Agenda – Executive Policy Committee – October 17, 2023

REPORTS

Item No. 13 Subdivision and Rezoning – 80, 84 and 88 Snow Street (Waverley West Ward) File DASZ 14/2023 [c/r DAV 151376/2023D]

COMMUNITY COMMITTEE RECOMMENDATION:

On September 27, 2023, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision proposed under Development Application No. DASZ 14/2023 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated September 18, 2023 and attached as Schedule "C" to this report, with such minor changes as may be required, for registration in the Winnipeg Land Titles Office, subject to the following conditions:

    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 September 14, 2023 and attached as Schedule "B" to this report.

    B. That the City enter into, execute and deliver with the developer a Servicing Agreement in accordance with recommendation 1.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 Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing 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.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land on proposed Lot 1 to an "RMF-L" Residential Multi-Family (Large) District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated September 18, 2023, and attached as Schedule "C" to this report.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

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 14/2023 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

4. 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 (the "By-law") and bring same directly to Council by way of communication for first reading.

5. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

6. That Development Application No. DASZ 14/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid all associated ancillary fees (the "Fees") within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2-year period and Council approves the extension.

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

9. 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 7, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

10. That Development Application No. DASZ 14/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

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

12. That the Variance Order 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 14/2023.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On September 27, 2023, 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: DASZ 14/2023

Before: Assiniboia Community Committee
Councillor Duncan, Chairperson
Councillor Dobson
Councillor Lukes

Public Hearing: September 27, 2023
Council Building, 510 Main Street

Applicant: Serhal Consulting Inc. (Daniel Serhal)

Subject:



APPLICANT: Serhal Consulting Inc. (Daniel Serhal)
FILE: DASZ 14/2023
PROPOSAL : An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to allow the establishment of two (2) residential zoning lots and maintenance of the multi-family dwellings.
For information, phone D. Clark Planner at 204-986-5684

Premises Affected: 80, 84 and 88 Snow Street

For submission to: The Executive Policy Committee

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

Report date: September 27, 2023

Community Committee Recommendation:

On September 27, 2023, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision proposed under Development Application No. DASZ 14/2023 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated September 18, 2023 and attached as Schedule "C" to this report, with such minor changes as may be required, for registration in the Winnipeg Land Titles Office, subject to the following conditions:

    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 September 14, 2023 and attached as Schedule "B" to this report.

    B. That the City enter into, execute and deliver with the developer a Servicing Agreement in accordance with recommendation 1.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 Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing 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.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land on proposed Lot 1 to an "RMF-L" Residential Multi-Family (Large) District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated September 18, 2023, and attached as Schedule "C" to this report.

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 14/2023 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

4. 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 (the "By-law") and bring same directly to Council by way of communication for first reading.

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

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9. 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 7, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

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

12. That the Variance Order 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 14/2023.

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

1. Completely supportive of the Public Service's recommendations.

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 July 13, 2023
2. Notification of Public Hearing dated August 29, 2023
3. Manitoba Status of Titles 3133438/1, 2457648/1, 3067970/1, 3067954/1, 2942006/1
4. Letter of authorization dated January 26, 2022 from Snow Street Apartments Ltd. (Antonino Spezzano) to Serhal Consulting Inc.
5. Letter of authorization dated June 13, 2022 from Winnipeg Condominium Corporation No. 564 to Serhal Consulting Inc.
6. Surveyor's Building Location Certificate and sketch dated July 20, 2010
7. Caveat 323296
8. Shared Use Plan dated February 14, 2022
9. Consent Order dated March 3, 2023
10. Plans (10 pages)
11. Report from the Urban Planning Division dated September 18, 2023
12. Inspection Report

REPRESENTATIONS:

In Support:

Daniel Serhal
Vince Spezzano

In Opposition:

Nil

For Information:

Nil

For the City:

R. Galston, Urban Planner, Planning, Property and Development Department

Exhibit “11” referred to in File DASZ 14/2023

ADMINISTRATIVE REPORT

Title: DASZ 14/2023 – 88 Snow Street

Issue: For consideration at the public hearing for an application to subdivide and rezone the subject property for the purpose of maintaining a multi-family residential dwelling on a new residential lot.

Critical Path: Assiniboia 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
R. Galston, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 14/2023 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix “B” to this report and as shown on the map dated September 18, 2023 and attached as Schedule “C” to this report, with such minor changes as may be required, for registration in the Winnipeg Land Titles Office, subject to the following conditions:

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2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land on proposed Lot 1 to an “RMF-L” Residential Multi-Family (Large) District in accordance with the proposed by-law attached as Appendix “B” to this report and as shown on the map dated September 18, 2023, and attached as Schedule “C” to this report.

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

12. That the Variance Order 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 14/2023.

REASON FOR THE REPORT

- Subdivision and 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.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Winnipeg Public Service are concurred in, the subject property may be subdivided and proposed Lot 1 rezoned to the “RMF-L” zoning district, subject to conditions.

HISTORY

N/A

CONSULTATION

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design Division
Prepared by	Robert Galston, MCP
Date:	September 18, 2023
File No.	DASZ 14/2023

List of Schedules and Appendices

Schedule A	Planning Discussion
Schedule B	Report of the Administrative Working Group – September 14, 2023.
Schedule C	Recommended File No. DASZ 14/2023 Assiniboia Community Committee, dated September 18, 2023
Appendix B	Proposed By-law

SCHEDULE 'A'

FILE:	**DASZ 14/2023**
RELATED FILES:	DAV 23-151376/D
COMMUNITY:	Assiniboia Committee
NEIGHBOURHOOD #:	2.640 (Montcalm)
SUBJECT:	To subdivide and rezone the subject property from "RMF-M" Residential Multi-Family (Medium) to "RMF-L" Residential Multi-Family (Large) on proposed Lot 1
LOCATION:	88 Snow Street
LEGAL DESCRIPTION:	LOT 3 PLAN 36623 WLTO IN RL 4 PARISH OF ST VITAL



APPLICANT:	Daniel Serhal (Serhal Consulting, Inc.) 298 Waterfront Drive Winnipeg, Manitoba R3B 0G5
OWNERS:	Victoria General Hospital Foundation, Inc. 2340 Pembina Highway Winnipeg, MB R3T 2E8

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject site is located on east side of Snow Street, south of Dartmouth Drive. It is in the Montcalm Neighbourhood of the Waverley West Ward.
- The subject site has a total land area of approximately 3.06 acres and contains a residential multi-family development. This multi-family building was constructed in three (3) separate phases between 2006 and 2023. It contains a total of 210 dwelling units and is between four (4) and six (6) storeys in height.

- A total of 299 accessory parking stalls are currently located on the entire site, including a mix of surface and underground stalls.
- The subject site is currently zoned “RMF-M” Residential Multi-Family (Medium).
- The subject site is located within the Established Neighbourhoods – Recent Communities policy area of the *Complete Communities Direction Strategy 2.0’s* Urban Structure Map.

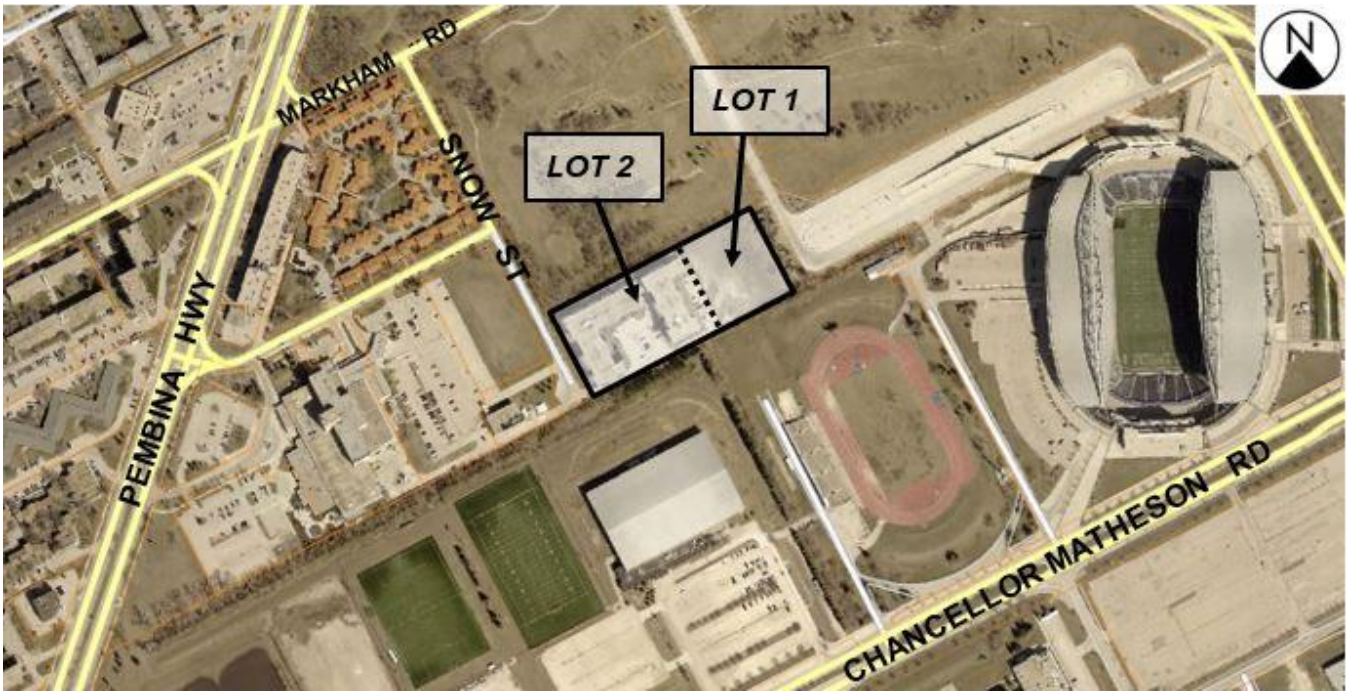


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2021)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

- To the north of the subject site is vacant land zoned “RMU PDO-2 North Campus” Residential Mixed-Use. This land is part of the North Campus Planned Development Overlay (former Southwood Golf and Country Club land).
- To the east of the subject site is a portion of Bohemier Trail that functions as a rapid transit loop servicing Investors Group Field stadium and the University of Manitoba’s Fort Garry campus.
- To the south of the subject site are recreational uses zoned “EI” Educational and Institutional.
- To the west of the subject site is Snow Street, then Victoria Hospital, a large medical centre, zoned “EI” Educational and Institutional.

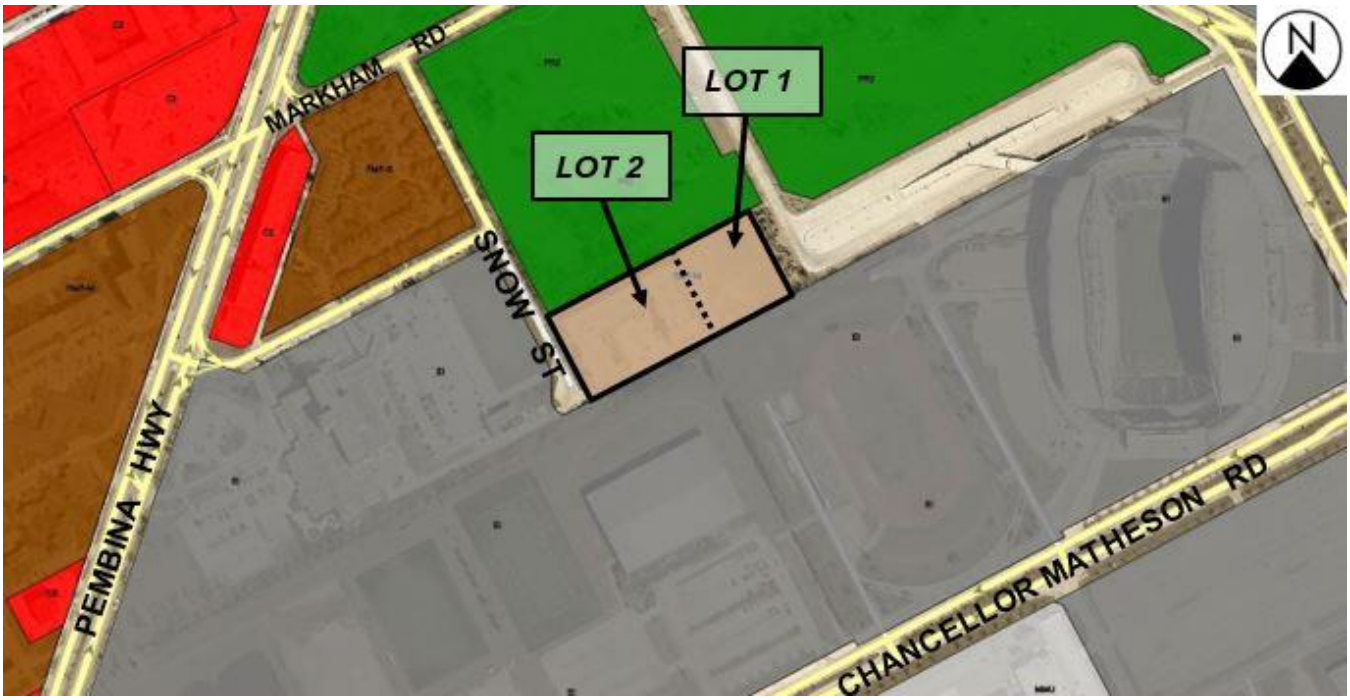


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to subdivide the existing lot into two (2) separate lots, Lot 1 and Lot 2, and rezone the proposed Lot 1 to the "RMF-L" Residential Multi-Family (Large) district. This is to accommodate the rear portion of the existing multi-family residential building on a separate lot.
- No building expansion or changes to the overall site are proposed. The existing multi-family development located on the subject site would remain the same, but divided into two (2) separate lots, Lot 1 and Lot 2.
- Proposed Lot 1 would contain a portion of the building that is six (6) storeys in height, and contain a total of 111 dwelling units.
- Proposed Lot 2 would contain a portion of the building that ranges between four (4) and five (5) storeys in height, and contain a total of 99 dwelling units.
- Shared access between proposed Lots 1 and 2 would be enabled through a cross-access agreement between properties.
- In a letter of intent, the applicant states that the proposed subdivision is to allow for separate condominium corporations for the older phases (Lot 2) and new phase (Lot 1) of the development.
- The applicant is proposing to connect the driveways, surface and underground parking areas and building interiors on each of the proposed lots through a cross-access agreement. This will allow vehicles to access parking areas on either one of the proposed lots. In this manner, the proposed development will function as one large development on separate titles.

