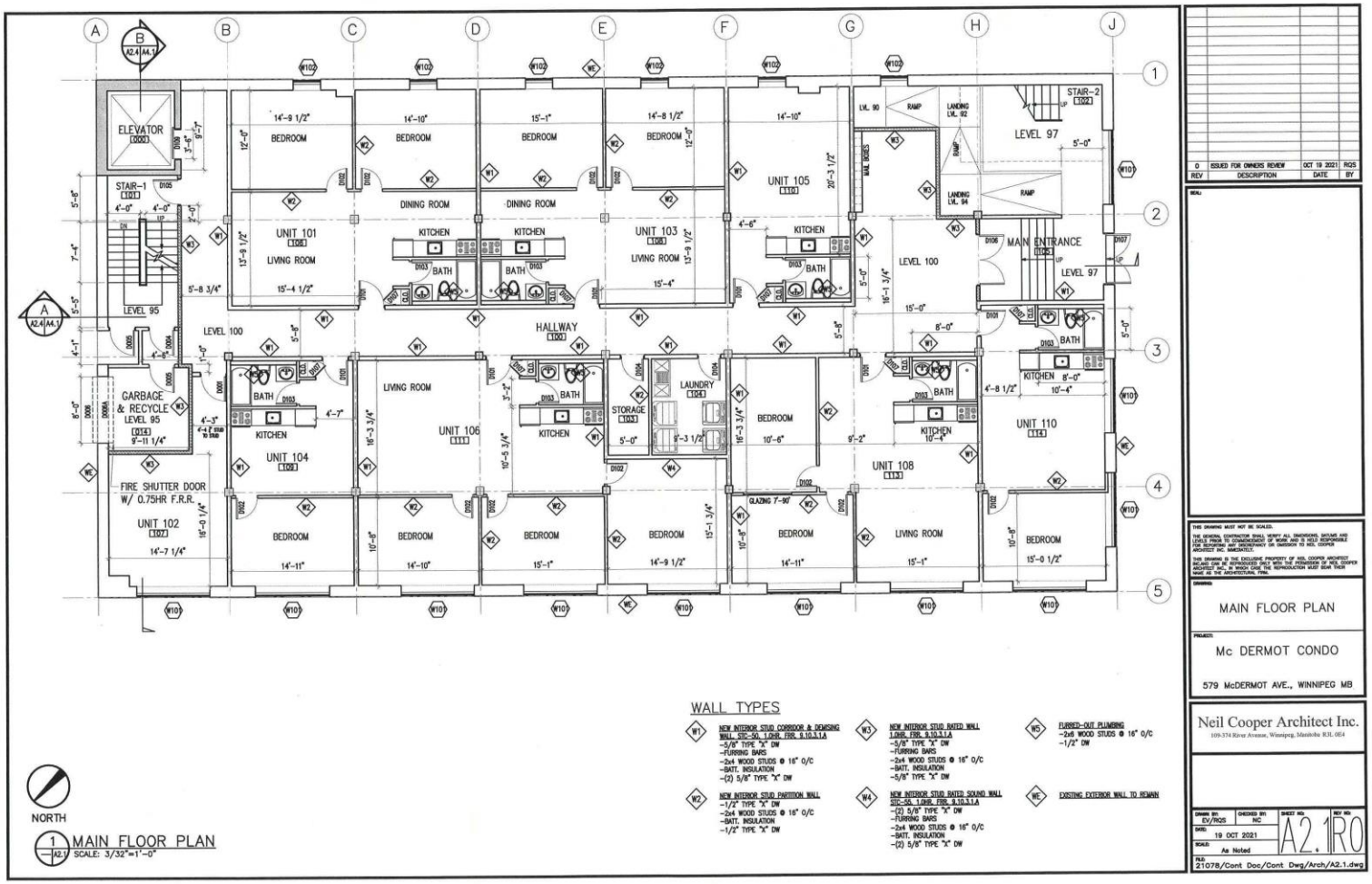

NORTH

1 / A2.1 MAIN FLOOR PLAN
SCALE: 3/32"=1'-0"

WALL TYPES

W1 NEW INTERIOR STUD CORRIDOR & DEMISING WALL STC-50, 1.0HR. FRR. 9.10.3.1.A
-5/8" TYPE "X" DW
-FURRING BARS
-2x4 WOOD STUDS @ 16" O/C
-BATT. INSULATION
-(2) 5/8" TYPE "X" DW

