Minutes – Executive Policy Committee – March 18, 2025

Report – Standing Policy Committee on Property and Development – March 6, 2025

Item No. 12 Zoning Agreement Amendment – 915 McMillan Avenue (Fort Rouge-East Fort Garry Ward) File ZAA 10/2024 [c/r DAV 271912/2024C]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, as amended, and submitted the following to Council:

1. That the Zoning Agreement dated December 17, 2020 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 18/2020 and registered against title to the land described therein as Caveat No. 5392242/1, be amended by deleting clause 2(b) which states "the development is constructed in substantial conformance with the plans approved by Council on December 17, 2020 in connection with DASZ 18/2020", and replacing with the following:

   "(b) That the Owner must submit plans showing the location and design of any and all proposed:

   i. buildings
   ii. accessory parking areas
   iii. garbage enclosures
   iv. fencing
   v. landscaping

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

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

Report – Standing Policy Committee on Property and Development – March 6, 2025

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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

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

Report – Standing Policy Committee on Property and Development – March 6, 2025

DECISION MAKING HISTORY:

Moved by Councillor Lukes,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in, with the following amendment:

- In Recommendation 1(b), delete the words "the City Centre Community Committee and"

and forwarded to Council.

Carried

Councillor Duncan asked to be recorded as having voted against the above motion, in accordance with Rule 47(7) of The Procedure By-law No. 50/2007.

STANDING COMMITTEE RECOMMENDATION:

On March 6, 2025, the Standing Policy Committee on Property and Development did not concur in the recommendation of the City Centre Community Committee, and submitted the following to the Executive Policy Committee and Council:

1. That the Zoning Agreement dated December 17, 2020 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 18/2020 and registered against title to the land described therein as Caveat No. 5392242/1, be amended by deleting clause 2(b) which states "the development is constructed in substantial conformance with the plans approved by Council on December 17, 2020 in connection with DASZ 18/2020", and replacing with the following:

    "(b) That the Owner must submit plans showing the location and design of any and all proposed:

        i. buildings
        ii. accessory parking areas
        iii. garbage enclosures
        iv. fencing
        v. landscaping

Report – Standing Policy Committee on Property and Development – March 6, 2025

DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION (continued):

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

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

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

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

COMMUNITY COMMITTEE RECOMMENDATION:

On February 24, 2025, the City Centre Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the application and proposed by-law for zoning agreement amendment under File ZAA 10/2024 [c/r DAV 271912/2024C] be rejected.

2. That in accordance with Subsection 281(2) of The City of Winnipeg Charter, the supporting reasons of the hearing body, be adopted.

3. That the proper officers of the City do all things necessary to implement the intent of the foregoing.

PUBLIC HEARING SUMMARY

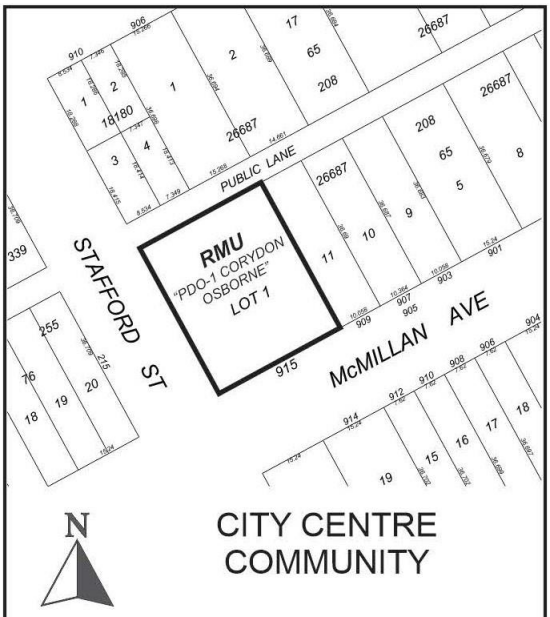
File: ZAA 10/2024

Before: City Centre Community Committee
Councillor Orlikow, Chairperson
Councillor Gilroy
Councillor Rollins

Public Hearing: February 24, 2025
Council Building, 510 Main Street

Applicant: J. Wintrup Consulting Ltd. (John Wintrup)

Subject:



APPLICANT: J. Wintrup Consulting Ltd. (John Wintrup)
FILE: ZAA 10/2024
PROPOSAL: To amend the Zoning Agreement DASZ 18/2020 (By-law 48/2021) affecting the land shown outlined above by removing clause 2.(b) which states, "the development is constructed in substantial conformance with the plans approved by Council on December 17, 2020 in connection with DASZ 18/2020." **For information, phone, Andrew Ross, Planner at 204-986-5235**

Premises Affected: 915 McMillan Avenue

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

Prepared by: Pieter Prinsloo, Senior Committee Clerk
City Centre Community Committee

Report date: February 25, 2025

Community Committee Recommendation:

On February 24, 2025, the City Centre Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the application and proposed by-law for zoning agreement amendment under File ZAA 10/2024 [c/r DAV 271912/2024C] be rejected.

2. That in accordance with Subsection 281(2) of The City of Winnipeg Charter, the supporting reasons of the hearing body, be adopted.

3. That the Proper Officers of the City do all things necessary to implement the intent of the foregoing.

The City Centre Community Committee provided the following supporting reasons for its recommendation:

1. I can't argue, like the Public Service has, that this is in substantial conformance with the 2021 proposal. There are some things that are out of scope in that the previous to this consultation and that how and how engaged the public was then as with respect to the elements that a previous iteration, it was us, said no to. That was the granular knowledge that we had but what is relevant I think is, that in terms of substantial conformance is the key differences. Parking configuration at the time was underground parking and this proposal is ground level and the change in parking structure from this to that is a substantial shift in terms of both design and impacts on the adjacent area. That change also have implications on traffic patterns, I opened my Ward Office on Stafford, I am having a change in traffic patterns.

2. The second point is building height and floor count, it isn't before us today, but what is this substantial conformance, and while the building height remains the same in part, there are considerations when taken together that we just simply don't have a line of sight on here in this public hearing, and so that while it remains the same as the previous proposal did include varying heights. The number of dwelling units, 22 dwelling units to 30 dwelling units, generally speaking my votes lean to if you can add 10 to 20 units, let's go for it, we are in a housing crisis. Increasing the dwelling units by 8 is a change and you know should the higher density trigger a reassessment of the proposal alone, I would probably argue not, but I will mention it.

3. The bike room I think is a positive change, I generally am very happy from a sustainability perspective that bike rooms, I get excited about, it is part of what I like to tour when I look a building, you have one right across the street there on Grosvenor that I toured recently. That I will bring out.