Associated Variance Application (DAV)

- The proposed development is also the subject of an associated Variance application (DAV) concerning variances caused by the property being subdivided into separate lots. Please refer to the Administrative Report under file no. DAV 23-151376/D for more information.

ANALYSIS AND ISSUES

OURWINNIPEG 2045

- *OurWinnipeg 2045* is the City's long-range development plan. Per *OurWinnipeg 2045*, the subject site is identified as an Established Neighbourhood – Recent Communities policy states:

  6.16 Established Neighbourhoods

  - *Designate Established Neighbourhoods within the Urban Structure, representing land that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in* Complete Communities.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* supports *OurWinnipeg 2045*, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- As noted above, the subject property is classified as an Established Neighbourhood – Recent Community under *Complete Communities 2.0*. Key policies for Established Neighbourhoods include:

  1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.

  1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.

  1.3 The subdivision of land or the consolidation of land may occur when it is done in a context-sensitive manner, and only when in compliance with policy section 9.1 of the Strategic Infrastructure and Resources section.

  1.4 Support opportunities for further residential intensification within approximately 400 metres of a rapid transit station, where appropriate and in accordance with the TOD Handbook.

  1.5 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:

  a. Applicable City-endorsed policies or guidelines;

  b. Existing zoning of the property and adjacent properties;

  c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;

d. *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*

e. *Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*

f. *Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;*

g. *The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*

h. *The supporting transit, pedestrian and active transportation network; and*

i. *The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*

- The proposed development aligns with these policies in that no changes to the existing development is proposed, and the existing multi-family use is located in an area with a mix of uses, including existing and future multi-family development and institutional uses.
- Further, it is located within 310 metres from high-frequency transit service on Pembina Highway, and approximately 370 metres from stops at Markham and Pembina on the Southwest Rapid Transit Corridor.

SUBDIVISION

- The subject site is currently made up of one lot. Subdivision is required in order to create two (2) separate lots to allow separate portions of the existing building complex to exist on separate titles. Access to the proposed Lot 1 will be through a cross-access agreement.

REZONING

- The subject site is currently zoned "RMF-M" Residential Multi-Family (Medium) district.
- The applicant is proposing to rezone the proposed Lot 1 to the "RMF-L" Residential Multi-Family (Large) district.
- The purpose of the "RMF' zoning districts is to accommodate the development of multi-family units in areas with medium to high residential densities.
- The Winnipeg Zoning By-law has different dimensional standards between the "RMF-M" and "RMF-L," as shown in the table below. Generally, the "RMF-L" district allows taller buildings and greater residential densities than what is permitted in the "RMF-M" district. Please refer to Figure 4, below.

Zoning District and Designation	Minimum Lot Area (Sq. Ft.)	Minimum Lot Area Per Dwelling Unit (Sq. Ft.)	Minimum/ Maximum Front Yard (Ft.)	Minimum Rear Yard (Ft.)	Minimum Interior Side Yard (Ft.)	Minimum/ Maximum Corner Side Yard (Ft.)	Principal Building Separation (Ft.) [note a]	Minimum/ Maximum Building Height (Ft.)
Multi-Family Residential Structures								
RMF-S	9,000	1,250	20 / NA	25	4	5 / NA	8	NA / 35
RMF-M	9,000	800	25 / NA	25	8 **[note b]**	20/ NA	8	NA / 60
RMF-L	20,000	400	25 / NA	25	8 **[note b]**	20 / NA	8	NA / 150
RMU	9,000	500	20 / NA	25	5 **[note b]**	20 / NA	8	NA / 100
TOD	NA	200	NA / 10 [note c]	25	5 **[note b]**	NA / 10 [note c]	8	30 / 200

Figure 4: Table 5-4 of the Winnipeg Zoning By-law showing dimensional standards for "RMF-M" and "RMF-L" districts.

Density (Lot 1)

- As noted above, a total of 111 dwelling units are proposed on Lot 1. This lot is to have an area of 61,875 square feet. This gives a lot area of 544 square feet per dwelling unit. This lot area per dwelling unit is a greater density than what is permitted in the existing "RMF-M" zoning district, which is no less than 800 square feet per dwelling unit. As such, a rezoning of the proposed Lot 1 is required, to change the zoning to the "RMF-L" district, which allows a density of 400 square feet per dwelling unit.

COMPATIBILITY WITH THE SURROUNDING AREA

- As noted above, the property is adjacent to the North Campus lands (former Southwood Golf and Country Club) to the north. This land falls under the North Campus Planned Development Overlay, approved by Council in 2022.
- Per the North Campus Planned Development Overlay, the immediately adjacent land to the north of the subject property is zoned "RMU PDO-2 North Campus," which is a Residential Mixed Use district where mixed-use development up to eight (8) storeys in height is permitted.
- To the east is a transit loop, and to the south and west are a mix of institutional and recreational uses.
- Given this surrounding context, the creation of an "RMF-L" zoning district on proposed Lot 1 will be considered compatible with the surrounding area, and will not have an adverse effect on the future development of the North Campus lands to the north.

CONDITIONS OF APPROVAL

Servicing Agreement

- The Public Service recommends that the developer enter into a Servicing Agreement with the City of Winnipeg in order to address items relating to municipal services and infrastructure. These items are discussed in the Report of the Administrative Coordinating Group (ACG), which is attached to this report as Schedule "B."
- Items identified in the ACG report include, but are not limited to, the following:
    - A required private easement agreement between owners of the proposed lots to allow water and waste servicing on both lots;
    - A required cross-access agreement between owners of the proposed lots to allow vehicular access on both lots;
    - A required new sidewalk to be built on the east side of Snow Street from the subject property to Dartmouth Drive.

  Please refer to Schedule "B" for further discussion.

Land Dedication

- As a condition of rezoning or subdivision of a parcel of land, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes. The amount of land is not less than 10 percent.
- In the case of the subject proposed subdivision and rezoning, the Planning, Property and Development Department is recommending that the developer provide 'cash in lieu' of a dedication of land for the appraised value of the subject site.

RECOMMENDATION

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

- The most recent phase of development was completed in 2022, and no changes to the subject site or any expansion of the building is proposed as part of this application.
- The subdivision and rezoning is consistent with policies guiding development in Established Neighbourhoods under the *Complete Communities Direction Strategy 2.0,* which support residential development that adds to the range of housing options in a manner that is sensitive and complementary to existing development.
- The surrounding area is characterized by a mix of uses and is immediately adjacent to vacant land where residential mixed-use development up to eight (8) storeys in height.
- The subject property is located within 400 metres of high-frequency transit service and stops on the Southwest Rapid Transit Corridor.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Robert Galston, MCP
PPD File #: DASZ 14/2023

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION ON LAND LOCATED AT 80, 84 AND 88 SNOW STREET

It is recommended that approval of DASZ 14/2023, if granted, be subject to the applicant entering into a Servicing Agreement containing the following conditions:

Section I – General Comments

1) The Water and Waste Department has advised that the Developer shall enter into, and register and maintain in perpetuity by way of caveat against the titles to the "affected lots" (all lots which are to be services jointly), an appropriate joint services agreement or private easement agreement with owners of the other affected lots to enable the joint servicing of lots in the Planned Area not fronting on streets with water, wastewater and land drainage services. Said agreement shall further absolve the City from any costs or responsibility for the private joint services.

2) The Public Works Department has advised that the Developer and all successors in title to the lots in the subdivision shall enter into, and register at the Winnipeg Land Titles Office (WLTO) under Section 76 of the Real Property Act and maintain in perpetuity by way of instrument (right of way agreement, easement agreement, or declaration) against the titles to the lots, a private cross-access agreement with the owners of the other lots so as to ensure vehicular access to every lot at all times, via streets or internal roads.

   The instrument must contain the substance of the following terms:

   i) "User" means and includes any Owner and the tenants of any Owner and, with the permission or consent (expressed or implied) of any Owner, each and all of their respective
   agents, employees, customers, licensees, invitees, suppliers, contractor s, servants or workmen, and any other occupier for the time being on the land of any Owner; and the term "Users" shall have the same meaning as the context permits or requires, mutatis mutandis.

   ii) Declarant, for itself and its successors and assigns, hereby irrevocably agrees and declares that from and after the date of registration of this Declaration in the Winnipeg Land Titles Office an easement and right of way is hereby created over the Lands for the purposes of ingress and egress that shall permit common usage of driveways, vehicular passageways, entrances and exits leading to one or more private approaches on and from

Snow Street as they may exist from time to time to ensure access (but for no other purpose whatsoever) to every such lot on the Lands at all times by Users and vehicles.

iii) The rights, liberties and easements herein granted shall be construed as running with the Lands and shall attach to and run with each and every part to which the Lands or any part thereof as may hereafter be subdivided, but no part of the Lands shall pass to or be vested in any other Owner simply by virtue of these presents.

iv) As it is the intent that the burden of all rights, liberties and easements declared herein shall run with the Lands, it is declared that the rights, liberties and easements hereby declared shall enure to the benefit of every Owner and, without limiting the generality of the foregoing, shall enure to the benefit of the successors and/or assigns of any part or parts of the Lands and shall bind the successors in title of Declarant, and each of their respective successors in title, and the owners or occupiers for the time being of the Lands or any part or parts thereof.

The cross-access agreement shall be reviewed and approved by the Public Works Department prior to registration at WLTO.

Section II - Servicing Conditions

1) Sidewalk

The Developer shall, at no expense to the City, construct a 1.5m wide Portland cement concrete sidewalk and all related works, on the standard alignment, 0.3m from the property line, on the east side of Snow Street from the existing private approach at the south end of Snow Street to Dartmouth Drive, all as determined by and to the satisfaction of the Director of Public Works.

2) Construction Traffic

a) The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works.

b) The Developer shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on mud, and shall undertake regular scraping and sweeping of streets until building construction, including landscaping is complete, all as determined by and to the satisfaction of the Director of Public Works.

3) Utilities

a) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area and will pay the full cost to convert any existing overhead services within the Planned Area to underground to the satisfaction of the Director of Public Works.

b) The Developer shall pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

4) Litter and Refuse Control and Clean-Up

a) The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

b) The cleanup of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

Section III – Costs and Fees

1) By-laws and Approvals

The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of this Agreement and the physical development of the Planned Area.