W2 NEW INTERIOR STUD PARTITION WALL
-1/2" TYPE "X" DW
-2x4 WOOD STUDS @ 16" O/C
-BATT. INSULATION
-1/2" TYPE "X" DW

W3 NEW INTERIOR STUD RATED WALL 1.0HR. FRR. 9.10.3.1.A
-5/8" TYPE "X" DW
-FURRING BARS
-2x4 WOOD STUDS @ 16" O/C
-BATT. INSULATION
-5/8" TYPE "X" DW

W4 NEW INTERIOR STUD RATED SOUND WALL STC-50, 1.0HR. FRR. 9.10.3.1.A
-(2) 5/8" TYPE "X" DW
-FURRING BARS
-2x4 WOOD STUDS @ 16" O/C
-BATT. INSULATION
-(2) 5/8" TYPE "X" DW

W5 FURRED-OUT PLUMBING
-2x6 WOOD STUDS @ 16" O/C
-1/2" DW

WE EXISTING EXTERIOR WALL TO REMAIN

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DRAWING: MAIN FLOOR PLAN

PROJECT: Mc DERMOT CONDO

579 McDERMOT AVE., WINNIPEG MB

Neil Cooper Architect Inc.
109-374 River Avenue, Winnipeg, Manitoba R3L 0E4

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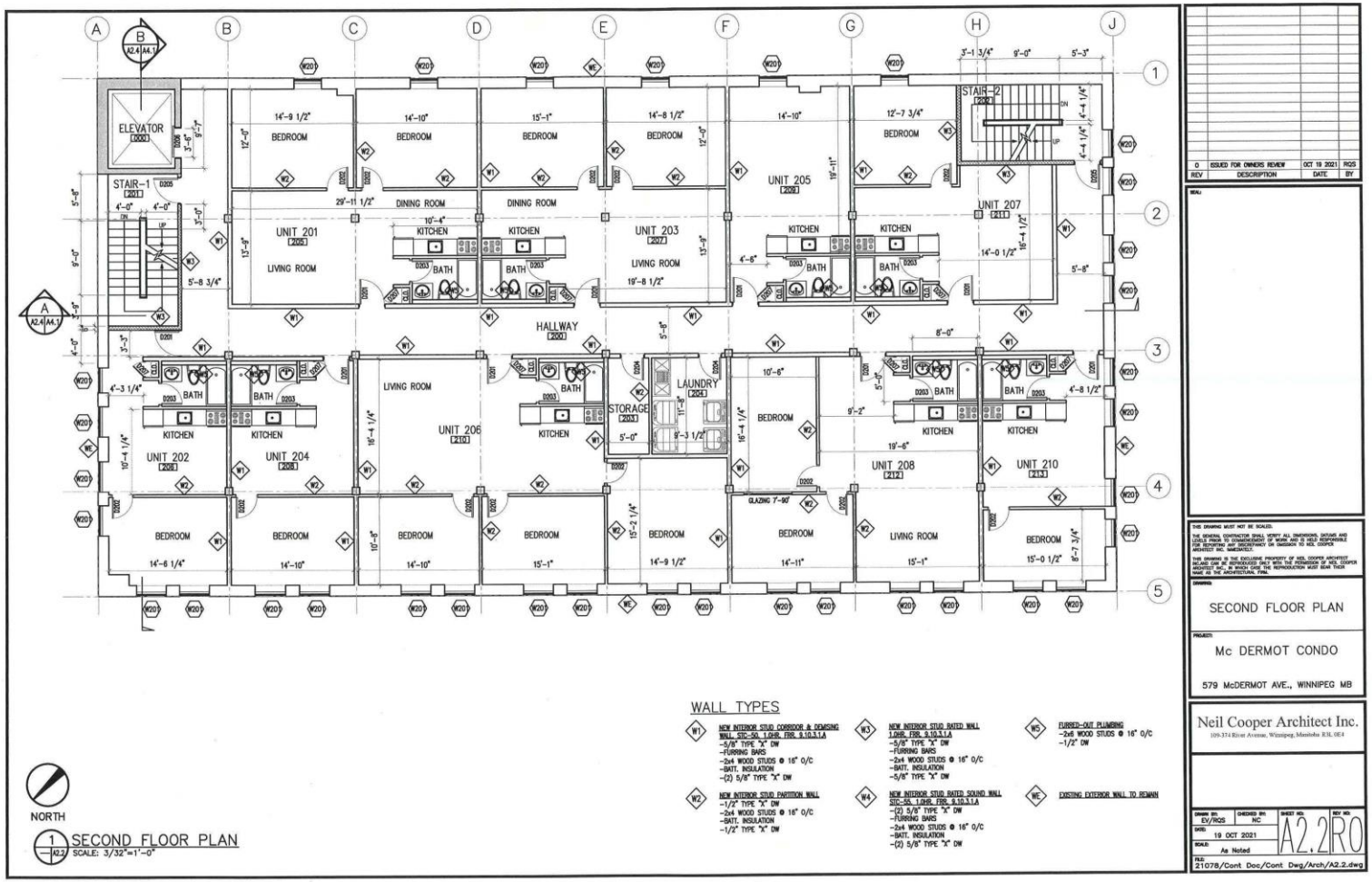