4. The no outdoor commercial patios, that was removed, that was a potential whether you see that as a potential community benefit or removal that allows increased ease of foot traffic matters not, it is a substantial change.

5. Balconies, I am pro balcony, I do not believe that you are leering into your neighbours just because you have a window or balcony, but the removal of balconies, you know, they do contribute to living space, Ms. Lamont talked about the neighbourhood heating with the loss of trees, that is another reason why ventilation, you know, in additional to aesthetic appeal, I like a balcony, so that the omission of these features is the issue for me, the taking together I do think that this is a substantial enough question to say no today and while I agree that something will be built here, I think that what might not be relevant today is how controversial it came into City Hall back in 2020 and 2021 but I can't suggest that this proposal doesn't require more in-depth review or adjustments and so, and that the question before me today is narrow taking together with the 6 or so things I mentioned, I'll say that I disagree with the public service report with respect to the matter of its in substantial conformance to what was, what had been approved back in 2020.

Exhibits Filed:

1. Application dated December 12, 2024
2. Notification of Public Hearing dated January 2, 2025
3. Manitoba Status of Title 3169981/1
4. Letter of authorization dated June 17, 2024 from Marc Kipnes, President, Stafford & McMillan Land Development Ltd. to John S. Wintrup
5. Caveat 5392242/1
6. Legal Descriptions and Title Plot
7. Current Zoning / Lot Configuration
8. Council Minutes dated December 17, 2020
9. Engagement Summary Report dated June 2024
10. Plans (16 pages)
11. Report from the Urban Planning Division dated February 13, 2025
12. Inspection Report
13. Presentation in opposition to the application, submitted by Kenton Larsen on February 19, 2025
14. Communication dated February 20, 2025, from Cindy Gibson in opposition to the application
15. Presentation in support of the application, submitted by John Scott Wintrup on February 21, 2025
16. Presentation in opposition to the application, submitted by Caroline Traweger on February 21, 2025
17. Communication dated February 23, 2025, from Bob Sydor in opposition to the application
18. Communication dated February 22, 2025, from Kerith Wersh in opposition to the application
19. Communication dated February 23, 2025, from Ray Wiebe in opposition to the application
20. Supporting documentation in opposition to the application, submitted by Barrie Ottenbreit at the public hearing
21. Recording of Representations

REPRESENTATIONS:

In Support:

Corrine Dimaria
John Scott Wintrup

In Opposition:

Cynthia Drebot
Sam Gerbasi
Cindy Gibson
Laura Lamont

Kenton Larsen
Marla Lewis
Barrie Ottenbreit
Robert Sydor
Caroline Traweger
Kerith Wersh
Ray Wiebe

For Information:

Nil

For the City:

A. Ross, Senior Planner, Planning, Property and Development Department

Exhibit "11" referred to in File ZAA 10/2024

ADMINISTRATIVE REPORT

Title: ZAA 10/2024 – 915 McMillan Avenue

Issue: For consideration at the public hearing for a Zoning Agreement Amendment to remove a condition requiring substantial conformance with previously approved plans.

Critical Path: City Centre Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council.

AUTHORIZATION

Author	Department Head	CFO	CAO
A. Ross, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the Zoning Agreement dated December 17, 2020 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 18/2020 and registered against title to the land described therein as Caveat No. 5392242/1 be amended by deleting clause 2(b) which states, *"the development is constructed in substantial conformance with the plans approved by Council on December 17, 2020 in connection with DASZ 18/2020".*
2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with recommendation 1 (the "Amending Agreement") and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements").
3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the Amending Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.
4. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

This report provides information and makes recommendations regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the Zoning Agreement Amendment will be amended.

HISTORY

- On January 21, 2021, the Appeals Committee approved variances to support a 4-storey mixed use building and on May 27, 2021, Council gave final approval (3rd reading) of the associated subdivision and rezoning application (DASZ 18/ 2020).

- The DASZ was finalized and the land is now zoned "RMU", with a Zoning Agreement caveat requiring that the project be built in substantial conformance with the 2021 approved plans.

- The applicant proposes a different design than what was approved in 2021 and as such, requires the subject Zoning Agreement Amendment to remove the above-mentioned caveat. Zoning Agreement Amendments must be approved by Council.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP
Date: February 13, 2025

APPENDIX A – Planning Report

DATE:	February 13, 2025
FILE:	**ZAA 10/2024**
RELATED FILES:	DAV 24-271941C, ZR 24-272049
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.110 - (McMillan)
SUBJECT:	Zoning Agreement Amendment application to amend Caveat No. 5392242/1 by deleting Clause 2(b).
LOCATION:	915 McMillan Avenue
LEGAL DESCRIPTION:	LOT 1 PLAN 69508 34 ST B



APPLICANT:	John Wintrup (J. Wintrup Consulting Ltd.) 139 Roslyn Rd Unit 301 Winnipeg, MB R3L 0G7
OWNER:	STAFFORD & MCMILLAN LAND DEVELOPMENT LTD. 3676 Roblin Blvd Winnipeg, MB R3R 0E1

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the northeast corner of McMillan Avenue and Stafford Street, in the McMillan neighbourhood of the Fort Rouge - East Fort Garry ward.
- The subject property is 12,060 square feet in area and is currently vacant.
- The property is accessed by a paved rear lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Mature Communities policy area. The property is zoned “RMU” – Residential Mixed Use District.



Figure 1: Aerial photo of subject site and surrounding area (flown 2024)

SURROUNDING LAND USE AND ZONING

North: Rear lane then duplex and multi-family dwellings zoned “C2” Commercial Community district and “RMF-S” Residential Multi-Family Small district.

South: McMillan Avenue, then multi-family dwelling zoned “R2” Residential Two-Family district and a single family dwelling zoned “R1-S” Residential Single Family Small district.

East: Duplex zoned “R1-S” Residential Single-Family Small district.

West: Stafford Street, then retail uses zoned “C1” Commercial Neighbourhood.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant seeks to remove a caveated 'substantial conformance' clause, in order to support plans of development that are different from those approved in 2021.
- The proposed development is a 4-storey building with 30 residential units on upper floors and 2 commercial units on the ground floor.
- The proposed development will contain 15 car parking stalls: 10 indoor and 5 off the lane.
- The building will contain 10 indoor, secure bike parking stalls.
- The building will contain a mix of substantial façade materials including brick and cement siding, and will include balconies.

ANALYSIS AND ISSUES

<u>COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0 (CCDS 2.0)</u>

Per CCDS 2.0, the proposed development falls within the Established Neighbourhoods – Mature Communities policy area.