2) Professional Fees

a) The Developer shall pay the full cost of all design services, including preliminary engineering studies, servicing reports, servicing criteria, construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, parklands, parkways and associated works required to serve the Planned Area;

b) The Developer shall pay the full cost of construction and landscaping supervision services provided by or on behalf of the City for field inspection, preparation of

progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other engineering consulting services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

3) Administration Fees

The Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, an administration fee plus applicable GST to help defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 14/2023
September 14, 2023

"*Original Signed by K. Kowalyk"*
K. Kowalyk, 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

"*Original Signed by C. Desjardine"*
C. Desjardine, M. Sc., P. Eng.
Transportation Division
Public Works Department

Schedule "B" for File DASZ 7/2023, Assiniboia Community Committee, dated September 18, 2023

By–Law No. _____

File No. **DASZ 14/2023**

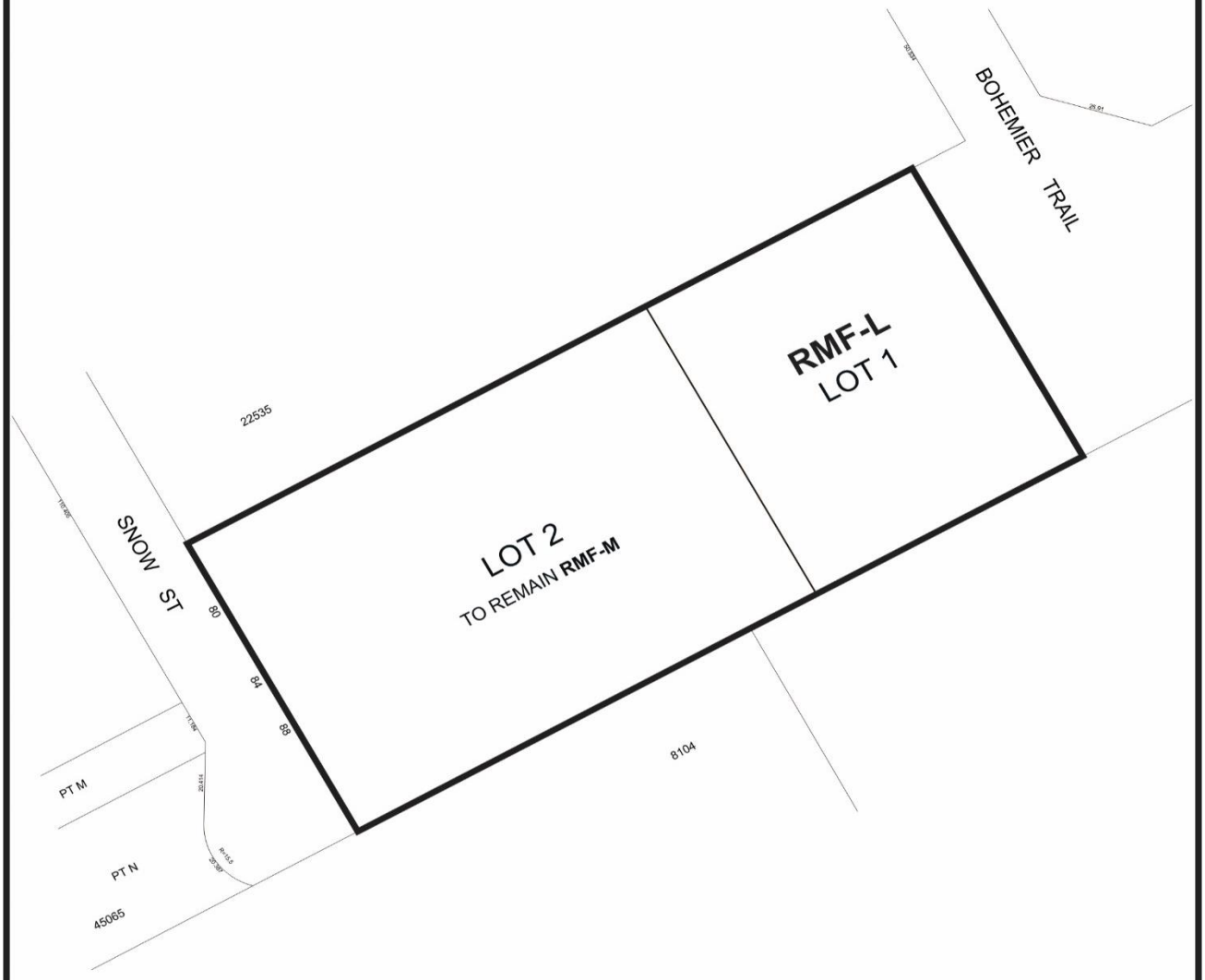
Atlas Sheet No. **AK24**

N

ASSINIBOIA COMMUNITY

Explanation

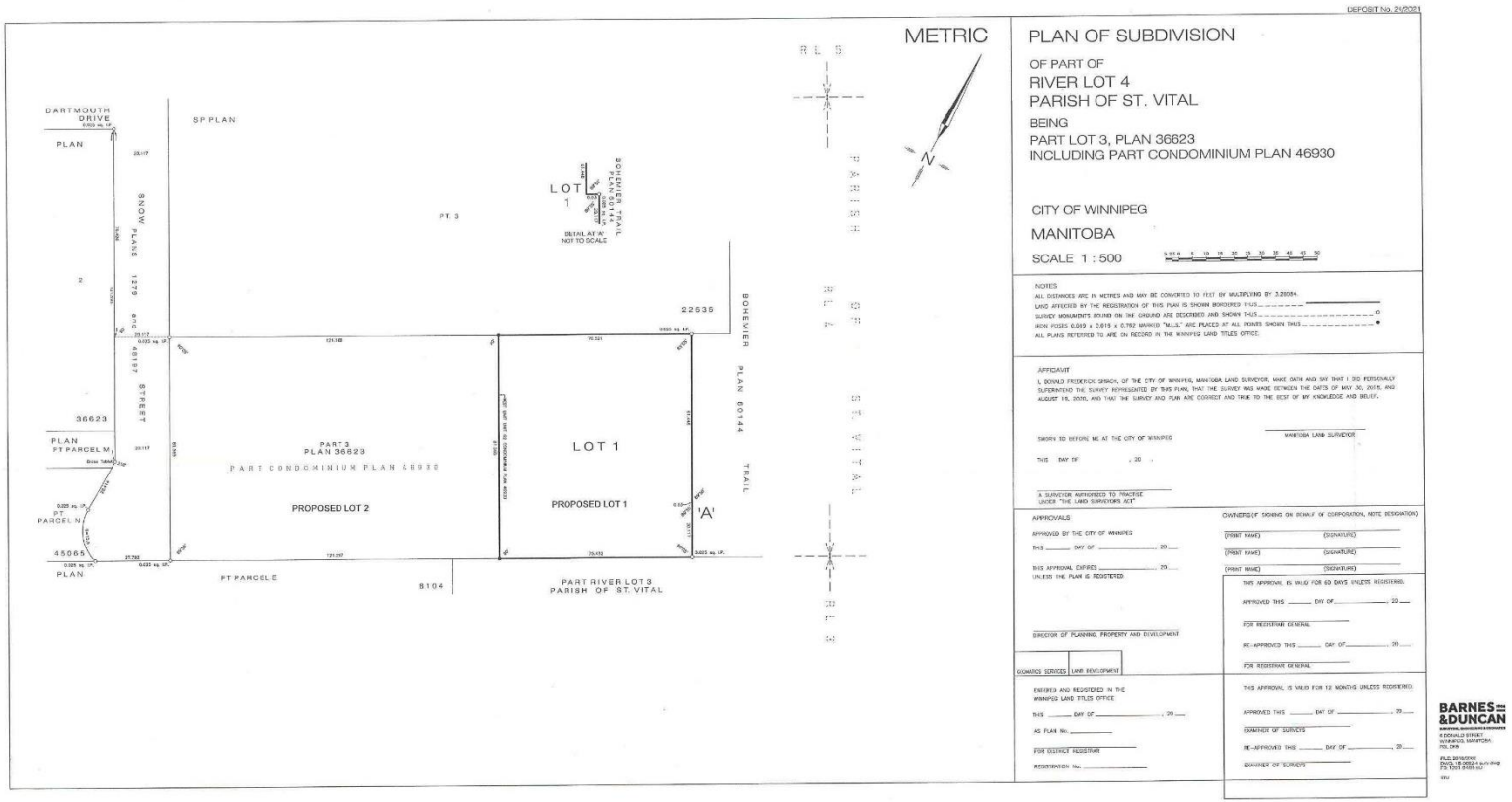
An application for the approval of the plan of subdivision shownoutlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 80, 84 and 88 Snow Street, as outlined below, from an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to allow the establishment of two (2) residential zoning lots and maintenance of the multi-family dwellings.

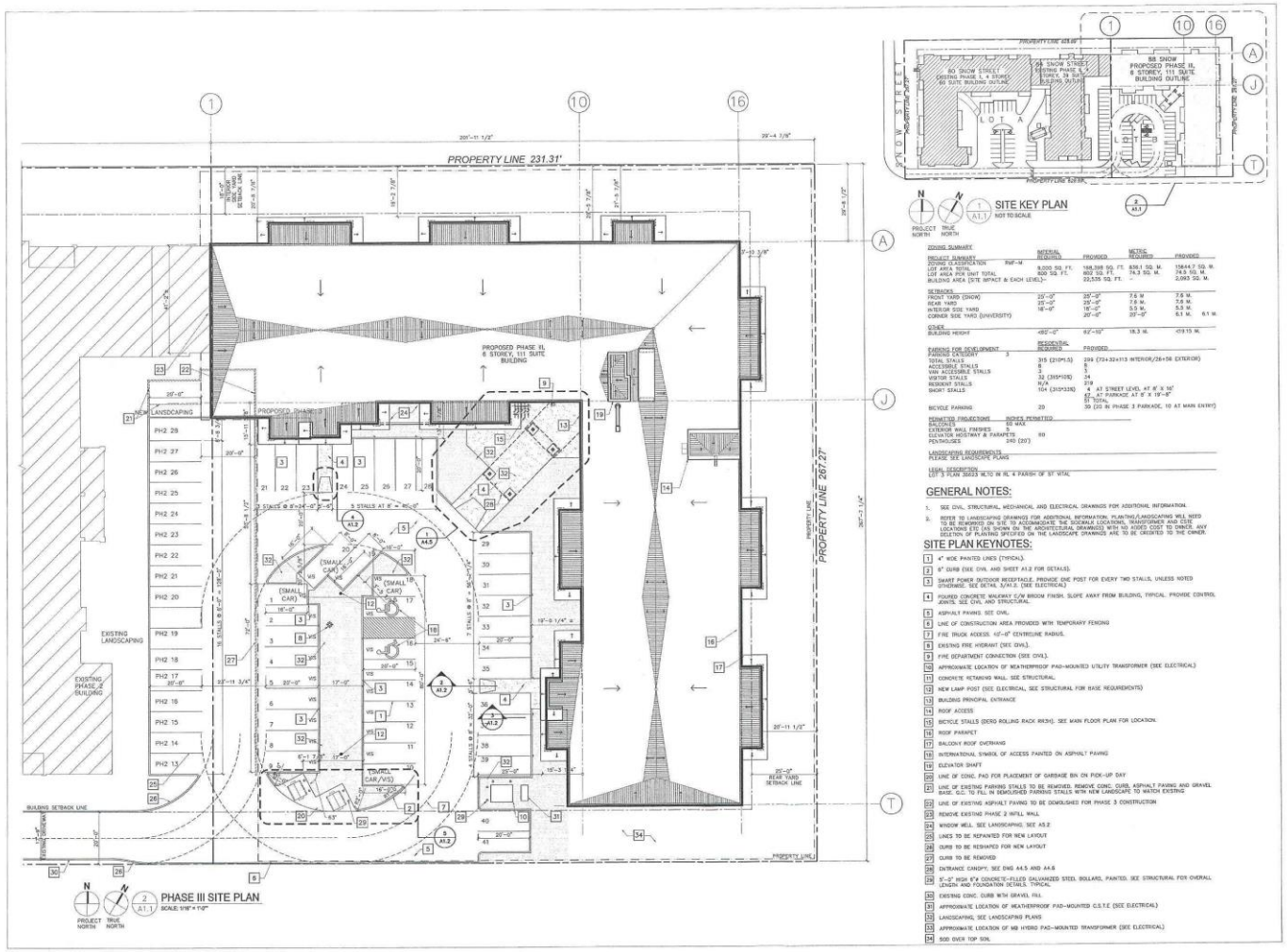


THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “10” referred to in File DASZ 14/2023





SITE KEY PLAN
NOT TO SCALE

ZONING SUMMARY

PROJECT SUMMARY		IMPERIAL REQUIRED	IMPERIAL PROVIDED	METRIC REQUIRED	METRIC PROVIDED
ZONING CLASSIFICATION	RMF-M				
LOT AREA TOTAL		9,000 SQ. FT.	168,398 SQ. FT.	836.1 SQ. M.	15644.7 SQ. M.
LOT AREA PER UNIT TOTAL		800 SQ. FT.	802 SQ. FT.	74.3 SQ. M.	74.5 SQ. M.
BUILDING AREA (SITE IMPACT @ EACH LEVEL)=			22,535 SQ. FT.		2,093 SQ. M.
SETBACKS					
FRONT YARD (CROW)		25'-0"	25'-0"	7.6 M.	7.6 M.
REAR YARD		25'-0"	25'-0"	7.6 M.	7.6 M.
INTERIOR SIDE YARD		18'-0"	18'-0"	5.5 M.	5.5 M.
CORNER SIDE YARD (UNIVERSITY)		20'-0"	20'-0"	6.1 M.	6.1 M.
OTHER					
BUILDING HEIGHT		450'-0"	62'-10"	18.3 M.	<19.15 M.

