Minute No. 405
Minutes – Council – July 17, 2025

Report – Executive Policy Committee – July 8, 2025

Item No. 13 Zoning Agreement Amendment – 200 Taché Avenue (St. Boniface Ward) File ZAA 4/2025

COUNCIL DECISION:

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

1. That the Zoning Agreement dated March 4, 1992 (the "Zoning Agreement"), entered into pursuant to Development Application No. DAZ 265/1991 and registered against title to the land described therein as Caveat No. 1529738/1 be discharged in its entirety, subject to the condition that the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of the City of Winnipeg Charter in accordance with the following:

    A. That the following uses shall not be permitted on the land:

        i. Restaurants with drive-in or drive through facility
        ii. Supermarket
        iii. Pawnshop
        iv. X-rated store
        v. Auto related uses
        vi. Bus depot
        vii. Fleet services
        viii. Contractor's establishment
        ix. Recycling collection centre
        x. Billboard signs
        xi. Outside display and sales

    B. That the maximum height of any multi-family residential building shall not exceed 50 feet in height and;

    C. Any principal building must not encroach into a 45-degree angular plane measured 6 feet above grade at the lot line along the east property line abutting a lot with an "R1", "R2" or "RMF-S" zoning designation.

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

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COUNCIL DECISION (continued):

i. Buildings
ii. Accessory parking areas
iii. Private approaches
iv. Garbage enclosures
v. Fencing;
vi. Freestanding signage
vii. Landscaping

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") 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 enters into, executes and delivers with the Owner a Zoning Agreement in accordance with recommendation 1, 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 terms and conditions of the Zoning 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.

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DECISION MAKING HISTORY:

Moved by His Worship Mayor Gillingham,
That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 8, 2025, the Executive Policy Committee concurred in the recommendation of the Riel Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 25, 2025, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

File: ZAA 4/2025

Before: Riel Community Committee
Councillor Mayes, Chairperson
Councillor Chambers

Public Hearing: June 25, 2025
Council Building, 510 Main Street

Applicant: M Richard & Associates Ltd. (Kate Moir)

Subject:



APPLICANT : M Richard & Associates Ltd. (Kate Moir)
FILE : ZAA 4/2025
PROPOSAL : To discharge the existing Zoning Agreement DAZ 265/91, By-law 5892/1992 (Caveat No. 1529738/1) affecting the land shown outlined above to allow for the establishment of medical clinic and retail sales uses. **For information, phone, D. Clark, Planner at 204-986-5684**
DEMANDEUR : M. Richard & Associates Ltd. (Kate Moir)
N° DE DOSSIER : ZAA 4/2025
PROJET : Demande d'abrogation de la convention de zonage DAZ 265/91 (règlement municipal 5892/1992), opposition no 1529738/1, touchant le terrain indiqué ci-dessus et visant à permettre l'établissement de cliniques médicales et de commerces de détail. **Pour plus de renseignements, appelez D. Clark, urbaniste, au 204-986-5684**

Premises Affected: 200 Taché Avenue

For submission to: Executive Policy Committee

Prepared by: Zachary Mohan, Committee Clerk
Riel Community Committee

Report date: June 26, 2025

Community Committee Recommendation:

On June 25, 2025, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Zoning Agreement dated March 4, 1992 (the "Zoning Agreement"), entered into pursuant to Development Application No. DAZ 265/1991 and registered against title to the land described therein as Caveat No. 1529738/1 be discharged in its entirety, subject to the condition that the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of the City of Winnipeg Charter in accordance with the following:

    A. That the following uses shall not be permitted on the land:

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        vii. Fleet services
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    B. That the maximum height of any multi-family residential building shall not exceed 50 feet in height and;

    C. Any principal building must not encroach into a 45-degree angular plane measured 6 feet above grade at the lot line along the east property line abutting a lot with an "R1", "R2" or "RMF-S" zoning designation.

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

i. Buildings
ii. Accessory parking areas
iii. Private approaches
iv. Garbage enclosures
v. Fencing;
vi. Freestanding signage
vii. Landscaping

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") 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 enters into, executes and delivers with the Owner a Zoning Agreement in accordance with recommendation 1, 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 terms and conditions of the Zoning 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.

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

1. I think this is a great fit for the area.

2. Obviously, we need more medical clinics in our city. This is accomplishing that. Its use and purpose is consistent with what its former use was to some degree.