WALL TYPES

W1 NEW INTERIOR STUD CORRIDOR & DEMISING WALL, STC-50, 1.0HR. FRR, 9.10.3.1.A
-5/8" TYPE "X" DW
-FURRING BARS
-2x4 WOOD STUDS @ 16" O/C
-BATT. INSULATION
-(2) 5/8" TYPE "X" DW

W2 NEW INTERIOR STUD PARTITION WALL
-1/2" TYPE "X" DW
-2x4 WOOD STUDS @ 16" O/C
-BATT. INSULATION
-1/2" TYPE "X" DW

W3 NEW INTERIOR STUD RATED WALL 1.0HR. FRR, 9.10.3.1.A
-5/8" TYPE "X" DW
-FURRING BARS
-2x4 WOOD STUDS @ 16" O/C
-BATT. INSULATION
-5/8" TYPE "X" DW

W4 NEW INTERIOR STUD RATED SOUND WALL STC-55, 1.0HR. FRR, 9.10.3.1.A
-(2) 5/8" TYPE "X" DW
-FURRING BARS
-2x4 WOOD STUDS @ 16" O/C
-BATT. INSULATION
-(2) 5/8" TYPE "X" DW

W5 FURRED-OUT PLUMBING
-2x6 WOOD STUDS @ 16" O/C
-1/2" DW

WE EXISTING EXTERIOR WALL TO REMAIN

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DRAWING: SECOND FLOOR PLAN

PROJECT: Mc DERMOT CONDO
579 McDERMOT AVE., WINNIPEG MB

Neil Cooper Architect Inc.
109-374 River Avenue, Winnipeg, Manitoba R3L 0E4

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DATE: 19 OCT 2021			
SCALE: As Noted			