PARKING FOR DEVELOPMENT	RESIDENTIAL REQUIRED	PROVIDED
PARKING CATEGORY 3		
TOTAL STALLS	315 (210*1.5)	318 (704-324=313 INTERIOR/28+58 EXTERIOR)
ACCESSIBLE STALLS	5	5
VAN ACCESSIBLE STALLS	3	3
VISITOR STALLS	32 (316*10%)	34
RESIDENT STALLS	N/A	278
SHORT STALLS	104 (315*33%)	4 AT STREET LEVEL AT 8' X 16' 47 AT PARKADE AT 8' X 18'-8" 51 TOTAL
BICYCLE PARKING	20	39 (20 IN PHASE 3 PARKADE, 10 AT MAIN ENTRY)

PERMITTED PROJECTIONS	INCHES PERMITTED
BALCONIES	60 MAX
EXTERIOR WALL FINISHES	6
ELEVATOR HOISTWAY & PARAPETS	60
PENTHOUSES	240 (20')

LANDSCAPING REQUIREMENTS
PLEASE SEE LANDSCAPE PLANS

LEGAL DESCRIPTION
LOT 3 PLAN 36823 WLTO IN RL 4 PARISH OF ST. VITAL

GENERAL NOTES:

1. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. REFER TO LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION. PLANTING/LANDSCAPING WILL NEED TO BE REWORKED ON SITE TO ACCOMMODATE THE SIDEWALK LOCATIONS, TRANSFORMER AND CSTE LOCATIONS ETC (AS SHOWN ON THE ARCHITECTURAL DRAWINGS) WITH NO ADDED COST TO OWNER. ANY DELETION OF PLANTING SPECIFIED ON THE LANDSCAPE DRAWINGS ARE TO BE CREDITED TO THE OWNER.

SITE PLAN KEYNOTES:

1. 4" WIDE PAINTED LINES (TYPICAL).
2. 6" CURB (SEE CIVIL AND SHEET A1.2 FOR DETAILS).
3. SMART POWER OUTDOOR RECEPTACLE. PROVIDE ONE POST FOR EVERY TWO STALLS, UNLESS NOTED OTHERWISE. SEE DETAIL 3/A1.2. (SEE ELECTRICAL)
4. POURED CONCRETE WALKWAY C/W BROOM FINISH. SLOPE AWAY FROM BUILDING, TYPICAL. PROVIDE CONTROL JOINTS. SEE CIVIL AND STRUCTURAL.
5. ASPHALT PAVING. SEE CIVIL.
6. LINE OF CONSTRUCTION AREA PROVIDED WITH TEMPORARY FENCING
7. FIRE TRUCK ACCESS. 10'-0" CENTRELINE RADIUS.
8. EXISTING FIRE HYDRANT (SEE CIVIL).
9. FIRE DEPARTMENT CONNECTION (SEE CIVIL).
10. APPROXIMATE LOCATION OF WEATHERPROOF PAD-MOUNTED UTILITY TRANSFORMER (SEE ELECTRICAL)
11. CONCRETE RETAINING WALL. SEE STRUCTURAL.
12. NEW LAMP POST (SEE ELECTRICAL, SEE STRUCTURAL FOR BASE REQUIREMENTS)
13. BUILDING PRINCIPAL ENTRANCE
14. ROOF ACCESS
15. BICYCLE STALLS (DERO ROLLING RACK RR3H). SEE MAIN FLOOR PLAN FOR LOCATION.
16. ROOF PARAPET
17. BALCONY ROOF OVERHANG
18. INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT PAVING
19. ELEVATOR SHAFT
20. LINE OF CONC. PAD FOR PLACEMENT OF GARBAGE BIN ON PICK-UP DAY
21. LINE OF EXISTING PARKING STALLS TO BE REMOVED. REMOVE CONC. CURB, ASPHALT PAVING AND GRAVEL BASE. G.C. TO FILL IN DEMOLISHED PARKING STALLS WITH NEW LANDSCAPE TO MATCH EXISTING
22. LINE OF EXISTING ASPHALT PAVING TO BE DEMOLISHED FOR PHASE 3 CONSTRUCTION
23. REMOVE EXISTING PHASE 2 INFILL WALL
24. WINDOW WELL. SEE LANDSCAPING, SEE A5.2
25. LINES TO BE REPAINTED FOR NEW LAYOUT
26. CURB TO BE REPAINTED FOR NEW LAYOUT
27. CURB TO BE REMOVED
28. ENTRANCE CANOPY. SEE DNG A4.5 AND A4.6
29. 5"-0" HIGH 8"ø CONCRETE-FILLED GALVANIZED STEEL BOLLARD, PAINTED. SEE STRUCTURAL FOR OVERALL LENGTH AND FOUNDATION DETAILS. TYPICAL.
30. EXISTING CONC. CURB WITH GRAVEL FILL
31. APPROXIMATE LOCATION OF WEATHERPROOF PAD-MOUNTED C.S.T.E (SEE ELECTRICAL)
32. LANDSCAPING, SEE LANDSCAPING PLANS
33. APPROXIMATE LOCATION OF MB HYDRO PAD-MOUNTED TRANSFORMER (SEE ELECTRICAL)
34. 500 OVER TOP SOIL

No.	Revision	Date	By
5	ISSUED FOR CVOTA SUBSTRUCTURE	23/08/28	DS
4	ISSUED FOR CONSTRUCTION	21/05/17	EH
3	ISSUED FOR CONSTRUCTION - PHOTO	20/09/24	EH
2	ISSUED FOR TENDER	20/07/16	EH
1	ISSUED FOR REVIEW	20/04/23	EH

2022.10.04

Consultants

AFFINITY ARCHITECTURE Inc.
Unit 305 - 4 Fort Street - Winnipeg, Manitoba R3C 1C4
Phone 204-943-4556 • Fax 204-453-4556 • info@affinityarch.com

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The contractor shall verify dimensions and data prescribed on site with conditions on the site and is held responsible for reporting any discrepancies on the architect for adjustment, prior to proceeding.

FAIRWAY WOODS
PHASE III

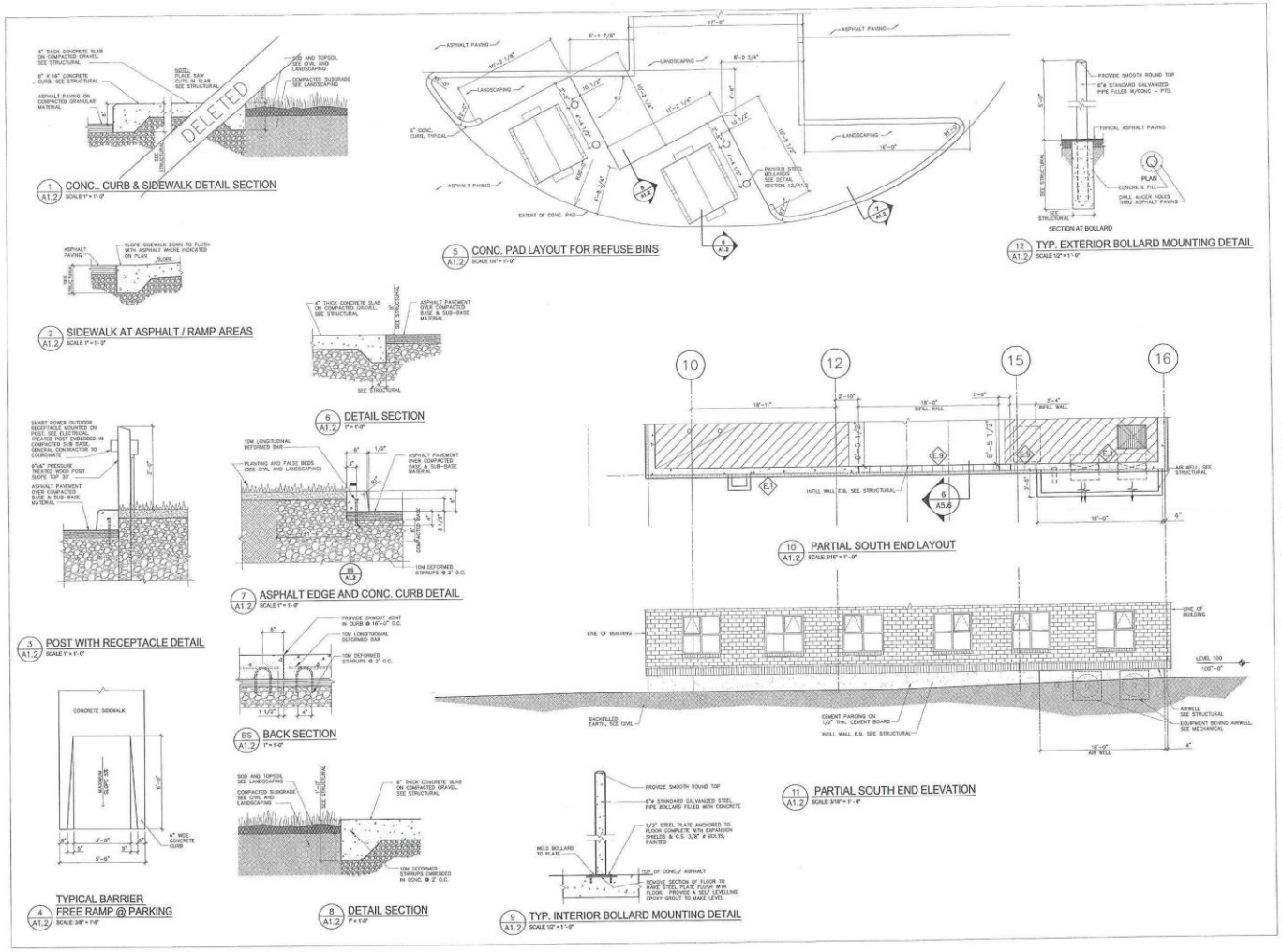
88 Snow Street, Winnipeg MB

SITE KEY PLAN
PHASE III SITE PLAN

Drawn By: WW/DS Checked By: EH

A1.1

Project No.: 17007 Date: MARCH 2020



AFFINITY ARCHITECTURE Inc.

FAIRWAY WOODS
PHASE III

88 Snow Street, Winnipeg, MB

SITE PLAN DETAILS

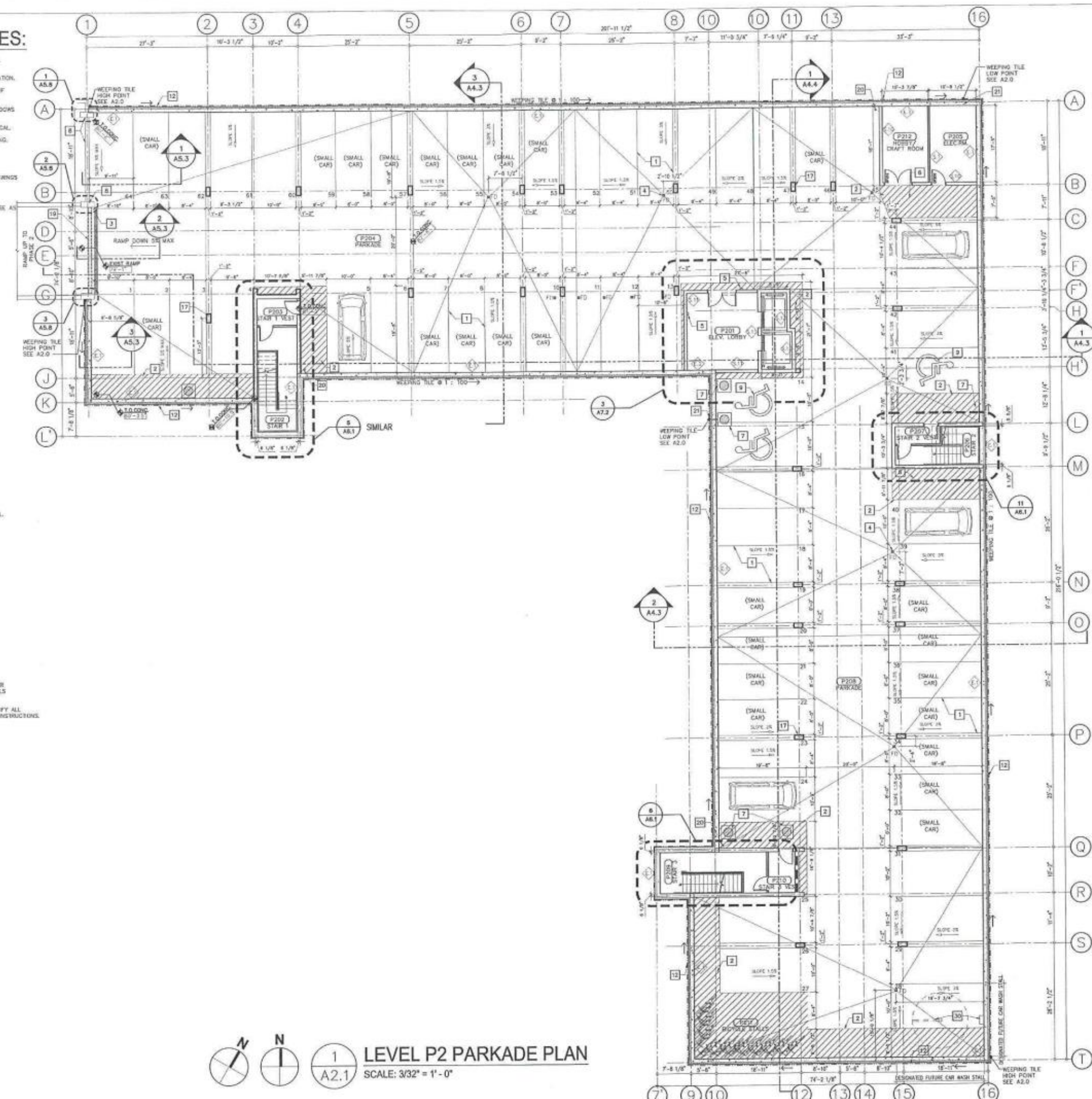
A1.2

FLOOR PLAN GENERAL NOTES:

1. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. SEE ENLARGED PLANS ON DRAWINGS A7.1, A7.2 & A7.3 FOR ADDITIONAL INFORMATION.
3. PROVIDE BLOCKING FOR FIXTURES AND MILLWORK ITEMS PRIOR TO INSTALLATION OF GYPSUM BOARD.
4. SEAL BUILDING ENVELOPE MEMBRANES/SYSTEMS WHEN INSTALLING DOORS OR WINDOWS INTO EXTERIOR WALL ASSEMBLIES. FILL ALL VOIDS BETWEEN FRAMES AND ROUGH OPENINGS WITH LOW-EXPANSION FOAM-IN-PLACE SPRAY INSULATION. PROVIDE CONTINUOUS ROD AND CAULKED JOINT ALL AROUND FRAME ON BOTH SIDES. TYPICAL.
5. SLOPE ASPHALT PAVING, CONCRETE APRONS, AND SIDEWALKS AWAY FROM BUILDING.
6. BASEMENT SLOPES TO BE COORDINATED WITH MECHANICAL.
7. PROVIDE EXPANSION JOINTS IN TILED SURFACES EVERY 200 S.F. +/-.
8. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND BETWEEN DRAWINGS OR CONSTRUCTION DOCUMENTS.
9. SEAL PERIMETER OF SLAB AND SAW CUTS WITH TRAFFIC GRADE SEALANT
10. SLAB SLOPES 5% AROUND PERIMETER OF FOUNDATION WALL AND AT COLUMN BASE AS PER STRUCTURAL, REST OF SLAB SLOPES 2% TO FLOOR DRAIN.
11. PROVIDE SAW CUTS AS INDICATED ON STRUCTURAL DRAWINGS.