Policy 1.8 of this section states:

> *"Low-rise residential uses will generally be encouraged on arterial roads and collector streets where compatible with adjacent land uses, where they can be conveniently served by transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6."*

Low-rise residential is defined on p. 96 as:

- *"A mix of low density housing forms and types from 3-4 storeys in height.*
- *Includes, but is not limited to low-rise apartment buildings and stacked townhouses.*
- *Allows for some intensification in a form that respects the scale and character of the community while meeting the needs of a diverse population."*

The proposed development is a low-rise apartment building 4 storeys in height, which meets the above policy.

CORYDON-OSBORNE AREA PLAN

The western portion of the property is located in the "Low-Rise Mixed-Use Area B" area of the Corydon Osborne Area Plan (COAP).

Relevant policies for this portion include:

- Development under the Low-rise Mixed-Use policy area must have frontage on Grosvenor, Stafford, Lilac or Corydon.
    - *This is met (Stafford).*
- Where low-rise mixed-use development abuts a residential policy area, there may be a requirement for the portion of the site immediately adjacent to the residential policy area to respect the adjacent residential scale and character and transition through lower building height and / or increased setback.
    - *The proposal includes an increased interior side yard setback compared to the previous proposal (11 ft. instead of previous 6 ft.) as well as a 'notched' front yard setback to provide views and sun penetration to Stafford Street from the abutting neighbouring property at 909 McMillan Avenue.*
- This area should be promoted as a low-rise mixed-use development with a minimum building height of 2 storeys and a maximum building height of 4 storeys.
    - *This is met.*
- The ground floor should be retail or office.
    - *This is met (Stafford).*
- Upper floors should be residential, office or home-based businesses as appropriate.
    - *This is met.*

The eastern portion of the lot is located in the Medium Density Residential Area of the COAP. Relevant policies for this portion include:

- Small multi-family development may be accommodated subject to design guidelines / controls and the discretionary review process.
    - *The Design Guidelines are met (see Appendix A).*
- On corners, medium multi-family development may be accommodated subject to design guidelines / controls and the discretionary review process.
    - *This is a corner property and the Design Guidelines are met (see Appendix A).*
- The maximum building height on corners should be 4 storeys.

    - *This is met.*
- Greater increases in height or density would be considered on a case-by-case basis through the rezoning process.
    - *The proposed development is pursuing density above the "medium density" level through the associated rezoning application (DASZ 18/ 2020 approved in 2021), as directed in COAP policies.*
    - *The proposed density is 400 sq. ft. of lot area per dwelling unit while the building maintains 4 storeys as supported in both CCDS 2.0 and the COAP.*

Policy 3.5.22 Residential North of Corydon states *"Multiple lot development allowed north of Corydon Ave shall provide varied massing, setbacks, colours and or rooflines in the building, for every two at grade units to reflect the rhythm of the detached homes in the area."*

- *Through the use of varied rooflines, façade materials and setbacks, the applicant has submitted a development concept that successfully breaks up the building façade respective of area character as directed by Plan policy.*

CORYDON OSBORNE PLANNED DEVELOPMENT OVERLAY

The following PDO zoning regulations apply to the western portion of the lot, under *Low Rise Mixed Use Area B*:

- Minimum height of a principal building = 20 feet; maximum = 45 feet.
- For properties with mixed use zoning, maximum front yard = 10 feet.
- For the purpose of accommodating an otherwise approved public space, plaza, outdoor dining / drinking area or other pedestrian amenity, up to 50% of the length of the ground floor façade of any building, to a maximum contiguous length of 25 feet, may have a maximum front yard of 15 feet.
- All buildings must provide a main entrance facing a street.
- Any accessory parking must be located either below grade, behind a building, or within a building such that parking is separated from public right of ways (other than public lanes) by commercial or residential uses. Loading and service area must be located behind a building.

The proposed development is consistent with PDO regulations listed above.

The following PDO zoning regulations apply to the eastern portion of the lot, under the *Medium Density Residential Area:*

- Maximum height of a multi-family principal building on corner lots = 45 feet.
- For multiple family dwellings, lot coverage is not applicable.
- The maximum lot area per dwelling (density) for corner lots is 800 sq. ft.
- For multi-family dwellings, the required interior side yard is a minimum of 4 feet and increases 2 feet per storey above the second storey.
- All buildings must provide a main entrance facing a street, on a portion of the façade closest to the street.

- Any accessory parking must be located either below grade, behind a building, or within a building such that parking is separated from public right of ways (other than public lanes) by commercial or residential uses. Loading and service area must be located behind a building.

The proposed development is consistent with PDO regulations for the Medium Density Residential Area with the exception of the lot area per dwelling unit. However as noted above, the COAP enables support for variances for higher density on corner lots through the rezoning process (as is applicable here).

WINNIPEG ZONING BY-LAW 200/06

ZONING AGREEMENT AMENDMENT

The Urban Planning Division recommends approval of the Zoning Agreement because the proposal has substantially changed in design since approved in 2021, and the changes are supportable.

The main/ key changes between the 2021 proposal and the new subject proposal are:

2021	**2024**
Underground parking	Ground level parking
4 and 3 storeys	4 storeys
22 dwelling units	30 dwelling units
No bike room	Bike room
Outdoor commercial patio	No commercial patio
Balconies north & south sides	No balconies north & south sides

The new subject proposal is supportable for the following reasons:

Ground level parking. The owner indicated that underground parking was economically unfeasible. The parking ratio is now less, however with provision of a car share vehicle (a condition of associated Variance DAV 24-271912\C), the Division is supportive of the new parking ratio.

4 storeys. This is permitted.

30 dwelling units. The owner indicated that added units were required to ensure an economically feasible project. Given the applicant has gone to substantial effort to design a building that meets the regulations of two policy areas, meet the Design Guidelines, and has facilitated greater density on a corner lot through the rezoning process as enabled in the COAP, the Division supports the proposed density.

Bike room. The addition of a bike room is a positive addition that will help provide more transportation options for building residents.

No commercial patio. The presence of an outdoor commercial patio is not required; the Division supports this change.

No balconies north & south sides. The presence of balconies on the north and south is not required; the Division supports this change.

SUMMARY

The Urban Planning Division supports the Zoning Agreement Amendment because the proposal has substantially changed in design since approved in 2021, and the changes are supportable.

OURWINNIPEG 2045 POLICY ALIGNMENT

City Building Direction 3: Promote compact urban form and manage the extension of municipal services for new growth.