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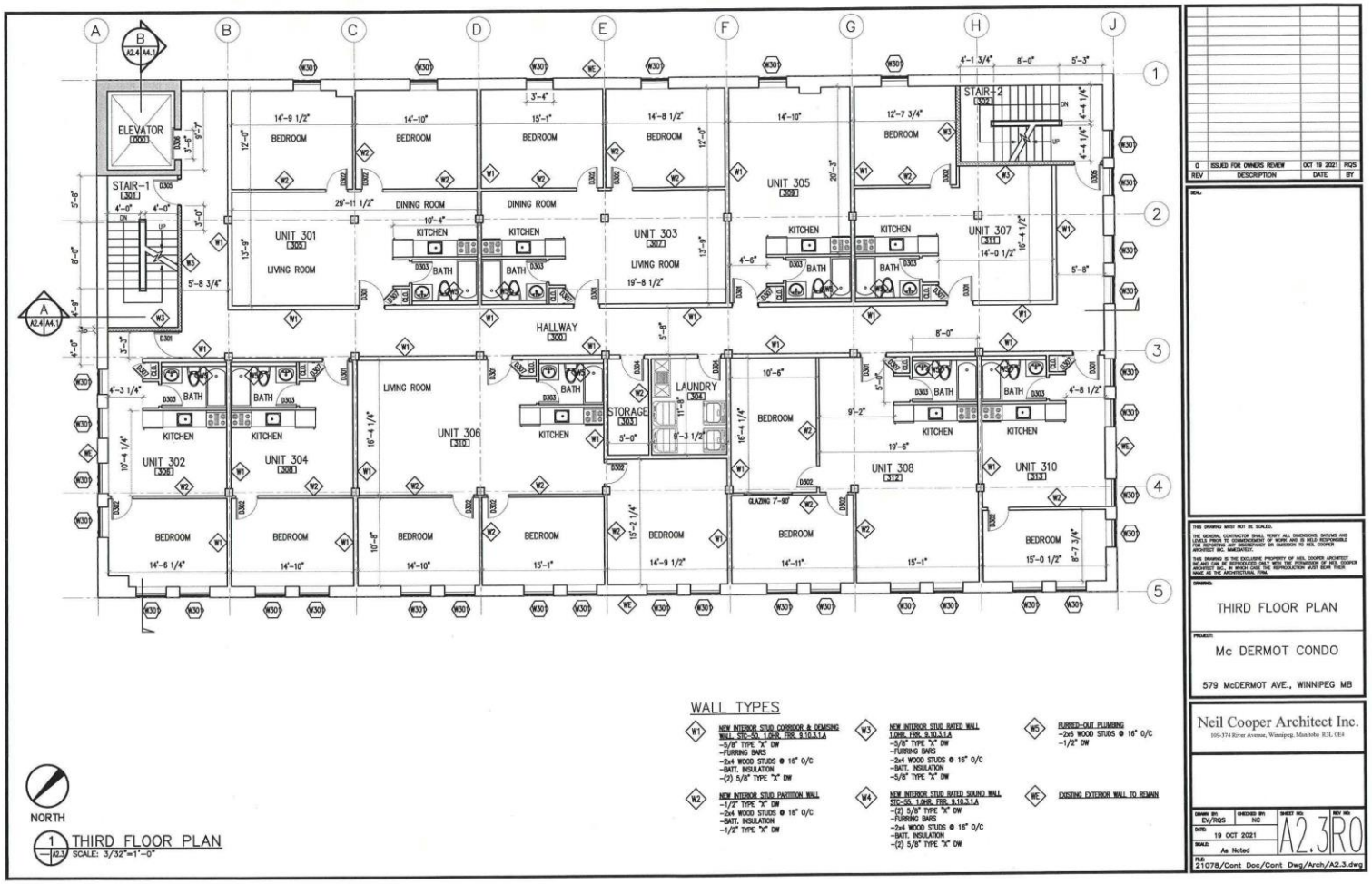
ELEVATOR
STAIR-1
STAIR-2
UNIT 301
UNIT 302
UNIT 303
UNIT 304
UNIT 305
UNIT 306
UNIT 307
UNIT 308
UNIT 310
HALLWAY
LAUNDRY
STORAGE
BEDROOM
LIVING ROOM
DINING ROOM
KITCHEN
BATH
NORTH
THIRD FLOOR PLAN
SCALE: 3/32"=1'-0"
WALL TYPES
W1 NEW INTERIOR STUD CORRIDOR & DEMISING WALL, STC-50, 1.0HR, FRR, 9.10.3.1.A
-5/8" TYPE "X" DW
-FURRING BARS
-2x4 WOOD STUDS @ 16" O/C
-BATT. INSULATION
-(2) 5/8" TYPE "X" DW
W2 NEW INTERIOR STUD PARTITION WALL
-1/2" TYPE "X" DW
-2x4 WOOD STUDS @ 16" O/C
-BATT. INSULATION
-1/2" TYPE "X" DW
W3 NEW INTERIOR STUD RATED WALL 1.0HR, FRR, 9.10.3.1.A
-5/8" TYPE "X" DW
-FURRING BARS
-2x4 WOOD STUDS @ 16" O/C
-BATT. INSULATION
-5/8" TYPE "X" DW