FLOOR PLAN KEY NOTES:

1	4" WIDE YELLOW PAINTED LINES, TYPICAL.
2	PAINT 4" DIAGONAL LINES TO DESIGNATED NO PARKING ZONE, TYPICAL.
3	TRENCH DRAIN. HOT-DIP GALVANIZED GRATING AND FRAME (SEE CIVIL, STRUCTURAL & MECHANICAL).
4	FLOOR DRAIN (FD) TYPICAL, SEE MECHANICAL.
5	ACTUATOR FOR POWER DOOR OPERATOR, C/W DOOR OPERATOR ABOVE DOOR. (SEE ELECTRICAL)
6	BICYCLE RACK (EQUIPARC EP5901, FINISH BLACK)
7	SUMP PIT C/W ADA COMPLIANT LIDS (SEE MECHANICAL).
8	EXISTING CONC. COLUMN AND WALL (PHASE 2)
9	INTERNATIONAL SYMBOL OF ACCESS PAINTED ON CONCRETE SLAB
10	GALVANIZED STEEL BOLLARDS, TYPICAL, SEE STRUCTURAL, MECHANICAL
11	FIRE DEPARTMENT CONNECTION
12	6"⌀ PERFORATED WEEPING TILE SLOPED AT 1:100 BACK TO SUMP PIT
13	LOUVER AT HIGH LEVEL WITH AREA WELL. SEE MECHANICAL. TYP.
14	MECHANICAL EQUIPMENT. SEE MECHANICAL.
15	60"X60" GALVANIZED FLOOR GRATE AS PER MECHANICAL REQUIREMENTS.
16	44"X36" GALVANIZED FLOOR GRATE AS PER MECHANICAL REQUIREMENTS.
17	CONCRETE COLUMN. SEE STRUCTURAL DRAWINGS. PAINTED ON SITE BY PAINTING CONTRACTOR. COLOUR TO MATCH GENERAL WALL PAINT. TYPICAL.
18	8' HIGH CHAIN LINK FENCING WITH LOCKABLE 3' WIDE DOUBLE GATE TO ENCLOSE MECHANICAL EQUIPMENT
19	DEMOLISH EXISTING INFILL WALL FROM PHASE 2
20	RADON VENT ROUGH IN LOCATION (SEE DETAIL 2/A2.1A)
21	6"⌀ NON PERFORATED WEEPING TILE CONNECTED TO SUMP PIT
22	CONC. AREA WELL AROUND MECHANICAL DUCTS. SEE STRUCTURAL
23	TOP OF CONC. AREA WELL TO BE 6" HIGHER THAN CONC. SLAB. PROVIDE STEEL GRATING
24	~~1-1/2"⌀ GALVANIZED STEEL PIPE GUARDRAIL, ANCHORED TO CONCRETE RETAINING WALL. SEE STRUCTURAL.~~
25	TENANT LOCKER SYSTEM AS SPECIFIED
26	REFER TO BUILDING ELEVATION FOR EXTENT OF BRICK TEXTURED EIFS
27	MAIL BOX SLOT (MAIN FLOOR OFFICE)
28	OWNER SUPPLIED, CONTRACTOR INSTALLED WATER BOTTLE FILLING STATION.
29	FIRE RATED STEEL COLUMN, CLADDING DETAIL VARIES DEPENDING ON WHETHER BASEPLATE IS FLOOR MOUNT, RECESSED OR NON EXISTANT SEE ARCH. DETAILS AND COORDINATE WITH STRUCTURAL DRAWINGS.
30	OWNER PROVIDED CAR WASH EQUIPMENT, CONTRACTOR TO INSTALL. SITE VERIFY ALL EQUIPMENT LOCATIONS WITH OWNER AND COORDINATE MANUF. INSTALLATION INSTRUCTIONS.



1 / A2.1 LEVEL P2 PARKADE PLAN
SCALE: 3/32" = 1'-0"

No.	Revision	Date	By
5	ISSUED FOR CNSTN-SUPERSTRUCTURE	22/09/28	DS
4	ISSUED FOR CONSTRUCTION	21/03/17	EH
3	ISSUED FOR CONSTRUCTION - FNDTN	20/09/24	EH
2	ISSUED FOR TENDER	20/07/24	EH
1	ISSUED FOR REVIEW	20/04/22	EH

PROVINCE OF MANITOBA AFFINITY ARCHITECTURE INC. No.083 APPROVED ARCHITECTURAL CORPORATION
PROVINCE OF MANITOBA EVAN M. HANSON REGISTERED ARCHITECT
2022.10.04

Consultants

AFFINITY ARCHITECTURE Inc.

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The contractor shall verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancies to the architect for adjustment, prior to proceeding.