3. Again, I think this would be a great addition to the neighbourhood.

Exhibits Filed:

1. Application dated May 15, 2025
2. Notification of Public Hearing dated May 27, 2025
3. Manitoba Status of Title 2437623/1
4. Letter of authorization dated May 12, 2025 from Kevin Hamilton, Registrar and CEO for DIA Management Group Ltd. to M Richard and Associates
5. Caveat 1529739
6. Plans (25 pages)
7. Report from the Urban Planning Division dated June 3, 2025
8. Inspection Report
9. Communication dated June 25, 2025 from Ian Dyck in support of the application
10. Recording of Representations

REPRESENTATIONS:

In Support:

Ian Dyck
Yousef Reda
Michelle Richard
Christopher Schneider
Stephen Sherlock

In Opposition:

Nil

For Information:

Nil

For the City:

D. Clark, Senior Planner, Planning, Property and Development Department
Y. Haj Ahmad, Urban Planner, Planning, Property and Development Department
S. Nuttall, Planner, Planning, Property and Development Department

Exhibit "7" referred to in File ZAA 4/2025

ADMINISTRATIVE REPORT

Title: ZAA 4/2025 – 200 Tache Avenue

Issue: For consideration at the public hearing for a Zoning Agreement Amendment to discharge and replace the existing Zoning Agreement in Bylaw 5892/1992 to allow for the establishment of medical clinic and retail sales uses

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

AUTHORIZATION

Author	Department Head	CFO	CAO
Y. Haj Ahmad, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the Zoning Agreement dated March 4, 1992 (the "Zoning Agreement"), entered into pursuant to Development Application No. DAZ 265/1991 and registered against title to the land described therein as Caveat No. 1529738/1 be discharged in its entirety, subject to the condition that the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of the City of Winnipeg Charter in accordance with the following:

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      iii. Pawnshop
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      v. Auto related uses
      vi. Bus depot
      vii. Fleet services
      viii. Contractor's establishment
      ix. Recycling collection centre
      x. Billboard signs; and

xi. Outside display and sales.

B. That the maximum height of any multi-family residential building shall not exceed 50 feet in height and;

C. Any principal building must not encroach into a 45 degree angular plane measured 6 feet above grade at the lot line along the east property line abutting a lot with an "R1", "R2" or "RMF-S" zoning designation.

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

i. Buildings;

ii. Accessory parking areas;

iii. Private approaches;

iv. Garbage enclosures;

v. Fencing;

vi. Freestanding signage; and

vii. Landscaping

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") 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 enters into, executes and delivers with the Owner a Zoning Agreement in accordance with recommendation 1, 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 terms and conditions of the Zoning 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

- The applicant is proposing to rehabilitate the existing building and establish a full-service medical clinic, including specialist services, such as a gastrointestinal and mental health, that integrates clinical, research, and pharmaceutical services on the subject property.
- The applicant wants to expand the permitted uses on the property to include additional uses not proposed at this time but which may be considered in future, including commercial retail uses and multi-family residential uses.
- A Zoning Agreement registered on title at 200 Tache Avenue states the following:

"2. <u>Permitted Uses:</u>

The land and any building or structure on it shall not be used for, and no building or structure shall be erected, placed, altered or enlarged on the land for any use except:

(a) Business or professional offices;

(b) Uses accessory and incidental to business or professional offices."

- The applicant has applied for a Zoning Agreement Amendment to withdraw the Zoning Agreement, enabling a medical clinic use.
- The Urban Planning & Design Division recommends that the existing Zoning Agreement be withdrawn, and a new Zoning Agreement be established.
- Modification of caveats on a Land Title requires approval of a Zoning Agreement Amendment application.
- A Zoning Agreement Amendment application requires a public hearing as per the Development Procedures By-law and the City of Winnipeg Charter.
- This report provides information and makes recommendations regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.
- This 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 Urban Planning Division are concurred in, the Zoning Agreement will be **repealed and replaced**.

HISTORY

DAZ 265/1991 - BL 5892/1992 (Caveat No. 1529738/1)

- In 1992, a Rezoning application was approved with a condition of a Zoning Agreement to restrict the permitted uses on the property, among other conditions, under Caveat No. 1529738/1.