W4 NEW INTERIOR STUD RATED SOUND WALL STC-55, 1.0HR, FRR, 9.10.3.1.A
-(2) 5/8" TYPE "X" DW
-FURRING BARS
-2x4 WOOD STUDS @ 16" O/C
-BATT. INSULATION
-(2) 5/8" TYPE "X" DW
W5 FURRED-OUT PLUMBING
-2x6 WOOD STUDS @ 16" O/C
-1/2" DW
WE EXISTING EXTERIOR WALL TO REMAIN
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REV DESCRIPTION DATE BY
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THIRD FLOOR PLAN
Mc DERMOT CONDO
579 McDERMOT AVE., WINNIPEG MB
Neil Cooper Architect Inc.
109-374 River Avenue, Winnipeg, Manitoba R3L 0E4
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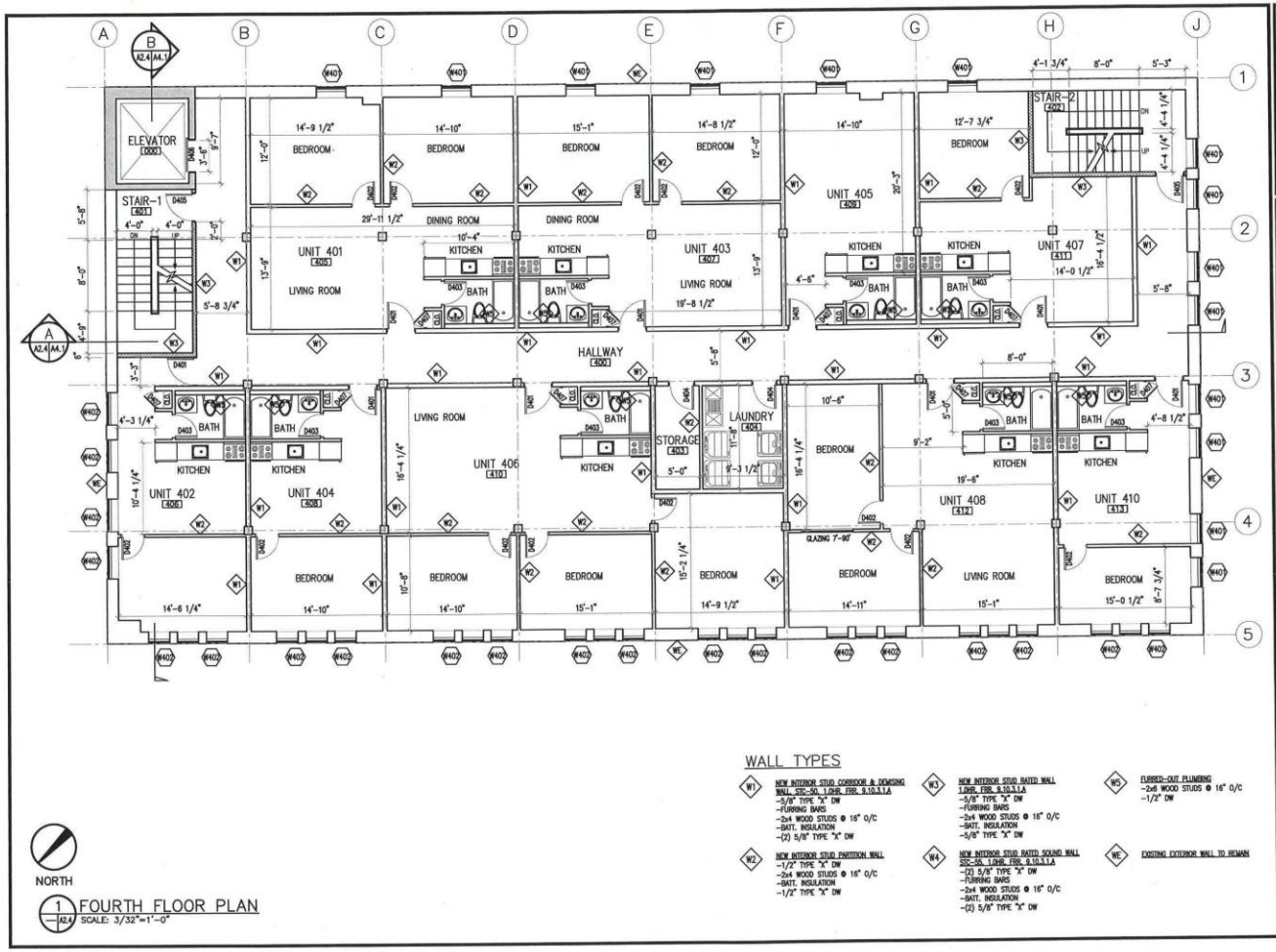
CHECKED BY: NC
SHEET NO: A2.3
REV NO: R0
DATE: 19 OCT 2021
SCALE: As Noted
FILE: 21078/Cont Doc/Cont Dwg/Arch/A2.3.dwg