FAIRWAY WOODS
PHASE III

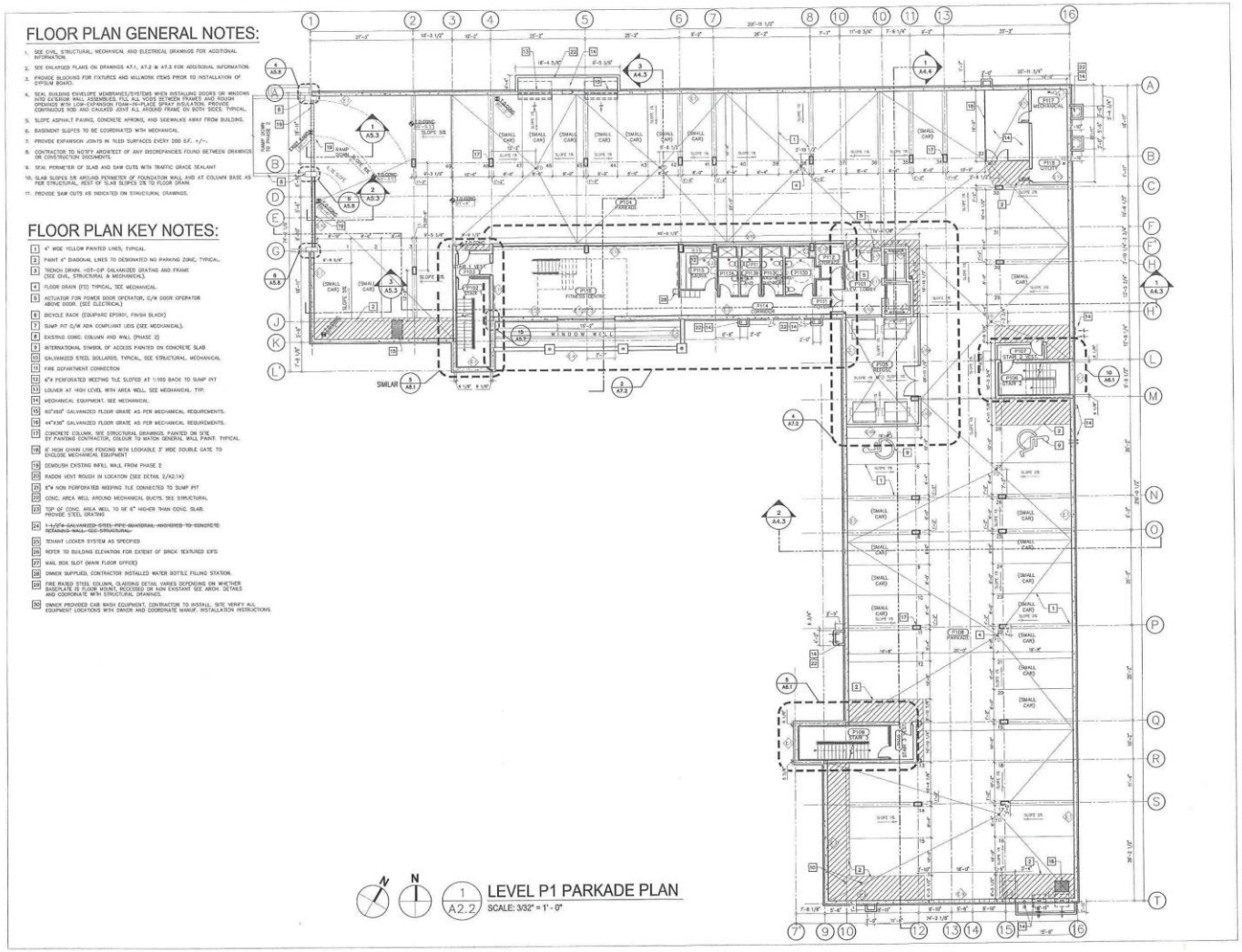
88 Snow Street, Winnipeg MB

LEVEL P2 PARKADE PLAN

Drawn by: WM/DS Checked by: EH

A2.1

Project No.: 17007 Date: MARCH 2020


FLOOR PLAN GENERAL NOTES:
1. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. SEE ENLARGED PLANS ON DRAWINGS A7.1, A7.2 & A7.3 FOR ADDITIONAL INFORMATION.
3. PROVIDE BLOCKING FOR FIXTURES AND MILLWORK ITEMS PRIOR TO INSTALLATION OF GYPSUM BOARD.
4. SEAL BUILDING ENVELOPE MEMBRANES/SYSTEMS WHEN INSTALLING DOORS OR WINDOWS INTO EXTERIOR WALL ASSEMBLIES. FILL ALL VOIDS BETWEEN FRAMES AND ROUGH OPENINGS WITH LOW-EXPANSION FOAM-IN-PLACE SPRAY INSULATION. PROVIDE CONTINUOUS BOD AND CAULKED JOINT ALL AROUND FRAME ON BOTH SIDES. TYPICAL.
5. SLOPE ASPHALT PAVING, CONCRETE APRONS, AND SIDEWALKS AWAY FROM BUILDING.
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3 TRENCH DRAIN. HDT-DIP GALVANIZED GRATING AND FRAME (SEE CIVIL, STRUCTURAL & MECHANICAL).
4 FLOOR DRAIN (FD) TYPICAL, SEE MECHANICAL.
5 ACTUATOR FOR POWER DOOR OPERATOR, C/W DOOR OPERATOR ABOVE DOOR. (SEE ELECTRICAL)
6 BICYCLE RACK (EQUIPARC EP3501, FINISH SILVER)
7 SUMP PIT C/W ADA COMPLIANT LIDS (SEE MECHANICAL).
8 EXISTING CONC. COLUMN AND WALL (PHASE 2)
9 INTERNATIONAL SYMBOL OF ACCESS PAINTED ON CONCRETE SLAB
10 GALVANIZED STEEL BOLLARDS, TYPICAL, SEE STRUCTURAL, MECHANICAL
11 FIRE DEPARTMENT CONNECTION
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13 LOUVER AT HIGH LEVEL WITH AREA WELL, SEE MECHANICAL, TYP.
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15 600"x600" GALVANIZED FLOOR GRATE AS PER MECHANICAL REQUIREMENTS.
16 644"x300" GALVANIZED FLOOR GRATE AS PER MECHANICAL REQUIREMENTS.
17 CONCRETE COLUMN, SEE STRUCTURAL DRAWINGS. PAINTED ON SITE BY PAINTING CONTRACTOR, COLOUR TO MATCH GENERAL WALL PAINT. TYPICAL.
18 6' HIGH CHAIN LINK FENCING WITH LOCKABLE 3' WIDE DOUBLE GATE TO ENCLOSE MECHANICAL EQUIPMENT
19 DEMOLISH EXISTING INFILL WALL FROM PHASE 2.
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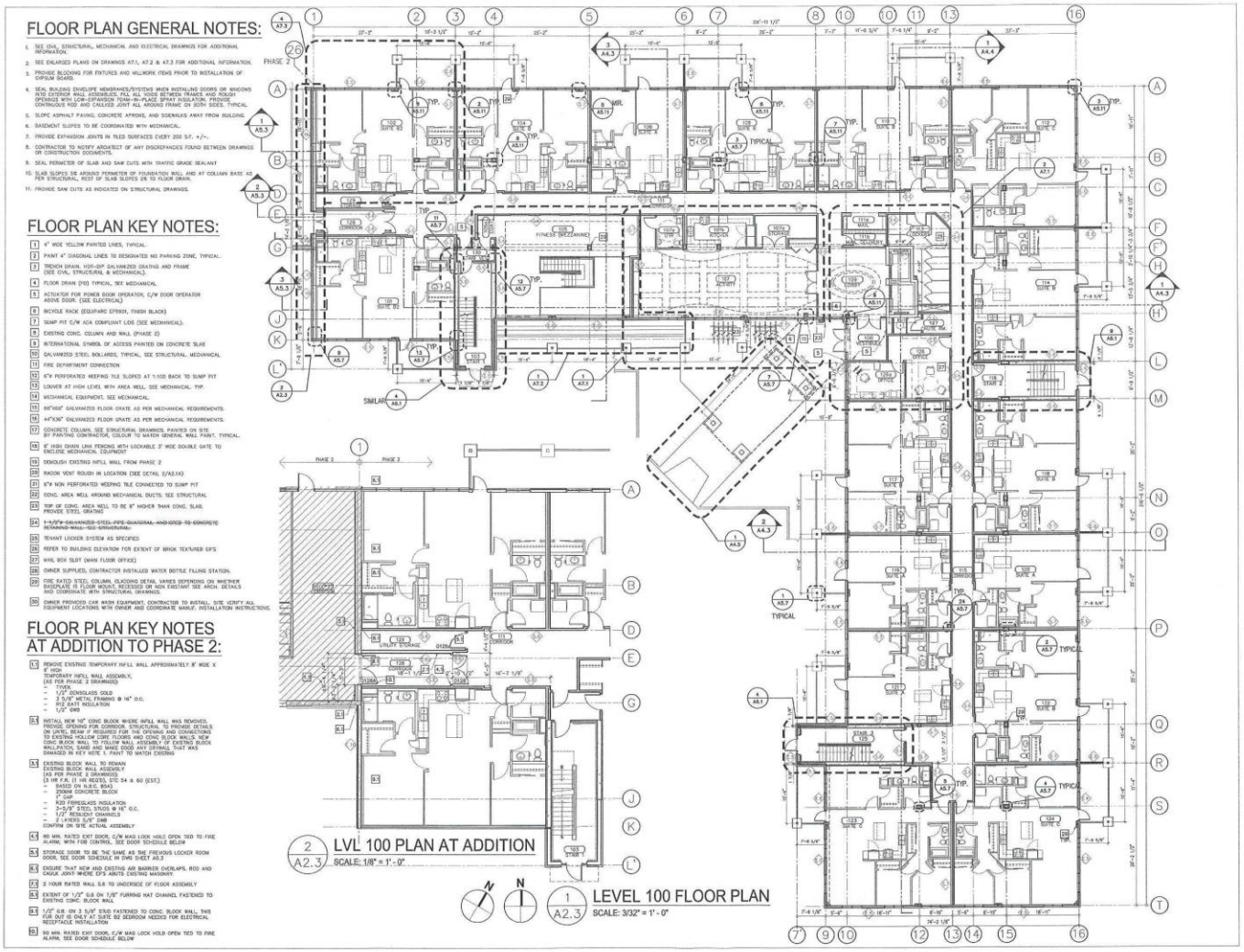
25 TENANT LOCKER SYSTEM AS SPECIFIED
26 REFER TO BUILDING ELEVATION FOR EXTENT OF BRICK TEXTURED EIFS
27 WALL BOX SLOT (MAIN FLOOR OFFICE)
28 OWNER SUPPLIED, CONTRACTOR INSTALLED WATER BOTTLE FILLING STATION.
29 FIRE RAISED STEEL COLUMN, CLADDING DETAIL VARIES DEPENDING ON WHETHER BASEPLATE IS FLOOR MOUNT, RECESSED OR NON EXISTANT SEE ARCH. DETAILS AND COORDINATE WITH STRUCTURAL DRAWINGS.
30 OWNER PROVIDED CAR WASH EQUIPMENT, CONTRACTOR TO INSTALL; SITE VERIFY ALL EQUIPMENT LOCATIONS WITH OWNER AND COORDINATE MANUF. INSTALLATION INSTRUCTIONS
SIMILAR
LEVEL P1 PARKADE PLAN
SCALE: 3/32" = 1' - 0"
AFFINITY ARCHITECTURE INC.
FAIRWAY WOODS PHASE III
88 Snow Street, Winnipeg MB
LEVEL P1 PARKADE PLAN
A2.2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2. SEE ENLARGED PLANS ON DRAWINGS A7.1, A7.2 & A7.3 FOR ADDITIONAL INFORMATION.
3. PROVIDE BLOCKING FOR FIXTURES AND MILLWORK ITEMS PRIOR TO INSTALLATION OF GYPSUM BOARD.
4. SEAL BUILDING ENVELOPE MEMBRANES/SYSTEMS WHEN INSTALLING DOORS OR WINDOWS INTO EXTERIOR WALL ASSEMBLIES. FILL ALL VOIDS BETWEEN FRAMES AND ROUGH OPENINGS WITH LOW-EXPANSION FOAM-IN-PLACE SPRAY INSULATION. PROVIDE CONTINUOUS BOD AND CAULKED JOINT ALL AROUND FRAME ON BOTH SIDES. TYPICAL.
5. SLOPE ASPHALT PAVING, CONCRETE APRONS, AND SIDEWALKS AWAY FROM BUILDING.
6. BASEMENT SLOPES TO BE COORDINATED WITH MECHANICAL.
7. PROVIDE EXPANSION JOINTS IN TILED SURFACES EVERY 200 S.F. +/-.
8. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND BETWEEN DRAWINGS OR CONSTRUCTION DOCUMENTS.
9. SEAL PERIMETER OF SLAB AND SAW CUTS WITH TRAFFIC GRADE SEALANT.
10. SLAB SLOPES 5% AROUND PERIMETER OF FOUNDATION WALL AND AT COLUMN BASE AS PER STRUCTURAL, REST OF SLAB SLOPES 2% TO FLOOR DRAIN.
11. PROVIDE SAW CUTS AS INDICATED ON STRUCTURAL DRAWINGS.
FLOOR PLAN KEY NOTES:
1 4" WIDE YELLOW PAINTED LINES, TYPICAL.
2 PAINT 4" DIAGONAL LINES TO DESIGNATED NO PARKING ZONE, TYPICAL.
3 TRENCH DRAIN, H20-RP GALVANIZED GRATING AND FRAME (SEE CIVIL, STRUCTURAL & MECHANICAL).
4 FLOOR DRAIN (FD) TYPICAL, SEE MECHANICAL.
5 ACTUATOR FOR POWER DOOR OPERATOR, C/W DOOR OPERATOR ABOVE DOOR. (SEE ELECTRICAL)
6 BICYCLE RACK (EQUIPARC EFS901, FINISH BLACK)
7 SUMP PIT C/W ADA COMPLIANT LOS (SEE MECHANICAL).
8 EXISTING CONC. COLUMN AND WALL (PHASE 2)
9 INTERNATIONAL SYMBOL OF ACCESS PAINTED ON CONCRETE SLAB
10 GALVANIZED STEEL BOLLARDS, TYPICAL, SEE STRUCTURAL, MECHANICAL
11 FIRE DEPARTMENT CONNECTION
12 6"Ø PERFORATED WEEPING TILE SLOPED AT 1:100 BACK TO SUMP PIT
13 LOUVER AT HIGH LEVEL WITH AREA WELL. SEE MECHANICAL. TYP.
14 MECHANICAL EQUIPMENT. SEE MECHANICAL.
15 660"X60" GALVANIZED FLOOR GRATE AS PER MECHANICAL REQUIREMENTS.
16 44"X36" GALVANIZED FLOOR GRATE AS PER MECHANICAL REQUIREMENTS.
17 CONCRETE COLUMN, SEE STRUCTURAL DRAWINGS. PAINTED ON SITE BY PAINTING CONTRACTOR, COLOUR TO MATCH GENERAL WALL PAINT. TYPICAL.
18 6' HIGH CHAIN LINK FENCING WITH LOCKABLE 3' WIDE DOUBLE GATE TO ENCLOSE MECHANICAL EQUIPMENT
19 DEMOLISH EXISTING INFILL WALL FROM PHASE 2
20 RADON VENT ROUGH IN LOCATION (SEE DETAIL 2/A2.1A)
21 6"Ø NON PERFORATED WEEPING TILE CONNECTED TO SUMP PIT
22 CONC. AREA WELL AROUND MECHANICAL DUCTS. SEE STRUCTURAL
23 TOP OF CONC. AREA WELL TO BE 8" HIGHER THAN CONC. SLAB. PROVIDE STEEL GRATING
24 ~~1-1/2"Ø GALVANIZED STEEL PIPE GUARDRAIL AND HOOD TO CONCRETE RETAINING WALL. SEE STRUCTURAL.~~
25 TENANT LOCKER SYSTEM AS SPECIFIED
26 REFER TO BUILDING ELEVATION FOR EXTENT OF BRICK TEXTURED EIFS
27 MAIL BOX SLOT (MAIN FLOOR OFFICE)
28 OWNER SUPPLIED, CONTRACTOR INSTALLED WATER BOTTLE FILLING STATION.
29 FIRE RATED STEEL COLUMN CLADDING DETAIL VARIES DEPENDING ON WHETHER BASEPLATE IS FLOOR MOUNT, RECESSED OR NON EXISTANT SEE ARCH. DETAILS AND COORDINATE WITH STRUCTURAL DRAWINGS.
30 OWNER PROVIDED CAR WASH EQUIPMENT, CONTRACTOR TO INSTALL. SITE VERIFY ALL EQUIPMENT LOCATIONS WITH OWNER AND COORDINATE MANUF. INSTALLATION INSTRUCTIONS.
FLOOR PLAN KEY NOTES AT ADDITION TO PHASE 2:
1.1 REMOVE EXISTING TEMPORARY INFILL WALL APPROXIMATELY 8" WIDE X 8' HIGH
TEMPORARY INFILL WALL ASSEMBLY, (AS PER PHASE 2 DRAWINGS)
- TYVEK
- 1/2" SENSIGLASS GOLD
- 3 5/8" METAL FRAMING @ 16" O.C.
- R20 EXT INSULATION
- 1/2" GWB
2.1 INSTALL NEW 10" CONC BLOCK WHERE INFILL WALL WAS REMOVED. PROVIDE OPENING FOR CORRIDOR. STRUCTURAL TO PROVIDE DETAILS ON LINTEL BEAM IF REQUIRED FOR THE OPENING AND CONNECTIONS TO EXISTING HOLLOW CORE FLOORS AND CONC BLOCK WALLS. NEW CONC BLOCK WALL TO BE FINISHED TO MATCH EXISTING BLOCK WALL. PATCH, SAND AND MAKE GOOD ANY DRYWALL THAT WAS DAMAGED IN KEY NOTE 1. PAINT TO MATCH EXISTING
3.1 EXISTING BLOCK WALL TO REMAIN
EXISTING BLOCK WALL ASSEMBLY AS PER PHASE 2 DRAWINGS (3 HR F.R. (1 HR REQ'D), STC 54 & 60 (EST.)
- BASED ON N.B.C. 9(4)
- 250MM CONCRETE BLOCK
- 1" GAP
- R20 FIBREGLASS INSULATION
- 3-5/8" STEEL STUDS @ 16" O.C.
- 1/2" RESILIENT CHANNELS
- 2 LAYERS 5/8" GWB
CONFIRM ON SITE ACTUAL ASSEMBLY
4.1 90 MIN. RATED EXIT DOOR, C/W MAG LOCK HOLD OPEN TIED TO FIRE ALARM, WITH FOB CONTROL. SEE DOOR SCHEDULE BELOW
5.1 STORAGE DOOR TO BE THE SAME AS THE PREVIOUS LOCKER ROOM DOOR. SEE DOOR SCHEDULE IN DWG SHEET A0.3
6.1 ENSURE THAT NEW AND EXISTING AIR BARRIER OVERLAPS. ROD AND CAULK JOINT WHERE EIFS ABUTS EXISTING MASONRY.
7.1 2 HOUR RATED WALL S.6 TO UNDERSIDE OF FLOOR ASSEMBLY
8.1 EXTENT OF 1/2" G.B ON 1/8" FURRING HAT CHANNEL FASTENED TO EXISTING CONC. BLOCK WALL
9.1 1/2" G.B. ON 3 5/8" STUD FASTENED TO CONC. BLOCK WALL. THIS FUR OUT IS ONLY AT SUITE B2 BEDROOM NEEDED FOR ELECTRICAL RECEPTACLE INSTALLATION
10.1 90 MIN. RATED EXIT DOOR, C/W MAG LOCK HOLD OPEN TIED TO FIRE ALARM. SEE DOOR SCHEDULE BELOW
2 A2.3 LVL 100 PLAN AT ADDITION
SCALE: 1/8" = 1'- 0"
1 A2.3 LEVEL 100 FLOOR PLAN
SCALE: 3/32" = 1' - 0"
5 ISSUED FOR COSTS SUPERSTRUCTURE 23/07/20 DS
4 ISSUED FOR CONSTRUCTION 21/07/17 EH
3 ISSUED FOR CONSTRUCTION - FACTS 28/05/24 EH
2 ISSUED FOR TENDER 30/07/24 EH
1 ISSUED FOR REVIEW 30/04/23 EH
No. Revision Date By
2022.10.04
Consultants
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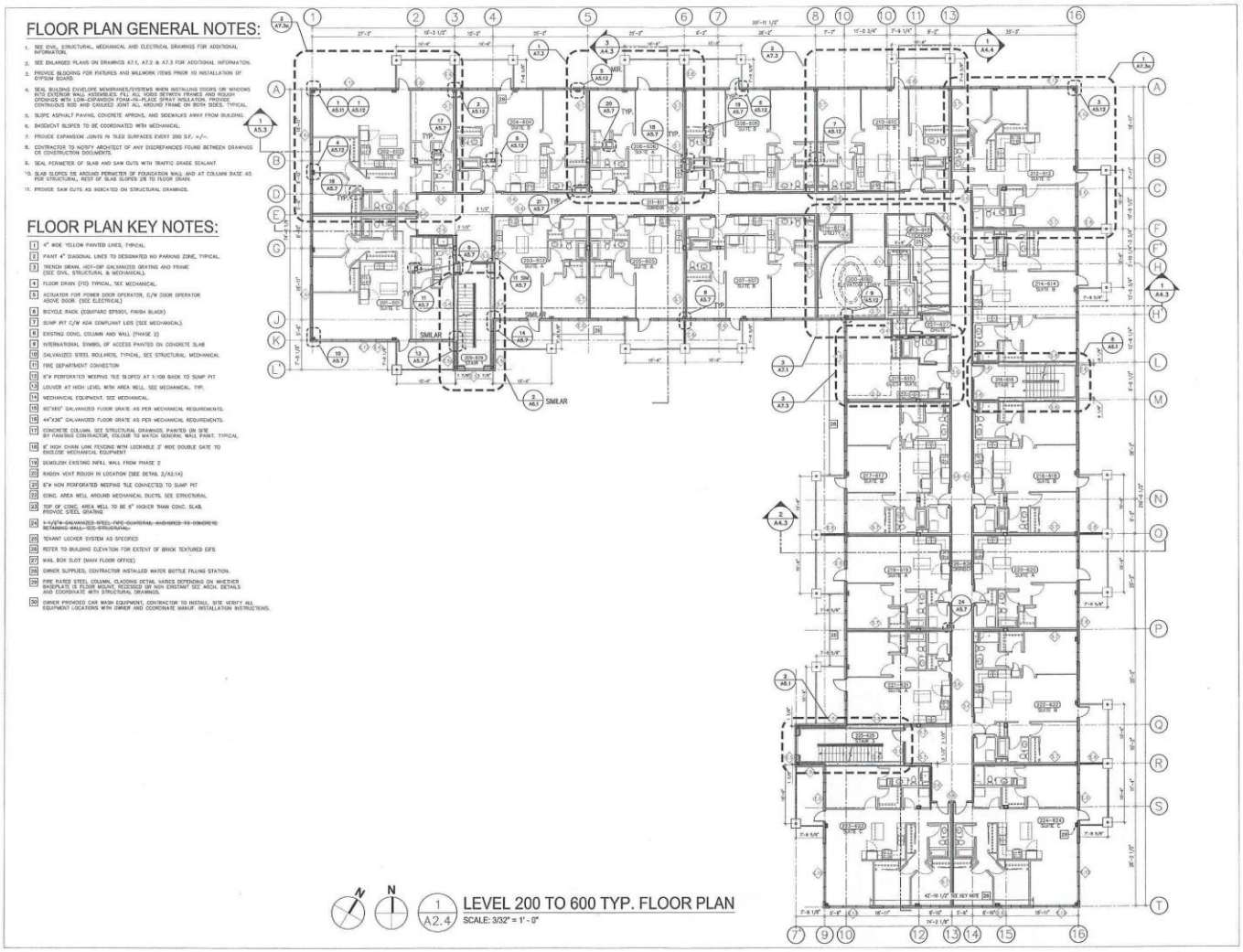
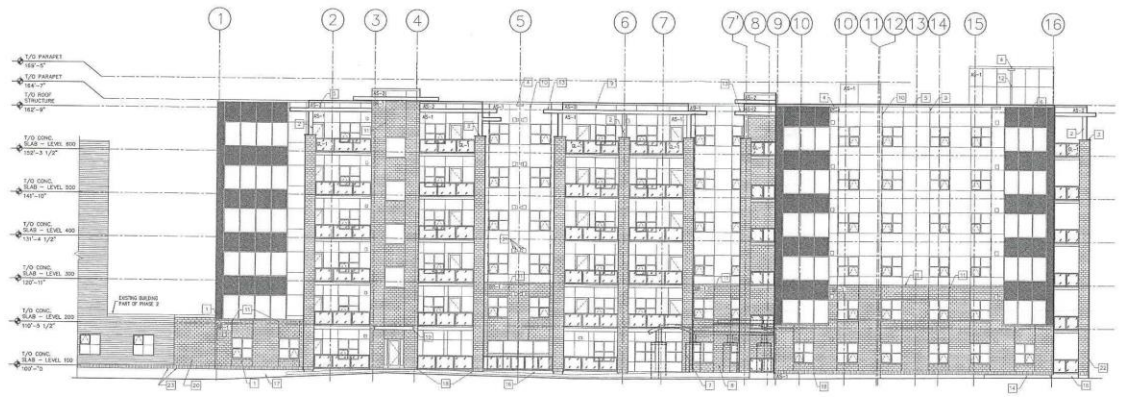
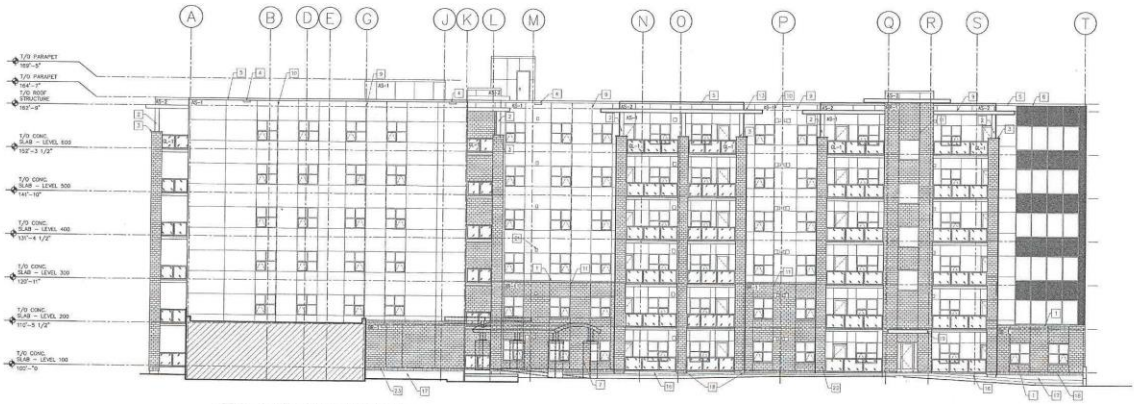
The contractor shall verify all previous and dates noted thereto to his satisfaction on the site and is held responsible for reporting any discrepancies to the architect for adjustment, prior to proceeding.
FAIRWAY WOODS
PHASE III
88 Snow Street, Winnipeg MB
LEVEL 100 FLOOR PLAN
Drawn by: WW/DS Checked by: EH
A2.3
Project No.: 17007 Date: MARCH 2020