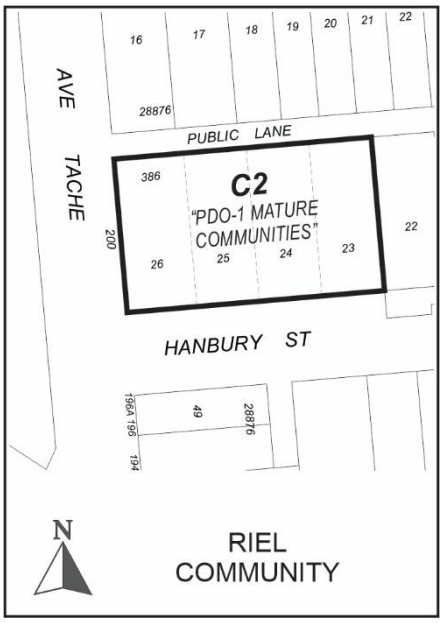
SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Yasmine Haj Ahmad, MCP
Date: June 3, 2025

APPENDIX A – Planning Report

APPENDIX 'A'

DATE:	June 3, 2025
FILE:	**ZAA 4/2025**
RELATED FILES:	N/A
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5. 513 - (Norwood East)
SUBJECT:	For consideration at the public hearing for a Zoning Agreement Amendment to discharge the existing Zoning Agreement in Bylaw 5892/1992 and replace to allow for the establishment of medical clinic and retail sales uses on this property.
LOCATION:	200 Tache Avenue
LEGAL DESCRIPTION:	LOTS 23 TO 26 BLOCK 18 PLAN 386 WLTO IN RL 80, 81, 88 AND 89 PARISH OF ST BONIFACE



APPLICANT:	M Richard & Associates Ltd. (Kate Moir) 200 – 55 Donald Street Winnipeg, MB R3C 1L8
OWNER:	D I A MANAGEMENT GROUP LTD. 200 Tache Avenue Winnipeg, MB R2H 1A7

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the southwest corner of Tache Avenue and Hanbury Street, in the Norwood East neighbourhood of the St Boniface ward.
- The subject site is 122.36 feet (37.29 metres) wide, 205.5 feet (62.63 metres) deep, and 25,158 square feet (2337.25 square metres) in area. The site is currently occupied by an office (College of Pharmacists of Manitoba).
- The subject site is accessed by an asphalt surfaced public lane with access from Kenny Street and Tache Avenue.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Mature Communities policy area. The property is zoned "C2" Commercial Community.



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

SURROUNDING LAND USE AND ZONING

North: A public lane then a mix of single-family and two-family residential uses zoned "R2" Residential Two-Family District and "C1" Commercial Neighbourhood District.

South: Hanbury Street then a commercial store zoned "C2" Commercial Community District and a mix of single-family and multi-family residential uses zoned "R2" Residential Two-Family District.

East: A school use "R2" Residential Two-Family District.

West: Tache Avenue then a vacant land zoned "PR1" Parks and Recreation 1 (Neighbourhood) District.