- The continued infill development of this Mature Community will make use of existing municipal infrastructure and promote the development of compact urban form.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- 4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service.
- 4.2 Ensure New Areas of Growth are designed According to the Principles of Complete Communities.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

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

Report Prepared By: Andrew Ross, RPP, MCIP
PPD File # ZAA 10/2024

Exhibit “10” referred to in File ZAA 10/2024

NEW MIXED-USE BUILDING
915 MCMILLAN AVENUE

MIXED-USE BUILDING
30 UNITS

+/- 2,765 SF MAIN FLOOR COMMERCIAL

ISSUED FOR REVIEW: 02 AUGUST 2024

BUILDING DATA

LEGAL DESCRIPTION: TBD					
MIXED-USE BUILDING INFORMATION:					
4 STOREYS WITH AT GRADE PARKING STALLS					
ZONING	RMF-L (PROPOSED)				
BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT 150'-0" : 45'-0" PROPOSED				
BUILDING DIMENSIONS	31.9m x 26.2m [104'-6" FT x 86'-0" FT]				
SITE AREA	0.28 ACRES [12,000 SF]				
BUILDING AREA	834.9 m² [8,987 SF]				
SHELL CRU	256.9m² [2,765 SF]				
TOTAL DWELLING UNITS					
SUITE TYPES	A - 1 BEDROOM / 1 BATHROOM	B - STUDIO / 1 BATHROOM	C - 1 BEDROOM / 1 BATHROOM	D - 2 BEDROOM / 2 BATHROOM	E - 2 BEDROOM / 2 BATHROOM
SUITE COUNT	18	3	3	3	3

ZONING BY-LAW: RMF-L	MIN. FRONT YARD REQ'D:	MIN. REAR YARD REQ'D:	MIN. INT SIDE YARDS REQ'D:
	25'-0"	25'-0"	8'-0"
	FRONT YARD PROVIDED:	REAR YARD PROVIDED:	INT. SIDE YARDS PROVIDED:
	SOUTH = 5'-0"	NORTH = 10'-6"	EAST = 11'-0" WEST = 3'-0"

BUILDING DATA CONTINUED

PARKING INFORMATION		
PARKING CATEGORIES (TABLE 5-9):	3	
REQ'D SPACES PER DWELLING	1.5 x No. OF DWELLING UNITS = 1.5 x 30 = 45	
	REQUIRED	PROVIDED
BICYCLE PARKING	1 PER 10 REQUIRED PARKING SPACES = 0.10 x 30 = 3	10 INTERIOR, 6 EXTERIOR
SURFACING	CONCRETE / ASPHALT	
TOTAL PARKING SPACES	REQUIRED	PROVIDED
	45	37
INDOOR PARKING SPACES		10 @ LEVEL 01
OUTDOOR PARKING SPACES		5
ACCESSIBLE SPACES	1	2 [1 @ 10'-0" x 20'-0" , 1 @ 9'-0" x 23'-0"]
CAR CO-OP	1 CAR CO-OP = 12	2
VAN ACCESSIBLE SPACES	0	0
LANDSCAPE INFORMATION		
STREET EDGE TREES:	REQUIRED: 8	PROVIDED: 10
STREET EDGE SHRUB:	REQUIRED: 33	PROVIDED: 33

PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION

BLDG architecture office inc.
3-692 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 204.417.6884
E: info@bldgoffice.com

PROJECT
915 MCMILLAN AVENUE
PROJECT INFORMATION

DWG BY SC REV'D BY KS PROJECT NO. 2024_07
DATE 08.02.24 DRAWING NO. **PA00**
SCALE



BLDG
architecture office inc.

NEW MIXED-USE BUILDING - 915 MCMILLAN AVENUE
EXTERIOR VIEW



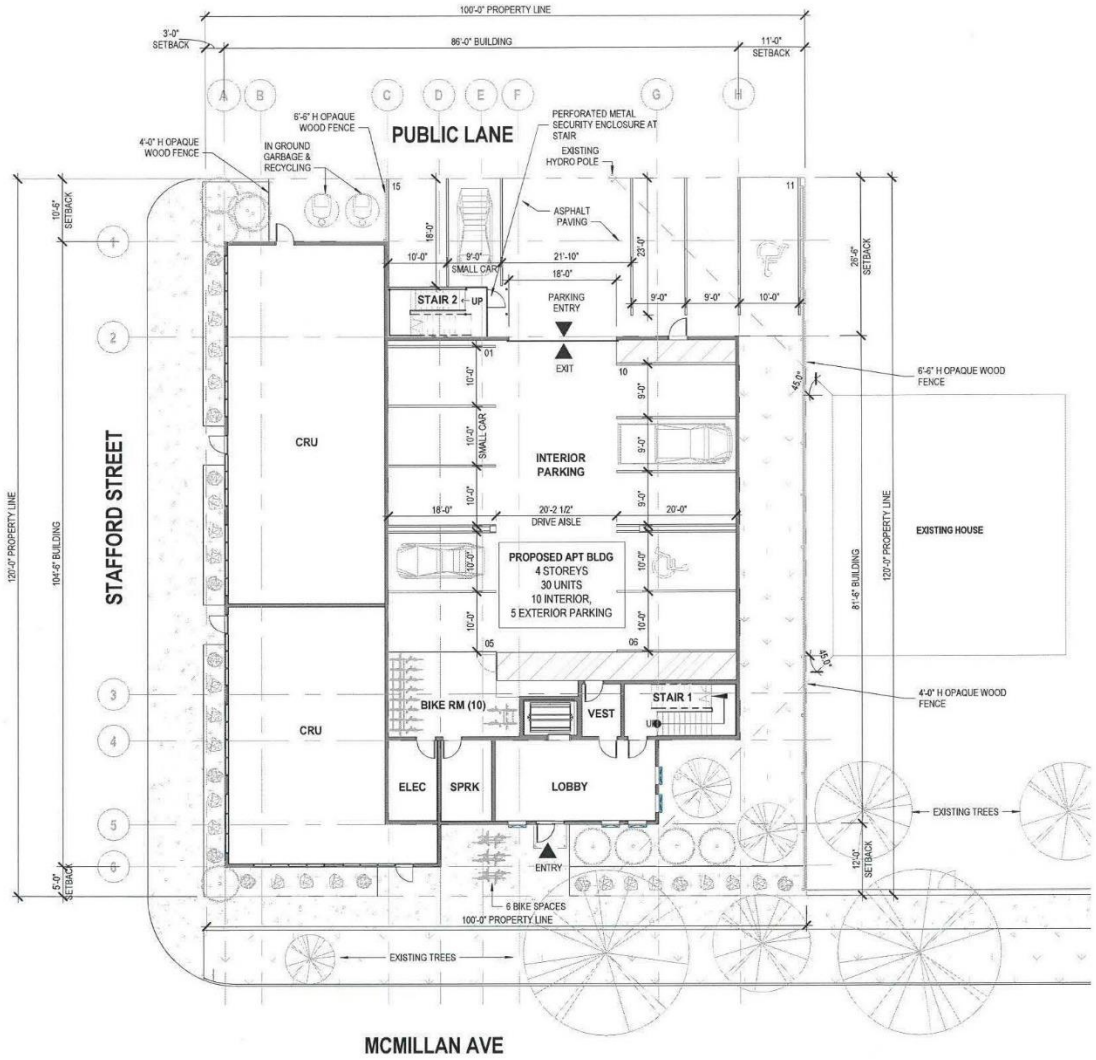
BLDG
architecture office inc.