FLOOR PLAN GENERAL NOTES:
1. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. SEE ENLARGED PLANS ON DRAWINGS A7.1, A7.2 & A7.3 FOR ADDITIONAL INFORMATION.
3. PROVIDE BLOCKING FOR FIXTURES AND MILLWORK ITEMS PRIOR TO INSTALLATION OF GYPSUM BOARD.
4. SEAL BUILDING ENVELOPE MEMBRANES/SYSTEMS WHEN INSTALLING DOORS OR WINDOWS INTO EXTERIOR WALL ASSEMBLIES. FILL ALL VOIDS BETWEEN FRAMES AND ROUGH OPENINGS WITH LOW-EXPANSION FOAM-IN-PLACE SPRAY INSULATION. PROVIDE CONTINUOUS BOD AND CAULKED JOINT ALL AROUND FRAME ON BOTH SIDES. TYPICAL.
5. SLOPE ASPHALT PAVING, CONCRETE APRONS, AND SIDEWALKS AWAY FROM BUILDING.
6. BASEMENT SLOPES TO BE COORDINATED WITH MECHANICAL.
7. PROVIDE EXPANSION JOINTS IN TILED SURFACES EVERY 200 S.F. +/-.
8. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND BETWEEN DRAWINGS OR CONSTRUCTION DOCUMENTS.
9. SEAL PERIMETER OF SLAB AND SAW CUTS WITH TRAFFIC GRADE SEALANT.
10. SLAB SLOPES 5% AROUND PERIMETER OF FOUNDATION WALL AND AT COLUMN BASE AS PER STRUCTURAL, REST OF SLAB SLOPES 2% TO FLOOR DRAIN.
11. PROVIDE SAW CUTS AS INDICATED ON STRUCTURAL DRAWINGS.
FLOOR PLAN KEY NOTES:
1 4" WIDE YELLOW PAINTED LINES, TYPICAL.
2 PAINT 4" DIAGONAL LINES TO DESIGNATED NO PARKING ZONE, TYPICAL.
3 TRENCH DRAIN, HOT-DIP GALVANIZED GRATING AND FRAME (SEE CIVIL, STRUCTURAL & MECHANICAL).
4 FLOOR DRAIN (FD) TYPICAL, SEE MECHANICAL.
5 ACTUATOR FOR POWER DOOR OPERATOR, C/W DOOR OPERATOR ABOVE DOOR. (SEE ELECTRICAL)
6 BICYCLE RACK (DOUGHNAC EPS501, FINISH BLACK)
7 SUMP PIT C/W ADA COMPLIANT LIDS (SEE MECHANICAL).
8 EXISTING CONC. COLUMN AND WALL (PHASE 2)
9 INTERNATIONAL SYMBOL OF ACCESS PAINTED ON CONCRETE SLAB
10 GALVANIZED STEEL BOLLARDS, TYPICAL, SEE STRUCTURAL, MECHANICAL
11 FIRE DEPARTMENT CONNECTION
12 6"H PERFORATED WEEPING TILE SLOPED AT 1:100 BACK TO SUMP PIT
13 LOUVER AT HIGH LEVEL WITH AREA WELL. SEE MECHANICAL, TYP.
14 MECHANICAL EQUIPMENT. SEE MECHANICAL.
15 60"X60" GALVANIZED FLOOR GRATE AS PER MECHANICAL REQUIREMENTS.
16 44"X36" GALVANIZED FLOOR GRATE AS PER MECHANICAL REQUIREMENTS.
17 CONCRETE COLUMN. SEE STRUCTURAL DRAWINGS. PAINTED ON SITE BY PAINTING CONTRACTOR, COLOUR TO MATCH GENERAL WALL PAINT, TYPICAL.
18 6' HIGH CHAIN LINK FENCING WITH LOCKABLE 3' WIDE DOUBLE GATE TO ENCLOSE MECHANICAL EQUIPMENT
19 DEMOLISH EXISTING INFILL WALL FROM PHASE 2
20 RADON VENT ROUGH IN LOCATION (SEE DETAIL 2/A2.1A)
21 6"H NON PERFORATED WEEPING TILE CONNECTED TO SUMP PIT
22 CONC. AREA WELL AROUND MECHANICAL DUCTS. SEE STRUCTURAL
23 TOP OF CONC. AREA WELL TO BE 6" HIGHER THAN CONC. SLAB. PROVIDE STEEL GRATING
24 1-1/2"Ø GALVANIZED STEEL PIPE GUARDRAIL ANCHORED TO CONCRETE RETAINING WALL. SEE STRUCTURAL.
25 TENANT LOCKER SYSTEM AS SPECIFIED
26 REFER TO BUILDING ELEVATION FOR EXTENT OF BRICK TEXTURED EIFS
27 MAIL BOX SLOT (MAIN FLOOR OFFICE)
28 OWNER SUPPLIED, CONTRACTOR INSTALLED WATER BOTTLE FILLING STATION.
29 FIRE RATED STEEL COLUMN. CLADDING DETAIL VARIES DEPENDING ON WHETHER BASEPLATE IS FLUSH MOUNT, RECESSED OR NON EXISTANT SEE ARCH. DETAILS AND COORDINATE WITH STRUCTURAL DRAWINGS.
30 OWNER PROVIDED CAR WASH EQUIPMENT, CONTRACTOR TO INSTALL. SITE VERIFY ALL EQUIPMENT LOCATIONS WITH OWNER AND COORDINATE MANUF. INSTALLATION INSTRUCTIONS.
SIMILAR
SUMP PIT
42'-10 1/2" SEE KEY NOTE 24
N
1 A2.4 LEVEL 200 TO 600 TYP. FLOOR PLAN
SCALE: 3/32" = 1' - 0"
5 ISSUED FOR CMHC'N SUPERSTRUCTURE 22/09/28 GS
4 ISSUED FOR CONSTRUCTION 21/05/17 EH
3 ISSUED FOR CONSTRUCTION - PHDPTN 20/09/24 EH
2 ISSUED FOR TENDER 20/07/24 EH
1 ISSUED FOR REVIEW 20/04/22 EH
No. Revisions Date: By
2022.10.04
Consultants:
AFFINITY ARCHITECTURE Inc.
FAIRWAY WOODS
PHASE III
88 Snow Street, Winnipeg MB
LEVEL 200 - 600 TYP. FLOOR PLAN
Drawn by: WM/DS Checked by: EH
A2.4
Project No.: 17007 Date: MARCH 2020



1 A4.1 SOUTH ELEVATION
SCALE: 3/32" = 1' - 0"



2 A4.1 WEST ELEVATION
SCALE: 3/32" = 1' - 0"

MATERIALS RECORD

AS-1 ACRYLIC STUCCO FIELD COLOUR TO MATCH PREVIOUS PHASE/EXISTING BUILDING.