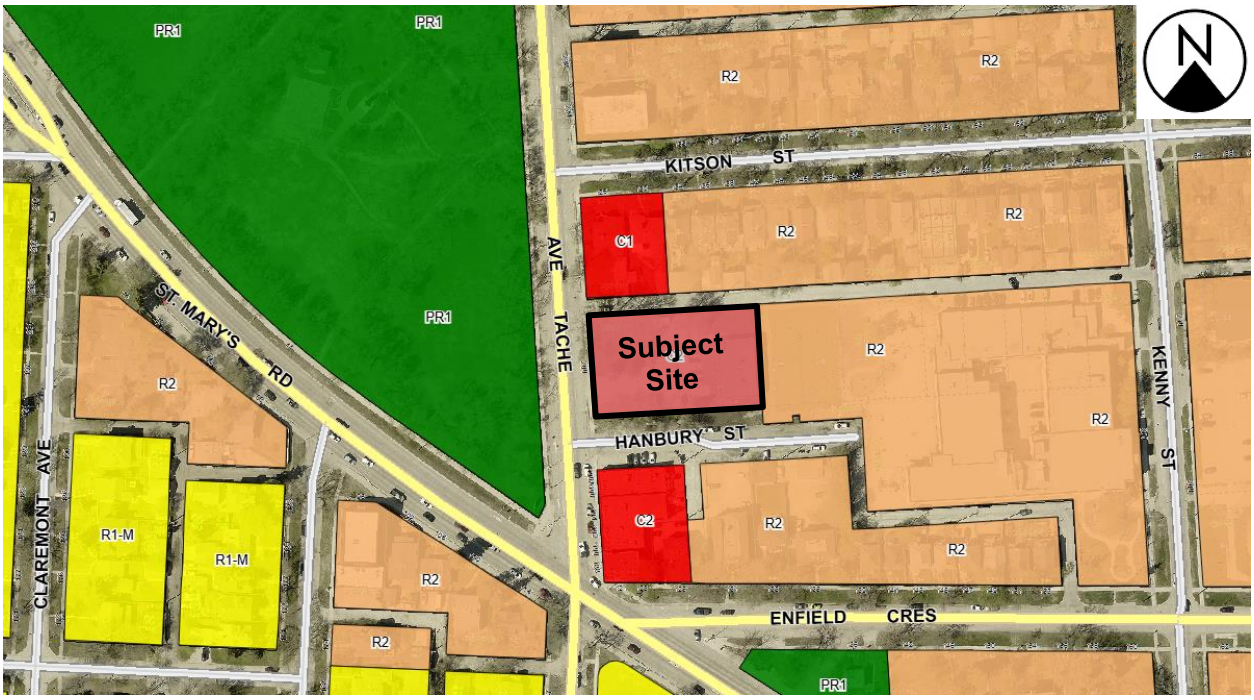


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rehabilitate the existing building and establish a full-service medical clinic, including specialist services, such as a gastrointestinal and mental health, that integrates clinical, research, and pharmaceutical services on the subject property.
- The development will use the existing 24 on-site parking stalls.
- The clinic will operate Monday through Friday, from 8:00 am to 5:00 pm.
- Staffing will include up to 12 individuals during regular business hours.
- The applicant wants to expand the permitted uses on the property to include additional uses not proposed at this time but which may be considered in future, including commercial retail uses and multi-family residential uses.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY

- *OurWinnipeg 2045* is the City's long-range development plan. Per *OurWinnipeg 2045*, the subject site is identified as an *Established Neighbourhood*.
- *6.16 Established Neighbourhoods*
    - *Designate Established Neighbourhoods within the Urban Structure, representing lands 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 is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is located in an Established Neighbourhood designated as a "Mature Community" as outlined in *Complete Communities Direction Strategy 2.0.*
- The Vision for Established Neighbourhoods is for them to continue to evolve as complete communities, to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- *Complete Communities Direction Strategy 2.0* states Mature Communities "provide employment opportunities and a variety of neighbourhood amenities, including grocery stores, restaurants, community facilities, schools, and child care facilities that are typically within a short walk, bicycle trip, or transit ride."
- Goal 4 states "ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs."
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  4.1 Support commercial development where residential neighbourhoods are not well served by local and community commercial amenities.

  4.2 In order to protect the vitality and viability of existing commercial areas, encourage the redevelopment and infill of existing commercial areas as the preferred method of accommodating new commercial development.

  4.3 Only approve new locations for commercial development where existing commercial areas cannot accommodate expansion and where the location of new commercial uses are in close proximity to transit.

  4.4 New commercial development should be complementary and context sensitive to nearby uses.

  4.5 New Major Retail uses will be permitted as per applicable policies in the Commercial Areas and Mixed Use Centres section.

  4.6 Vertical commercial/residential mixed-use development is generally supported where local commercial development currently exists, where there is the presence of a public lane, or where the site is large enough to accommodate the proposed development where a public lane is not present.

  4.7 Encourage commercial areas to transition into mixed-use, pedestrian-oriented and transit- supported developments, where feasible.

  4.8 Commercial signage should be pedestrian-oriented and contextually sensitive to adjacent uses.

- Mature Communities policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  4.10 Consider the establishment of new neighbourhood-focused, small scale commercial uses where at least one of the following criteria are met:

  a. The property is a corner lot fronting a collector or arterial street;

b. The property abuts an existing commercial use on a collector or arterial street;

c. Immediately adjacent uses render the subject property unsuitable for residential development; or

d. The property contains existing non-residential uses or buildings that were not designed to accommodate residential uses.

4.11 Conserve traditional, fine-grained commercial store fronts where possible.

4.12 Encourage commercial uses that require larger sites or do not have a local neighbourhood focus to locate on arterial streets within established commercial areas. These uses should be complementary to the form and scale of surrounding commercial uses.

- Although the proposed development does not include a residential component at this time, the applicant intends to expand the permitted uses on this property to allow residential uses for future developments.
- Goal 1 states "encourage compatible residential development within Established Neighbourhoods to build more *Complete Communities* and align with the City's residential intensification target.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

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.

1.6 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;

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.

1.8 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.