NEW MIXED-USE BUILDING - 915 MCMILLAN AVENUE
EXTERIOR VIEW



BLDG
architecture office inc.

NEW MIXED-USE BUILDING - 915 MCMILLAN AVENUE
EXTERIOR VIEW



1 SITE PLAN
3/64" = 1'-0"

LANDSCAPE LEGEND

- SHRUB TYPE 01 - GALAHAD MOCKORANGE
- SHRUB TYPE 02 - RUSSIAN SAGE
- DECIDUOUS TREE TYPE 01 - HARVEST GOLD LINDEN
- CONIFEROUS TREE TYPE 01 - BLACK HILLS SPRUCE
- SOD
- MULCH
- CONCRETE PAVING

PLANTING SCHEDULE

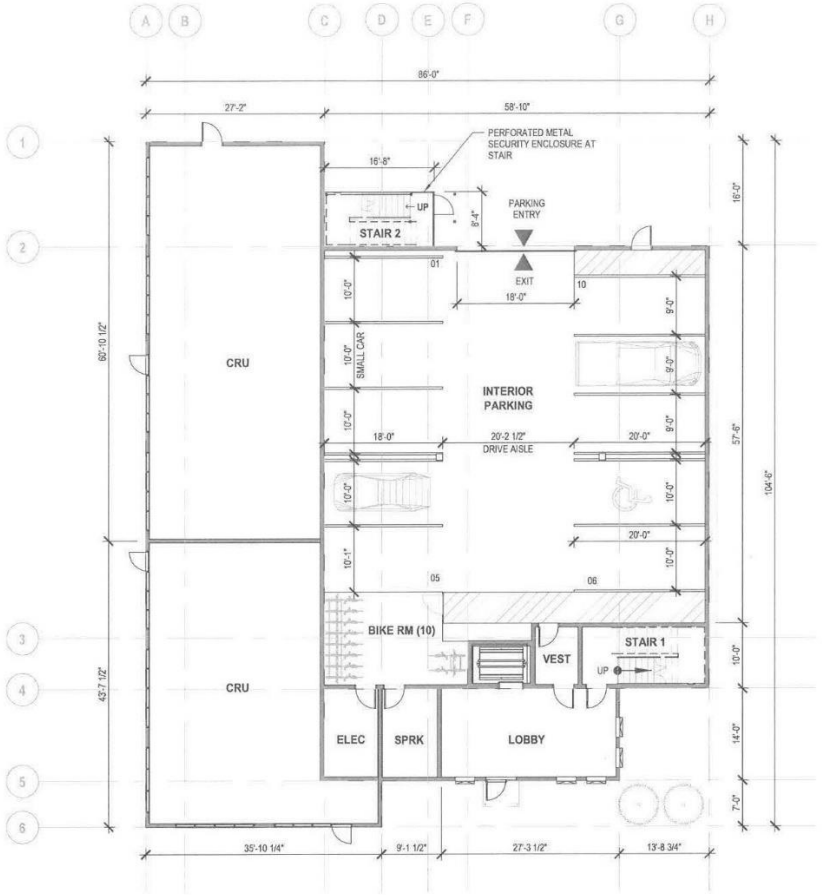
QTY	COMMON NAME	SIZES
12	GALAHAD MOCKORANGE	#3 CONTAINER
21	RUSSIAN SAGE	#3 CONTAINER
2	HARVEST GOLD LINDEN	65 mm cal.
8	BLACK HILLS SPRUCE	1.8m ht.

PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION

BLDG architecture office inc.
3-692 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 204.417.5884
E: info@bldgoffice.com

PROJECT
915 MCMILLAN AVENUE
SITE & LANDSCAPE PLAN

DWG BY SC REV'D BY KS PROJECT NO. 2024_07
DATE 08.02.2024 DRAWING NO. PA01
SCALE As indicated



1 LEVEL 01 FLOOR PLAN

1" = 20'-0"

SUITE DATA

10 SUITES ON EACH LEVEL 2, 3 & 4 = 30 SUITES

SUITE TYPES	A	B	C	D	E
BEDROOMS / BATHROOMS	1 / 1	STUDIO / 1	1 / 1	2 /2	2 /2
BALCONY	1	1	1	1	1
SUITE AREA +/-:	547 SF	401 SF	515 SF	1072 SF	886 SF
SUITE COUNT	18	3	3	3	3

PRELIMINARY DRAWING ONLY

NOT TO BE USED FOR CONSTRUCTION

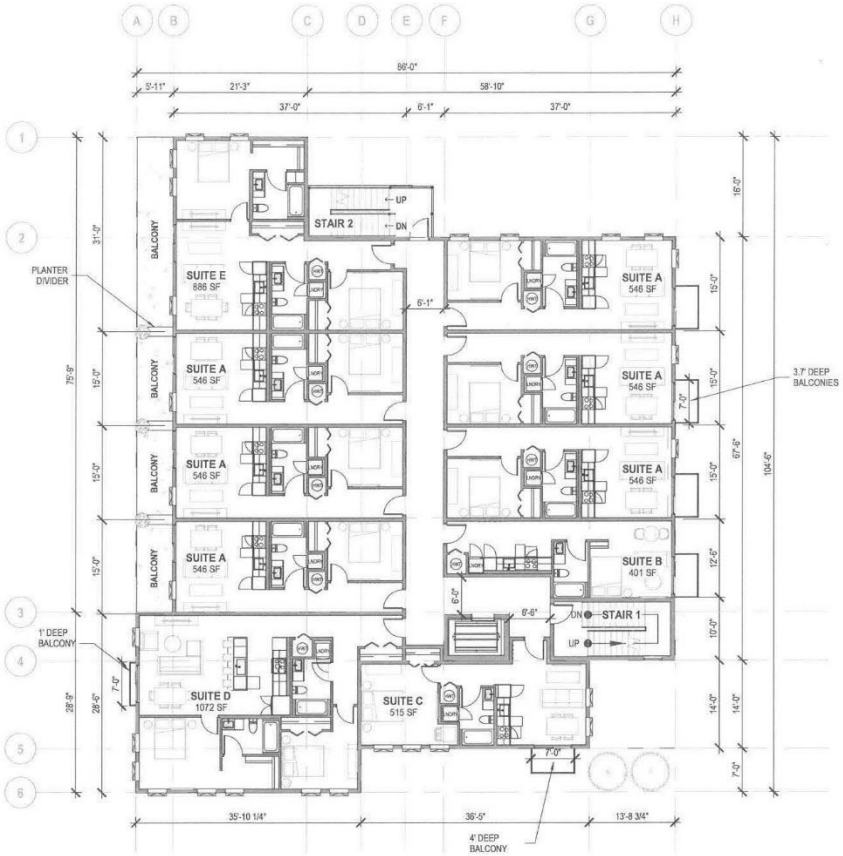
BLDG architecture office inc.
3-592 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 204.417.6884
E: info@bldgoffice.com