AS-2 ACRYLIC STUCCO CANOPY ACCENT COLOUR TO MATCH PREVIOUS PHASE/EXISTING BUILDING.

AS-3 ACRYLIC STUCCO FIELD COLOUR TO MATCH PREVIOUS PHASE/EXISTING BUILDING.

BR-1 BRICK TEXTURED EIFS (STUCCO)

TG-1 TEMPERED GLASS, ALUM. TEMPERED STAR CLADDING GLASS GUARDRAIL SYSTEM, FRAME COLOUR TO BE DARK BRONZE, BALCONY RAILS ARE NOT TO BE FASTENED TO THE WALLS OR THE BUILT OUT COLUMN, POSTS ONLY.

KEYNOTE LEGEND

1 BRICK TEXTURED EIFS, 6000 W/B/L, FORMED TO SIMULATE REMOVOK, SIZE TO MATCH EXIST. TYP.
2 METAL CLAD COL. SIM TO DETAIL 4/A4.8
3 EIFS CAP C/W PREFINISHED METAL FLASHING, COLOUR TO MATCH COLOR OF BRICK TEXTURED EIFS, SIM TO DETAIL 4/A4.8. TYPICAL
4 PREFINISHED CHEVRON SOFFIT COLOUR TO MATCH AS-1. TYPICAL
5 PREFINISHED PARAPET CAP FLASHING
6 REVEAL TO MATCH MULLION WIDTH.
7 ENTRANCE CANOPY OUTLINE.
8 CONCRETE RETAINING WALL. SEE STRUCTURAL
9 3/4" ACRYLIC REVEAL (TYPICAL)
10 ACRYLIC STUCCO CONTROL JOINT
11 BRICK TEXTURED EIFS CONTROL JOINT
12 RAIN WATER LEADER
13 STEEL FRAMED BALCONY ROOF (SEE ROOF TYPES AND WALL SECTION)
14 AIR WELL, SEE STRUCTURAL, MECHANICAL
15 WALL OPENING, SEE MECHANICAL
16 CEMENT PARGING DIRECT ON CONC.
17 CEMENT PARGING ON 1/2" TAK CEMENT BOARD, TO 12" BELOW GRADE LEVEL
18 BRICK TEXTURED EIFS - SIMULATED SOLDIER COURSE
19 METAL CLADDED CANOPY (SEE STRUCT)
20 BRICK VENEER, COLOUR & PATTERN TO MATCH ADJACENT EXISTING BRICK IN PHASE 2.
21 REFER TO DETAILS FOR MECHANICAL PENETRATION LOCATION AS LOCATIONS VARY PER SUITE/AREA TYPICAL (SEE MECH & ARCH DETAILS)
22 SEE DETAIL ON A5.7 FOR BALCONY COLUMN. TYP.
23 ALIGN BASE OF SMALLARD SOLDIER COURSING WITH EXISTING BUILDING. SOLDIER COURSING HEIGHTS, TO MATCH EXISTING. TYPICAL

GENERAL NOTES:

1. ALL REMOOK AND SOLDIER COURSING HEIGHTS AND LOCATIONS TO MATCH AND ALIGN WITH EXISTING BUILDING.
2. ALL PREFINISHED METAL FLASHING COLOUR TO MATCH ADJACENT EXISTING WALL SYS.(?)
3. ALL BRICK TEXTURED E.I.F.S. COLOUR TO MATCH EXISTING BUILDING U.N.O.

No.	Revision	Date	By
5	ISSUED FOR CMHTN-SUPERSTRUCTURE	2019/9/18	DS
4	ISSUED FOR CONSTRUCTION	2019/7/7	EH
3	ISSUED FOR CONSTRUCTION - PARTIAL	2019/6/24	EH
2	ISSUED FOR TENDER	2019/5/24	EH
1	ISSUED FOR REVIEW	2019/4/23	EH

PROVINCE OF MANITOBA — ASSOCIATION OF ARCHITECTS — AFFINITY ARCHITECTURE INC. — No.1005

PROVINCE OF MANITOBA — TOMM M. GARSON — REGISTERED ARCHITECT

2022.10.04

Consultants

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FAIRWAY WOODS PHASE III

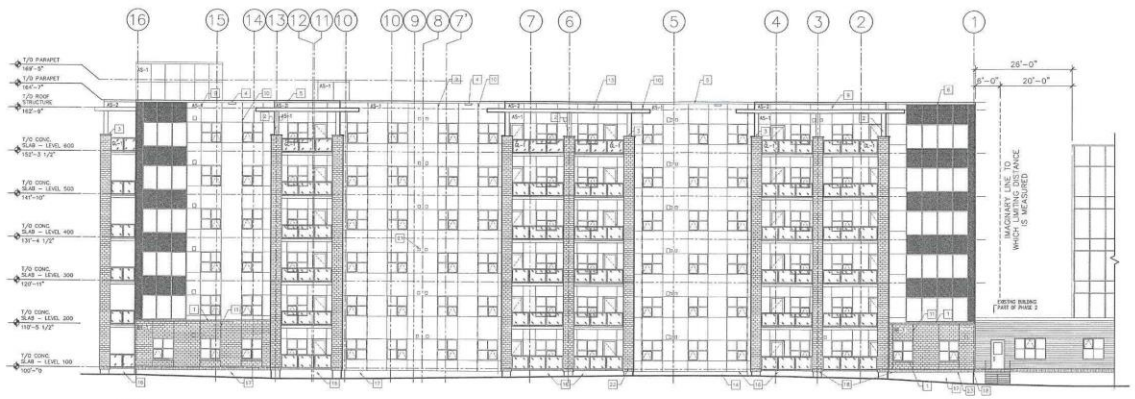
88 Snow Street, Winnipeg MB

SOUTH ELEVATION
WEST ELEVATION

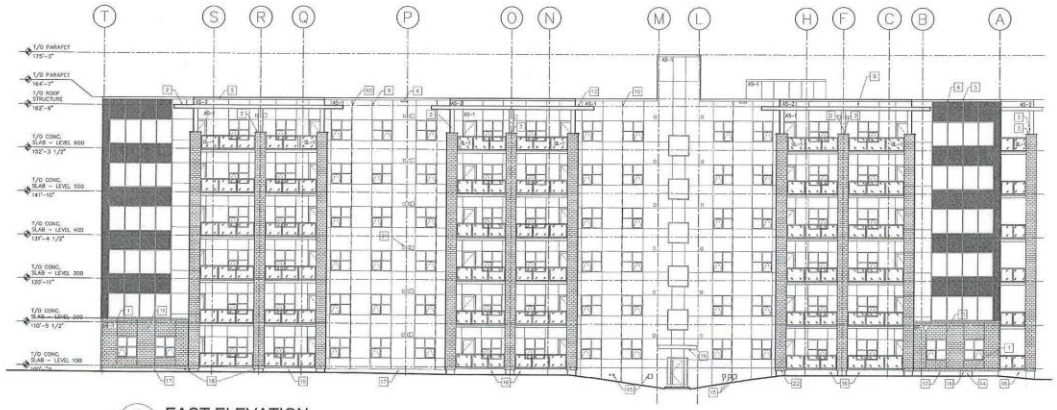
Drawn By: WA/TC/DS Checked By: EH

A4.1

Project No.: 17007 Date: MARCH 2020



1 A4.2 **NORTH ELEVATION**
SCALE: 1/8" = 1' - 0"



2 A4.2 **EAST ELEVATION**
SCALE: 1/8" = 1' - 0"

MATERIALS RECORD

AS-1 ACRYLIC STUCCO FIELD COLOUR TO MATCH PREVIOUS PHASE/EXISTING BUILDING.

AS-2 ACRYLIC STUCCO CANOPY ACCENT COLOUR TO MATCH PREVIOUS PHASE/EXISTING BUILDING.

AS-3 ACRYLIC STUCCO FIELD COLOUR TO MATCH PREVIOUS PHASE/EXISTING BUILDING.

BR-1 BRICK TEXTURED EIFS (STENCIL)

GL-1 TEMPERED GLASS, ALUM. TEMPERED STAR CLASSIC GLASS GUARDRAIL SYSTEM FRAME COLOUR TO BE DARK BRONZE. BALCONY RAILS ARE NOT TO BE FASTENED TO THE WALLS OF THE BUILT OUT COLUMN, POSTS ONLY.

KEYNOTE LEGEND

1 BRICK TEXTURED EIFS, RSIII REGL. FORMED TO SIMULATE ROMLOCK, SIZE TO MATCH EXIST. TYP.
2 METAL CLAD CO., SIM TO DETAIL 4/A4.6
3 EIFS CAP C/W PREFINISHED METAL FLASHING COLOUR TO MATCH COLOR OF BRICK TEXTURED EIFS. SIM TO DETAIL 4/A4.6. TYPICAL
4 PREFINISHED OVERFLOW SCUPPER, COLOUR TO MATCH AS-1 TYPICAL
5 PREFINISHED PARAPET CAP FLASHING
6 REVEAL TO MATCH MILLION MOTH.
7 ENTRANCE CANOPY OUTLINE.
8 CONCRETE RETAINING WALL. SEE STRUCTURAL.
9 3/4" AESTHETIC REVEAL (TYPICAL)
12 ACRYLIC STUCCO CONTROL JOINT
13 BRICK TEXTURED EIFS CONTROL JOINT
14 RAIN WATER LEADER
15 STEEL FRAMED BALCONY 900P (SEE ROOF PLANS AND WALL SECTION)
16 AIR WELL, SEE STRUCTURAL, MECHANICAL
18 WALL OPENING, SEE MECHANICAL
19 CEMENT PARGING DIRECT ON CONC
17 CEMENT PARGING ON 1/2" THK. CEMENT BOARD, TO 12" BELOW GRADE LEVEL
18 BRICK TEXTURED EIFS – SMOOTH SOLDIER COURSE
19 METAL CLADDED CANOPY (SEE STRUCT).
20 BRICK VENEER, COLOUR & PATTERN TO MATCH ADJACENT EXISTING BRICK IN PHASE 2
21 REFER TO DETAILS FOR MECHANICAL PENETRATION LOCATION AS LOCATIONS VARY PER SUITE/AREA TYPICAL (SEE MECH & ARCH DETAILS)
22 SEE DETAIL ON A5.7 FOR BALCONY COLUMN. TYP.
23 ALIGN BASE OF SMOOTH SOLDIER COURSE WITH EXISTING BUILDING SOLDIER COURSING HEIGHTS, TO MATCH EXISTING. TYPICAL

GENERAL NOTES

1. ALL ROMLOCK AND SOLDIER COURSING HEIGHTS AND LOCATIONS TO MATCH AND ALIGN WITH EXISTING BUILDING.
2. ALL PREFINISHED METAL FLASHING COLOUR TO MATCH EXISTING BUILDING U.N.O.
3. ALL BRICK TEXTURE E.I.F.S. COLOUR TO MATCH EXISTING BUILDING U.N.O.

No.	Revision	Date	By
5	ISSUED FOR EARTH-SUPERSTRUCTURE	22/09/22	DS
4	ISSUED FOR CONSTRUCTION	21/05/22	EH
3	ISSUED FOR CONSTRUCTION - PHOTO	20/05/21	EH
2	ISSUED FOR TENDER	20/07/21	EH
1	ISSUED FOR REVIEW	20/04/22	EH

PROVINCE OF MANITOBA – EVERETT EVFYM. GANSON – 2022.10.04

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FAIRWAY WOODS PHASE III

88 Snow Street, Winnipeg MB

NORTH ELEVATION
EAST ELEVATION

Drawn by: WM/TC/DS Checked by: EH

A4.2

Project No.: 17007 Date: MARCH 2020