1.9 Small-scale residential uses other than single-family residential may be accommodated

- Complete Communities Direction Strategy 2.0 states Mature Communities "present some of the best opportunities to accommodate infill development, to increase housing choice and to maximize the use of existing infrastructure."
- Goal 2 states "design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

2.2. Encourage the location of commercial or mixed-use buildings at or near the front and corner side property lines to create a pedestrian orientation.

2.3. Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.

2.4. Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.

2.5. Encourage a variety of architectural styles.

2.6. Encourage building design to include a range of architectural features that create visual interest and positively contribute to the aesthetics of the street and neighbourhood.

2.8. Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest which may include, but are not limited to, the following:

a. Direct pedestrian access to main building entrances from the street;
b. Transparent storefront displays; and
c. Human scaled signage.

2.9. Buildings with multi-unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:

a. Window placement that supports passive surveillance;
b. Unit entrances with direct access to the street;
c. Front porches;
d. Balconies;
e. Awnings;
f. Lighting; and
g. Height of primary entrances.

2.12 New developments should respect and complement the existing character of the built form of surrounding properties.

2.14 Avoid buildings that create long blank walls facing public streets.

2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.

2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:

a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;

b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and

c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing.

2.17 Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.

2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.

2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.

- Goal 3 states “ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.” More specifically, policies that relate to the subject proposal are as follows:

  3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.

  3.2 Encourage a mix of types, tenures and unit sizes within residential developments. Make provisions for unit sizes that can accommodate varying family sizes and multi-generational households.

  3.6 Encourage new developments that incorporates housing types that enable “aging in place” in Established Neighbourhoods.

LOW-RISE MULTI-UNIT RESIDENTIAL BUILDINGS

1. The Preferred Location Criteria for low-rise multi-unit residential buildings in Area 1 should be on the following basis:

Scenario 1

a. on sites where the rear yard abuts a lane;

b. on sites located within 1,312 feet (400 metres) of the Primary Transit Network or rapid transit station; and

c. where the property abuts an arterial street; or

Scenario 2

a. on sites where the rear yard abuts a lane;

b. on sites located within 1,312 feet (400 metres) of the Primary Transit Network or rapid transit station; and

c. where two or more of the following conditions are met:

i. on corner lots (including internal corner lot);

ii. on sites where a lane separates the rear yard from a commercial, multi-unit residential or non-residential use; or

iii. on sites where at least one side yard abuts a commercial, multi-unit residential or non-residential use.

- Both Scenarios apply to this site since the property:
  - abuts an asphalt public lane at the north property line.
  - is located within 1,312 feet (400 metres) from a planned rapid transit route at St. Mary's Road.
  - is a corner lot fronting an arterial street, Tache Avenue.
  - abuts a school use at the rear property line.

ZONING AGREEMENT AMENDMENT

Permitted and Restricted Uses

- The current Zoning Agreement limits the permitted uses on the property to professional offices and business and accessory uses to professional offices and business. Under the current Zoning Bylaw, the proposed current and potential future uses, of a medical/ dental/ optical/ counselling clinic use, a retail sales (unless otherwise listed) use, and a multi-family residential use are permitted uses in the "C2" zoned lots.
- Use Specific Standards of the Zoning Bylaw apply to the proposed uses as follows:

Dwelling, multi-family

67.1 (1) In TOD, C1 and C2 zoning districts, dwelling units must not be located on the first storey of any principal building.

(1.1) The first storey of a principal building may only be used for any use in the following use categories:

(a) Public and Institutional;

(b) Cultural and Entertainment; and

(c) Commercial Sales and Service, except the Billboard Signs use sub-category.

(1.2) Any parking facility located below the second storey of a principal building must be screened in its entirety from all adjacent streets by a use referred to in subsection (1.1).

(2) Plans showing the location and design of the building, including building elevations, floor plans, landscaping, garbage enclosures, fencing, vehicular

approaches, parking areas and lighting must be approved by the Director of Planning, Property and Development.

Retail Sales Uses (Unless Otherwise Listed)

90. (2) In the TOD, C2, CMU, MMU, and M1 zoning districts a retail sales use is limited to a maximum of 40,000 square feet of gross floor area.