PROJECT
915 MCMILLAN AVENUE
LEVEL 01 FLOOR PLAN

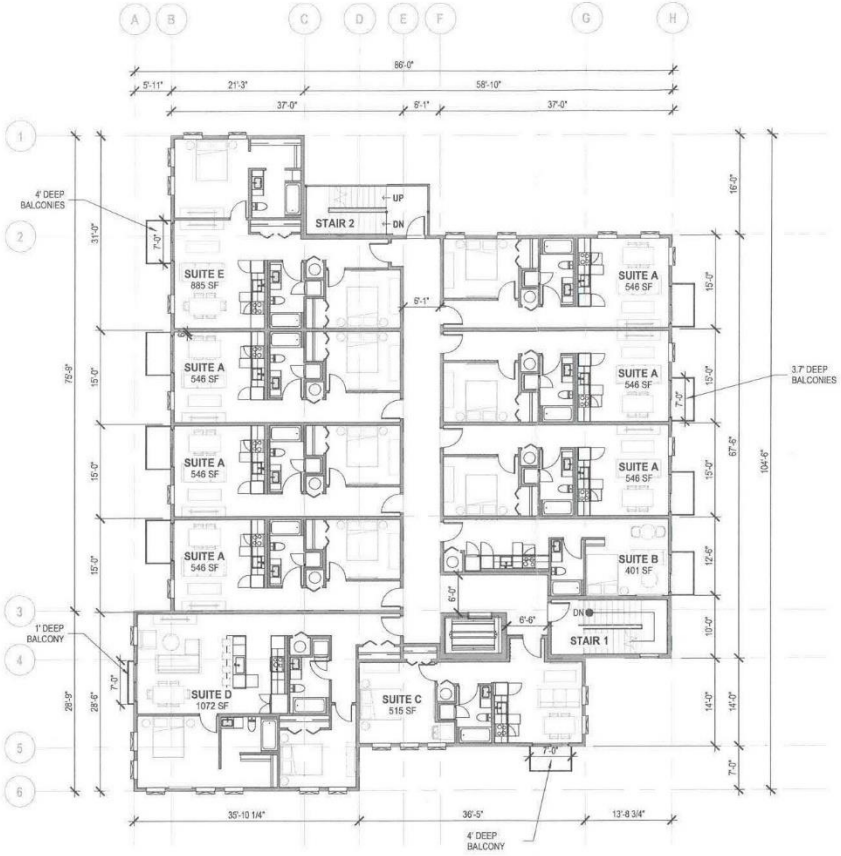
DWG BY SC REV'D BY KS PROJECT NO. 2024_07

DATE 08.02.24 DRAWING NO. PA02

SCALE 1" = 20'-0"