WALL TYPES

W1 NEW INTERIOR STUD CORRIDOR & DEMISING WALL STC-50, 1.0HR. FRR. 9.10.3.1.A
-5/8" TYPE "X" DW
-FURRING BARS
-2x4 WOOD STUDS @ 16" O/C
-BATT. INSULATION
-(2) 5/8" TYPE "X" DW

W2 NEW INTERIOR STUD PARTITION WALL
-1/2" TYPE "X" DW
-2x4 WOOD STUDS @ 16" O/C
-BATT. INSULATION
-1/2" TYPE "X" DW

W3 NEW INTERIOR STUD RATED WALL 1.0HR. FRR. 9.10.3.1.A
-5/8" TYPE "X" DW
-FURRING BARS
-2x4 WOOD STUDS @ 16" O/C
-BATT. INSULATION
-5/8" TYPE "X" DW

W4 NEW INTERIOR STUD RATED SOUND WALL STC-55, 1.0HR. FRR. 9.10.3.1.A
-(2) 5/8" TYPE "X" DW
-FURRING BARS
-2x4 WOOD STUDS @ 16" O/C
-BATT. INSULATION
-(2) 5/8" TYPE "X" DW

W5 FURRED-OUT PLUMBING
-2x6 WOOD STUDS @ 16" O/C
-1/2" DW

WE EXISTING EXTERIOR WALL TO REMAIN

NORTH

1 / A2.4 FOURTH FLOOR PLAN
SCALE: 3/32"=1'-0"

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DRAWING: FOURTH FLOOR PLAN

PROJECT: Mc DERMOT CONDO

579 McDERMOT AVE., WINNIPEG MB

Neil Cooper Architect Inc.
109-374 River Avenue, Winnipeg, Manitoba R3L 0E4

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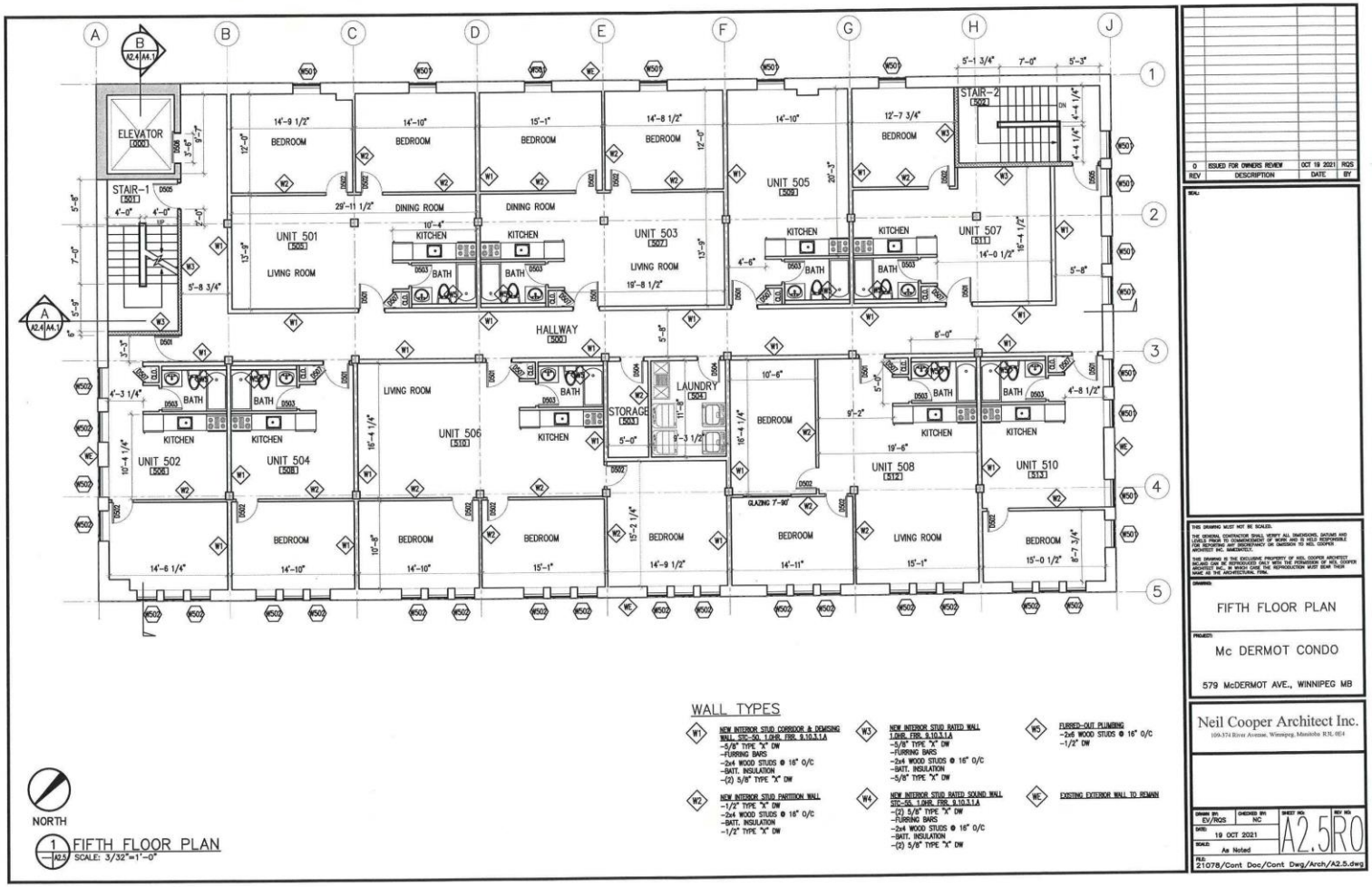