- The Urban Planning and Design Division recommends repealing *Clause (2) Permitted Uses* to allow a medical/ dental/ optical/ counselling clinic use, a retail sales (unless otherwise listed) use, and a multi-family residential use permitted in the "C2" zoned lots.
- The Urban Planning and Design Division recommends adding a clause to restrict a number of high-intensity uses permitted in the "C2" district that may not compatible with the surrounding residential neighbourhood and which may prevent the conservation of the Mature Community character of the area in line with CCDS 2.0 policies for Established Neighbourhoods:

That the following uses shall not be permitted on the land:

i. Restaurants with drive-in or drive through facility

ii. Supermarket

iii. Pawnshop

iv. X-rated store

v. Auto related uses

vi. Bus depot

vii. Fleet services

viii. Contractor's establishment

ix. Recycling collection centre

x. Billboard signs; and

xi. Outside display and sales.

Parking

- Under the existing Zoning Agreement, parking requirements are as follows:

"3. Parking spaces for motor vehicles shall be provided and maintained on the land equal to at least on space for each 500 square feet of floor area of buildings located on the land."

- The Zoning Bylaw requirements for a medical/ dental/ optical/ counselling clinic use and a retail sales (unless otherwise listed) use is 1 parking space for each 250 square feet of floor area over 2,000 square feet (1 space minimum).
- The existing building is ±3,700 square feet in area. Under the Zoning Agreement parking requirements, 7 parking spaces are required. The Zoning Bylaw requires 8 parking spaces for any a medical/ dental/ optical/ counselling clinic use and a retail sales (unless otherwise listed) use to be established in the same building.

- The Zoning Bylaw requirements for a multi-family residential building at this location is 1.5 per dwelling units reduced to 1 space per dwelling unit within Urban Infill Areas. Multi-family residential uses comply with the "RMF-M" Residential Multi-Family (Medium) District dimensional standards, including a density of 800 square feet per dwelling units. The property can accommodate a maximum of 31 multi-family residential units requiring 31 parking spaces. Further parking reductions may apply in specific situations, such as combination of uses and affordable housing.
- The Urban Planning and Design Division recommends repealing Clause (3).

Building Height

- Under the existing Zoning Agreement, the maximum height is restricted as follows:

  "4. No building located on the land shall exceed a height of 2.5 storeys or 35 feet whichever is the lesser."

- The Urban Planning and Design Division recommends repealing Clause (4) since under the "C2" zoning district, non-residential structures are permitted to a maximum height of 49 feet. Residential structures are permitted to the maximum height allowed under the "RMF-M" district of 70 feet.
- Under the Infill Guidelines, building height is limited to 45 feet for multi-family residential developments or low-rise multi-unit residential buildings on arterial streets. The property is located on an arterial street with a context largely dominated by one and two-storey buildings. The Urban Planning and Design Division recommends adding a clause to restrict building height of multi-family residential buildings to 50 feet to maintain the character of the context and in order to mitigate negative impacts of larger buildings on adjacent properties and to facilitate integration into the neighbourhood.
- The Urban Planning and Design Division also recommends adding a clause which does not permit any principal building to encroach into a 45 degree angular plane measured 6 feet above grade at the lot line along the east property line abutting a lot with an "R1", "R2" or "RMF-S" zoning designation. This will limit the height and mass of any future potential building in proximity to the school property to the east.

Landscaping

- Under the existing Zoning Agreement, landscaping requirements are as follows:

  "5. A landscaped set-back area shall be provided and maintained between any building, structure, parking or loading area or refuse storage facility and both Hanbury Street and the public lane between Hanbury Street and Kitson Street; which set-back area shall be at least 5 feet wide and shall be landscaped as provided in Schedule "A" of this agreement."

- The Urban Planning and Design Division recommends repealing Clause (5) since a Plan Approval condition is recommended to be added to ensure that the future development, including landscaping, is reviewed for alignment with CCDS 2.0 policies for Established Neighbourhoods. In addition, under the Zoning Bylaw, landscaping requirement ensures providing satisfactory landscaping as follows:

  Street Edge Landscaping

(2) All required or voluntary yards must contain a minimum of one deciduous or coniferous tree for each 30 feet of linear street frontage, plus 3 shrubs for each 20 feet of linear street frontage.

Parking Lot Interior Landscaping

(6) The following landscaping of areas internal to parking lots is required for all parking areas within the Urban Infill Areas, as shown on Map 1 in Schedule C that contain more than 50 automobile parking spaces and all parking areas outside the Urban Infill Areas having more than 20 automobile parking spaces.

Side and Rear Site Edge Buffering

(7) A landscaped buffer must be installed along side or rear lot lines to reduce the impacts of traffic movements, light, noise, dust, and odours on adjacent properties in the following two situations:

Buffering of Residential Uses from Non-Residential Impacts

(a) a landscaped buffer must be installed where a side or rear lot line of a lot in a commercial or institutional or manufacturing zoning district abuts a lot in a single, two-family or multi-family residential zoning district.