1 LEVEL 02 FLOOR PLAN
1" = 20'-0"



2 LEVEL 03 - 04 FLOOR PLAN
1" = 20'-0"

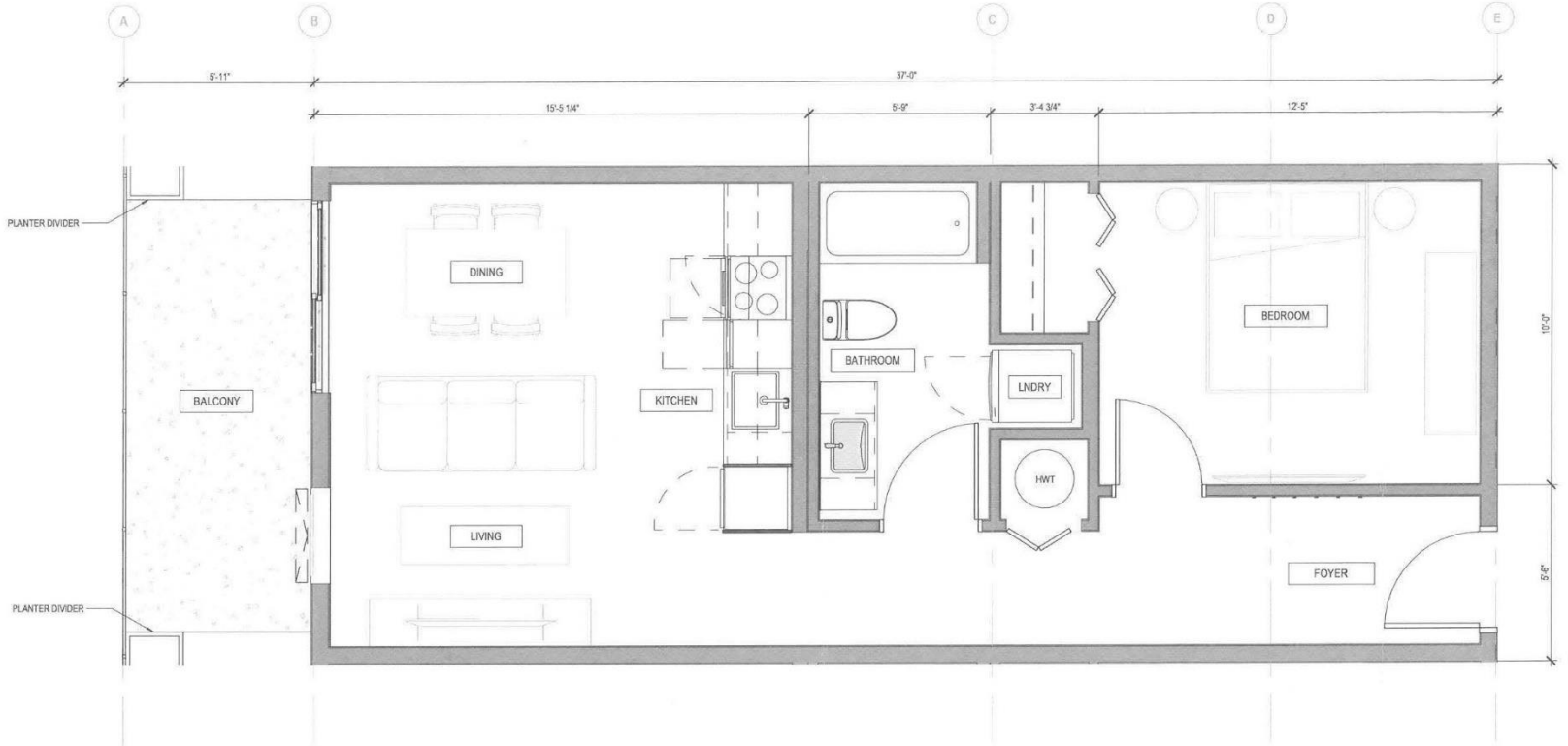
N

PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION

BLDG
architecture office inc.
3-592 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T. 204.417.6864
E. info@bldgoffice.com

PROJECT
915 MCMILLAN AVENUE
LEVEL 02-04 FLOOR PLAN

DWG BY SC REV'D BY KS PROJECT NO. 2024_07
DATE 08.02.24 DRAWING NO. **PA03**
SCALE 1" = 20'-0"



SUITE A
1 BED | 1 BATH
547 SF

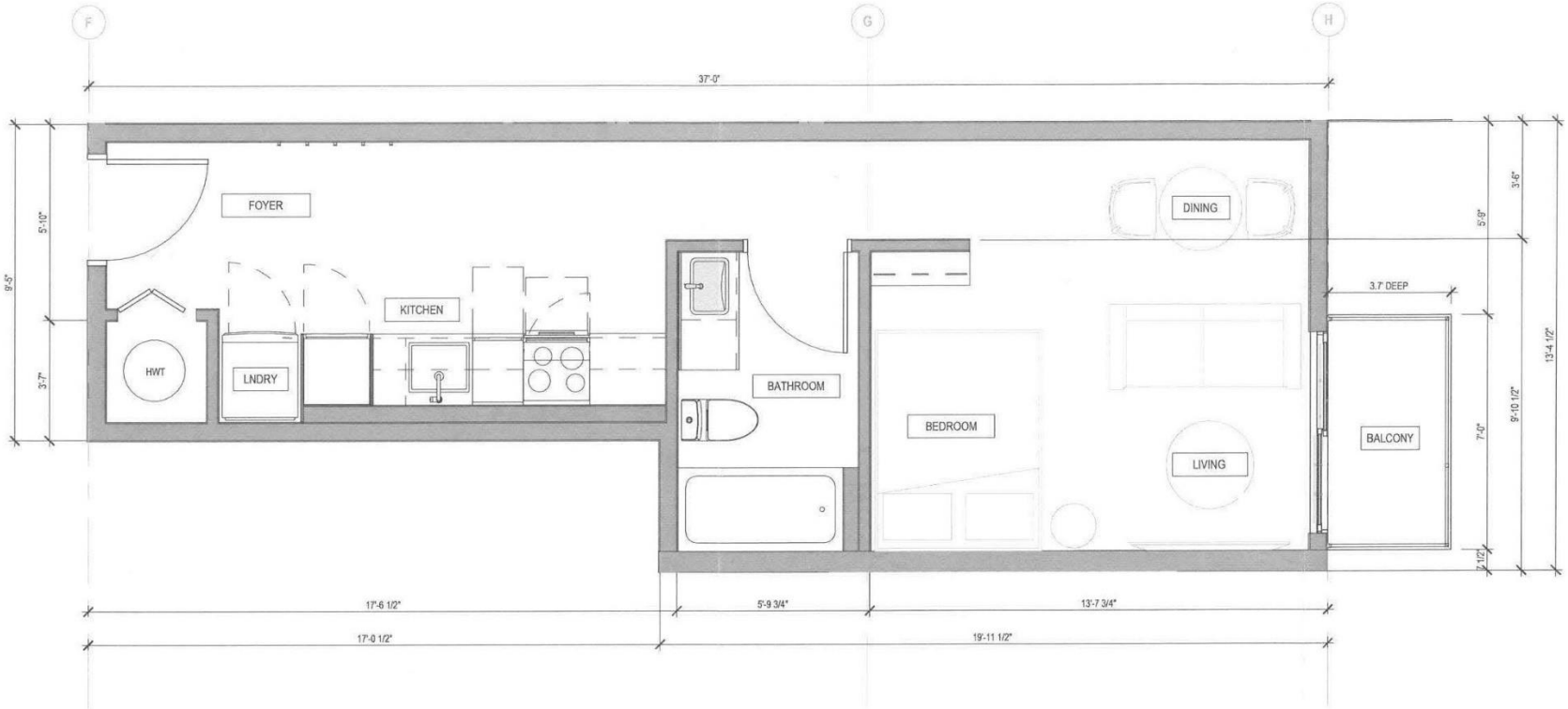
ALL LEVEL 02-04 EAST FACING SUITES WILL HAVE 7' W X 3.7' D BALCONIES. ALL LEVEL 03-04 WEST FACING SUITES WILL HAVE 7' W X 4' D BALCONIES

PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION

BLDG
architecture office inc.
3-692 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 204.417.6864
E: info@bldgoffice.com

PROJECT
915 MCMILLAN AVENUE
SUITE A FLOOR PLAN

DWG BY SC REV'D BY KS PROJECT NO. 2024_07
DATE 08.02.24 DRAWING NO. PA04
SCALE 1/4" = 1'-0"