WALL TYPES

W1 NEW INTERIOR STUD CORRIDOR & DEMISING WALL, STC-50, 1.0HR. FIRE, 9.10.3.1.A
- 5/8" TYPE "X" DW
- FURRING BARS
- 2x4 WOOD STUDS @ 16" O/C
- BATT. INSULATION
- (2) 5/8" TYPE "X" DW

W2 NEW INTERIOR STUD PARTITION WALL
- 1/2" TYPE "X" DW
- 2x4 WOOD STUDS @ 16" O/C
- BATT. INSULATION
- 1/2" TYPE "X" DW

W3 NEW INTERIOR STUD RATED WALL 1.0HR. FIRE, 9.10.3.1.A
- 5/8" TYPE "X" DW
- FURRING BARS
- 2x4 WOOD STUDS @ 16" O/C
- BATT. INSULATION
- 5/8" TYPE "X" DW

W4 NEW INTERIOR STUD RATED SOUND WALL STC-50, 1.0HR. FIRE, 9.10.3.1.A
- (2) 5/8" TYPE "X" DW
- FURRING BARS
- 2x4 WOOD STUDS @ 16" O/C
- BATT. INSULATION
- (2) 5/8" TYPE "X" DW

W5 FURRED-OUT PLUMBING
- 2x6 WOOD STUDS @ 16" O/C
- 1/2" DW

WE EXISTING EXTERIOR WALL TO REMAIN

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DRAWING: FIFTH FLOOR PLAN

PROJECT: Mc DERMOT CONDO

579 McDERMOT AVE., WINNIPEG MB

Neil Cooper Architect Inc.
109-374 River Avenue, Winnipeg, Manitoba R3L 0E4

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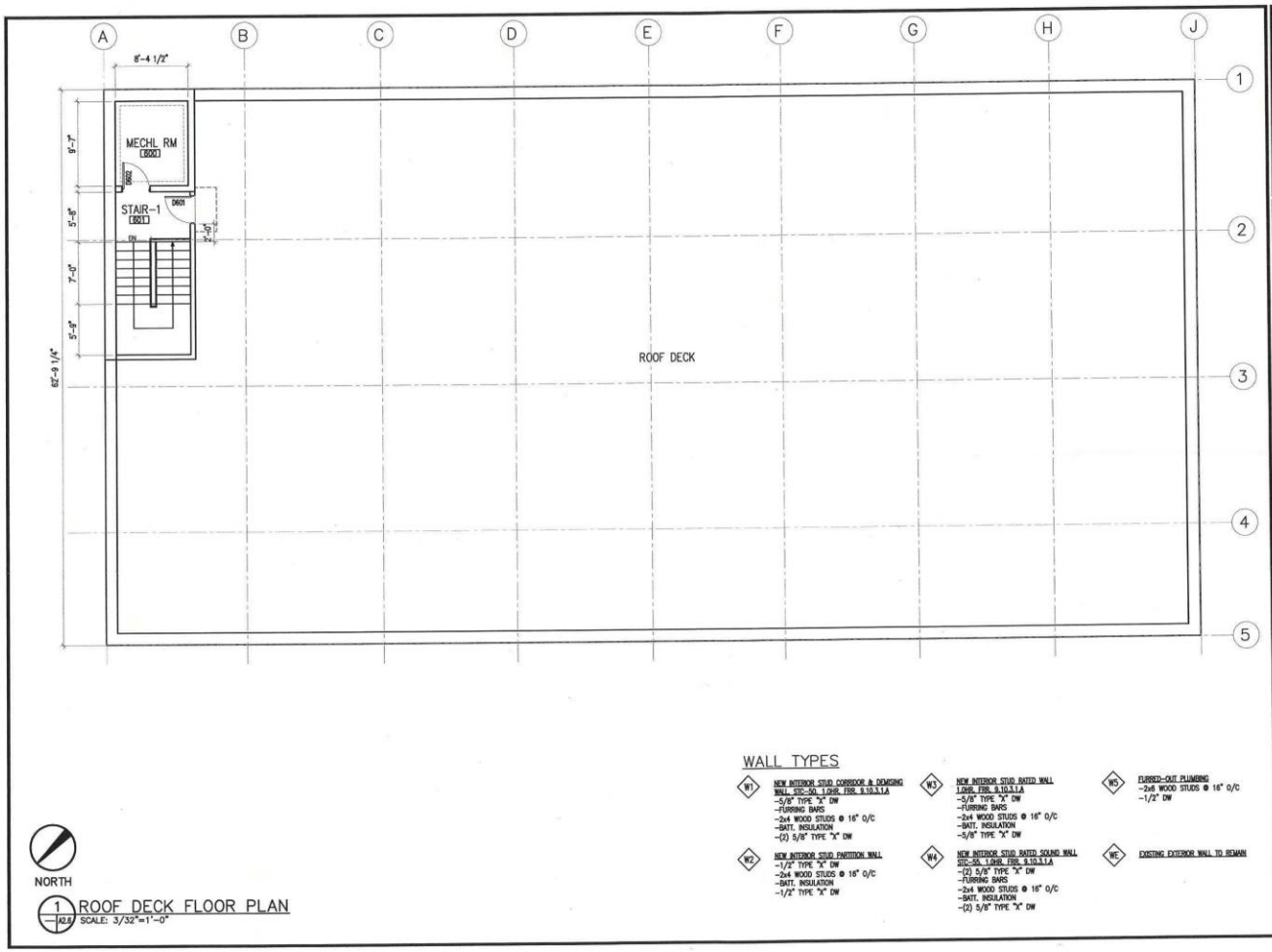