Buffering of Parking and Loading Areas

(8) A landscaped buffer must be installed when a parking or loading area accessory to any use, other than a single- or two-family residential use, is located within 20 feet of a side or rear lot line abutting or adjacent to a residential zoning district.

Fencing

- Under the existing Zoning Agreement, fencing requirements are as follows:

  "6. An opaque wooden fence not less than 4 feet high shall be established and maintained along the north and south limits of any parking or loading area abutting a yard which abuts Hanbury Street or the public lane between Hanbury Street and Kitson Street."

- The Urban Planning and Design Division recommends repealing Clause (6) since a Plan Approval condition is recommended to be added to ensure that the future development, including fencing, is reviewed for alignment with CCDS 2.0 policies for Established Neighbourhoods.

Approaches

- Under the existing Zoning Agreement, approaches requirements are as follows:

  "7. No approach for motor vehicles shall be constructed or used connecting any part of the land to Hanbury Street or the public lane between Hanbury Street and Kitson Street."

- The Urban Planning and Design Division recommends repealing Clause (7) since a Plan Approval condition is recommended to be added to ensure that the future development, including private approaches, is reviewed for alignment with CCDS 2.0 policies for Established Neighbourhoods.

Plan Approval

- Under the existing Zoning Agreement, Plan Approval requirements are as follows:

  "8. No building or structure including additions to existing buildings shall be erected or located on the land unless and until plans including the location and design of this proposed buildings and structures, exterior materials and elevations thereof, accessory parking and loading areas, landscaping, fencing, garbage enclosures and signs are submitted to the approved by the relevant Community Committee and the Commissioner of Planning and Community Services and thereafter identified by the signature of that Commissioner under the designation "Schedule 'A' to Zoning DAZ 265/91" and no buildings, structures or works shall be constructed or placed on the land except in accordance with that Schedule "A" and any amendments to that schedule or this agreement."

- The Urban Planning and Design Division recommends repealing Clause (8).

- The Urban Planning and Design Division is recommending the following clause to update the Plan Approval requirements and ensure that the future development is reviewed for alignment with CCDS 2.0 policies for Established Neighbourhoods:

  That the Owner must submit plans showing the location and design of any and all proposed:

  i. buildings;

  ii. accessory parking areas;

  iii. Private approaches;

  iv. garbage enclosures;

  v. fencing;

  vi. freestanding signage and

  vii. 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.

SUMMARY

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

- The proposal will allow additional commercial uses along Tache Avenue within the Established Neighbourhoods policy area, per the objectives of the *Complete Communities Direction Strategy 2.0*.

- The Zoning Agreement amendment will enable the subject property to accommodate additional uses while still maintaining the residential character of the area.

OURWINNIPEG 2045 POLICY ALIGNMENT

City Building Objective 1: Responsibly plan, prioritize and accommodate growth in areas that

best support Complete Communities principles, to achieve this Plan's sustainable development goals.

- The establishment of the proposed medical clinic use and the possibility of the establishment of retail uses and multi-family residential uses in the future in this Mature Community makes use of existing municipal infrastructure, while protecting the viability of an existing commercial area and maintaining the residential character of this area.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

One of the Vision Statement's in the Climate Action Plan is that:

> *Winnipeg facilitates compact development and healthy neighbourhoods that are connected through a network of active and transit-oriented mobility options. This means that the City strategically integrates climate action within both land use and transportation decision-making.*

Strategic Opportunity #3 *Advancing Sustainable Transportation – Increasing Mobility Options and Shift to Zero Emission Vehicles*

> *Increasing access to mobility options and fuel switching are key directions for reducing emissions from transportation. Key directions aim to directly shift residents out of single occupancy vehicles through sustainable transportation options with lower or no emissions (walking, cycling, public transit, carshare, and carpooling) or indirectly enable diverse mobility choices through the development of higher density, and more complete communities* (p.vi)
>
> *3.1 Increase Use and Efficiency of Public Transit Systems*
>
> *3.2 Increase the Density of Urban Development Along Key Transit Corridors.*

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*
>
> *4.3 Pursue Transit-Oriented Development*

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the *Poverty Reduction Strategy* (PRS) and it was determined that 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: Yasmine Haj Ahmad, MCP
PPD File # ZAA 4/2025