SUITE B
STUDIO | 1 BATH
401 SF

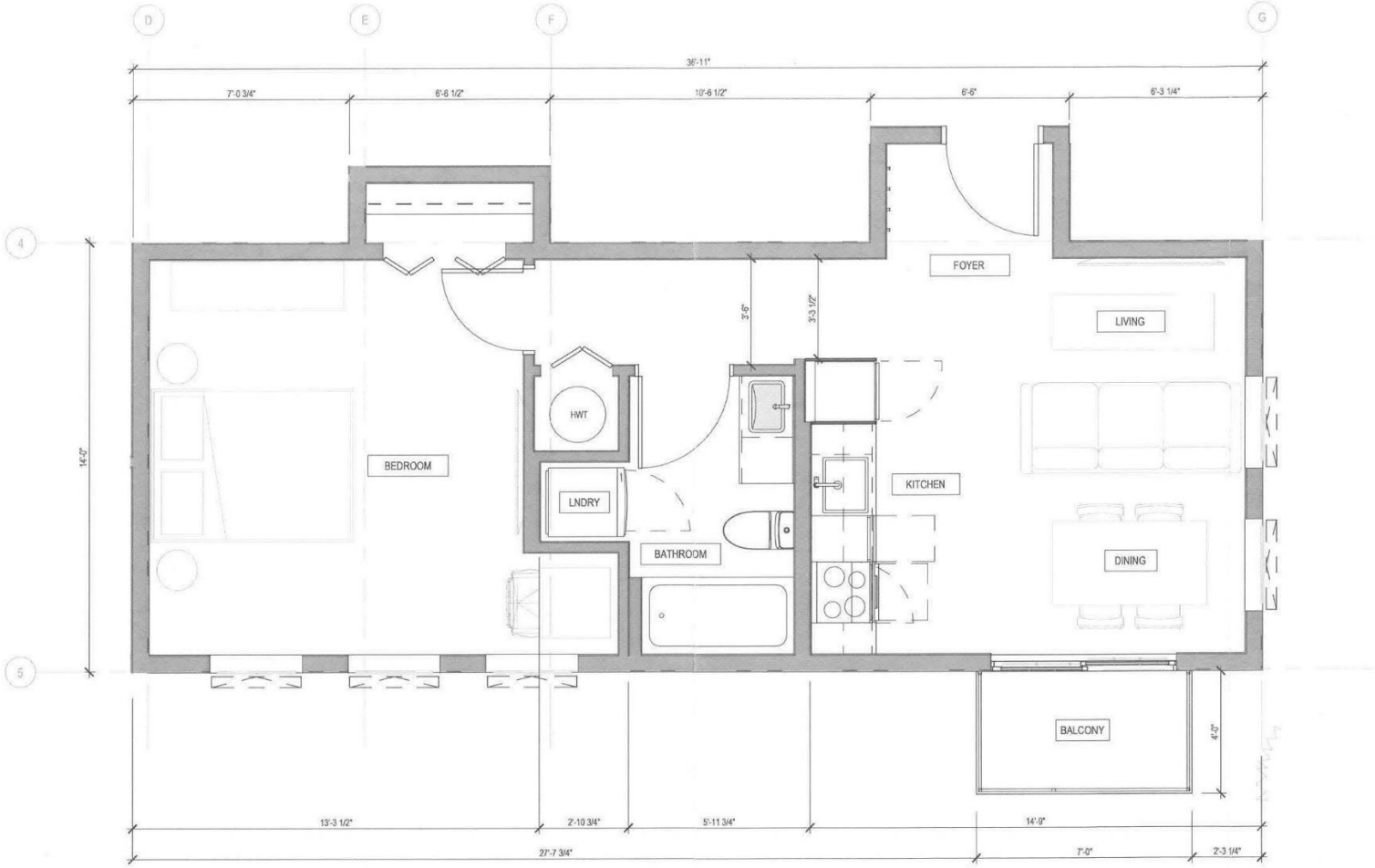
N

PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION

BLDG architecture office inc.
3-692 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 204.417.6884
E: info@bldgoffice.com

PROJECT
915 MCMILLAN AVENUE
SUITE B FLOOR PLAN

DWG BY SC REV'D BY KS. PROJECT NO. 2024_07
DATE 08.02.24 DRAWING NO. PA05
SCALE 1/4" = 1'-0"



SUITE C
1 BED | 1 BATH
515 SF

PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION

BLDG architecture office inc.
3-692 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 204.417.6884
E: info@bldgoffice.com

PROJECT
915 MCMILLAN AVENUE
SUITE C FLOOR PLAN

DWG BY SC REV'D BY KS PROJECT NO. 2024_07
DATE 08.02.24 DRAWING NO. **PA06**
SCALE 1/4" = 1'-0"



SUITE D
2 BED | 2 BATH
1072 SF

PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION

BLDG
architecture office inc.
3-692 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 204.417.6884
E: info@bldgoffice.com

PROJECT
915 MCMILLAN AVENUE
SUITE D FLOOR PLAN

DWG BY SC REV'D BY KS PROJECT NO. 2024_07
DATE 08.02.24 DRAWING NO. **PA07**
SCALE 3/16" = 1'-0"



SUITE E
2 BED | 2 BATH
886 SF

ALL LEVEL 03-04 SUITES WILL HAVE 7' W X 4' D BALCONIES

PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION

BLDG architecture office inc.
3-592 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 204.417.6884
E: info@bldgoffice.com

PROJECT
915 MCMILLAN AVENUE
SUITE E FLOOR PLAN

DWG BY SC REV'D BY KS PROJECT NO. 2024_07
DATE 08.02.24 DRAWING NO. PA08
SCALE 3/16" = 1'-0"



1 SOUTH ELEVATION
1" = 10'-0"

PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION

BLDG architecture office inc.
3-592 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 204.417.6884
E: info@bldgoffice.com

PROJECT
915 MCMILLAN AVENUE
SOUTH ELEVATION

DWG BY SC REV'D BY KS PROJECT NO. 2024_07
DATE 08.02.24 DRAWING NO. PA09
SCALE 1" = 10'-0"



1 NORTH ELEVATION
1" = 10'-0"

PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION

BLDG architecture office inc.
3-692 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 204.417.6884
E: info@bldgoffice.com

PROJECT
915 MCMILLAN AVENUE
NORTH ELEVATION

DWG BY SC REV'D BY KS PROJECT NO. 2024_07
DATE 08.02.24 DRAWING NO. **PA10**
SCALE 1" = 10'-0"



1 WEST ELEVATION

1" = 10'-0"

PRELIMINARY DRAWING ONLY

NOT TO BE USED FOR CONSTRUCTION

BLDG architecture office inc.

3-692 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9

T: 204.417.5884
E: info@bldgoffice.com

PROJECT
915 MCMILLAN AVENUE
WEST ELEVATION

DWG BY SC REV'D BY KS PROJECT NO. 2024_07

DATE 08.02.24 DRAWING NO. PA11

SCALE 1" = 10'-0"



1 EAST ELEVATION
1" = 10'-0"

PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION

BLDG architecture office inc.
3-692 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T. 204.417.6984
E. info@bldgoffice.com

PROJECT
915 MCMILLAN AVENUE
EAST ELEVATION

DWG BY SC REV'D BY KS PROJECT NO. 2024_07
DATE 08.02.24 DRAWING NO. PA12
SCALE 1" = 10'-0"