NORTH

1 / A2.6 ROOF DECK FLOOR PLAN
SCALE: 3/32"=1'-0"

WALL TYPES

W1 NEW INTERIOR STUD CORRIDOR & DEMISING WALL STC-50, 1.0HR. FRR. 9.10.3.1.A
-5/8" TYPE "X" DW
-FURRING BARS
-2x4 WOOD STUDS @ 16" O/C
-BATT. INSULATION
-(2) 5/8" TYPE "X" DW

W2 NEW INTERIOR STUD PARTITION WALL
-1/2" TYPE "X" DW
-2x4 WOOD STUDS @ 16" O/C
-BATT. INSULATION
-1/2" TYPE "X" DW

W3 NEW INTERIOR STUD RATED WALL 1.0HR. FRR. 9.10.3.1.A
-5/8" TYPE "X" DW
-FURRING BARS
-2x4 WOOD STUDS @ 16" O/C
-BATT. INSULATION
-5/8" TYPE "X" DW

W4 NEW INTERIOR STUD RATED SOUND WALL STC-54, 1.0HR. FRR. 9.10.3.1.A
-(2) 5/8" TYPE "X" DW
-FURRING BARS
-2x4 WOOD STUDS @ 16" O/C
-BATT. INSULATION
-(2) 5/8" TYPE "X" DW

W5 FURRED-OUT PLUMBING
-2x6 WOOD STUDS @ 16" O/C
-1/2" DW

WE EXISTING EXTERIOR WALL TO REMAIN

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DRAWING:
ROOF DECK FLOOR PLAN

PROJECT:
Mc DERMOT CONDO
579 McDERMOT AVE., WINNIPEG MB

Neil Cooper Architect Inc.
109-374 River Avenue, Winnipeg, Manitoba R3L 0E4

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