Exhibit “6” referred to in File ZAA 4/2025



FLOOR PLAN
LOWER LEVEL



AVISON YOUNG
Intelligent
Real Estate Solutions

PLAN EXAMINATION BRANCH

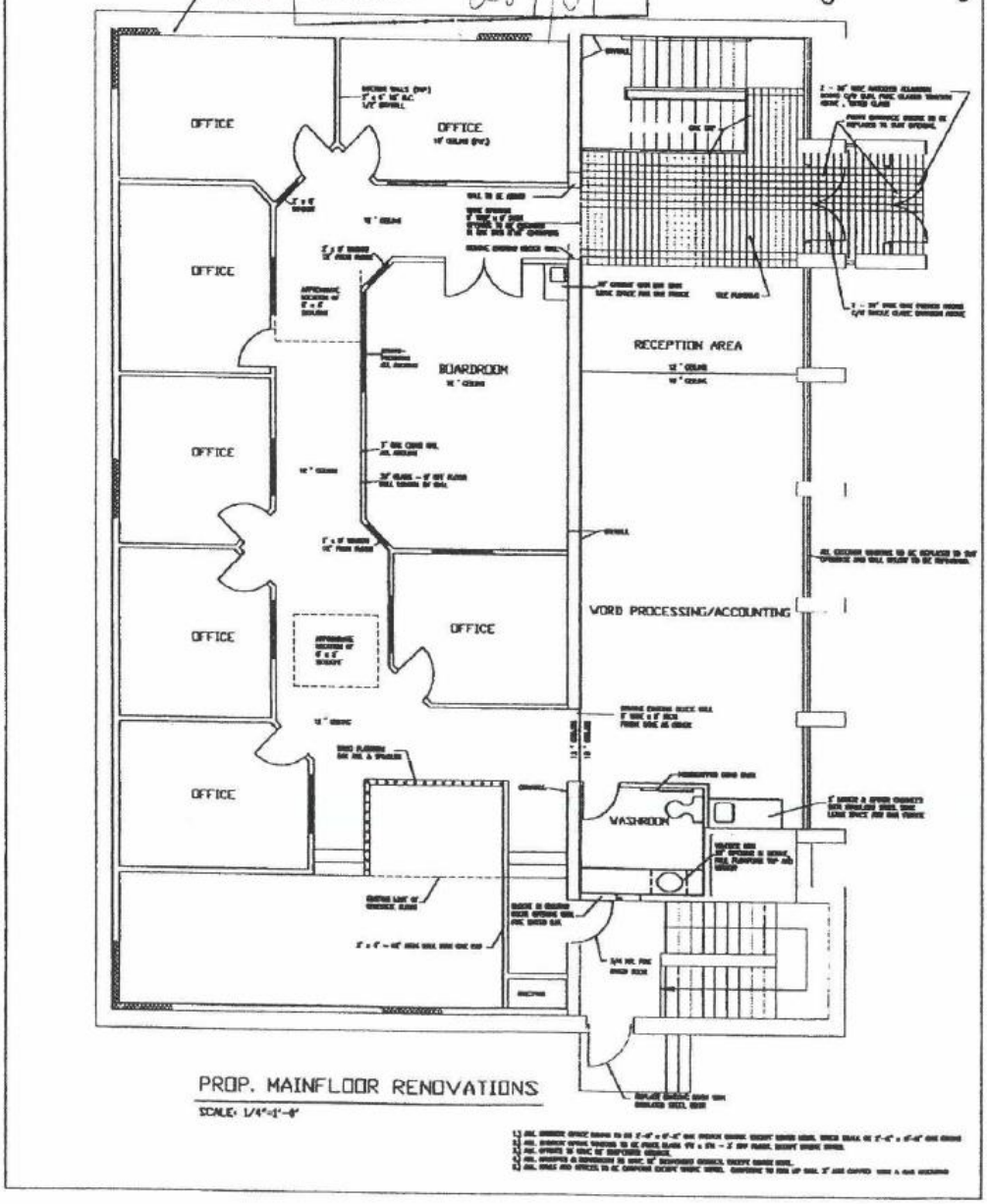
SECTION	DATE	REVIEWD BY
ARCHITECTURAL	09-03-27	
STRUCTURAL	09-04-02	
ELECTRICAL	Apr. 1/09	
PX JOB NO.	284/09	

existing

200 Tache Avenue
Confidential Investment Summary
Freestanding Suburban Office
Winnipeg, Manitoba

Main Floor

- emergency lighting req'd.



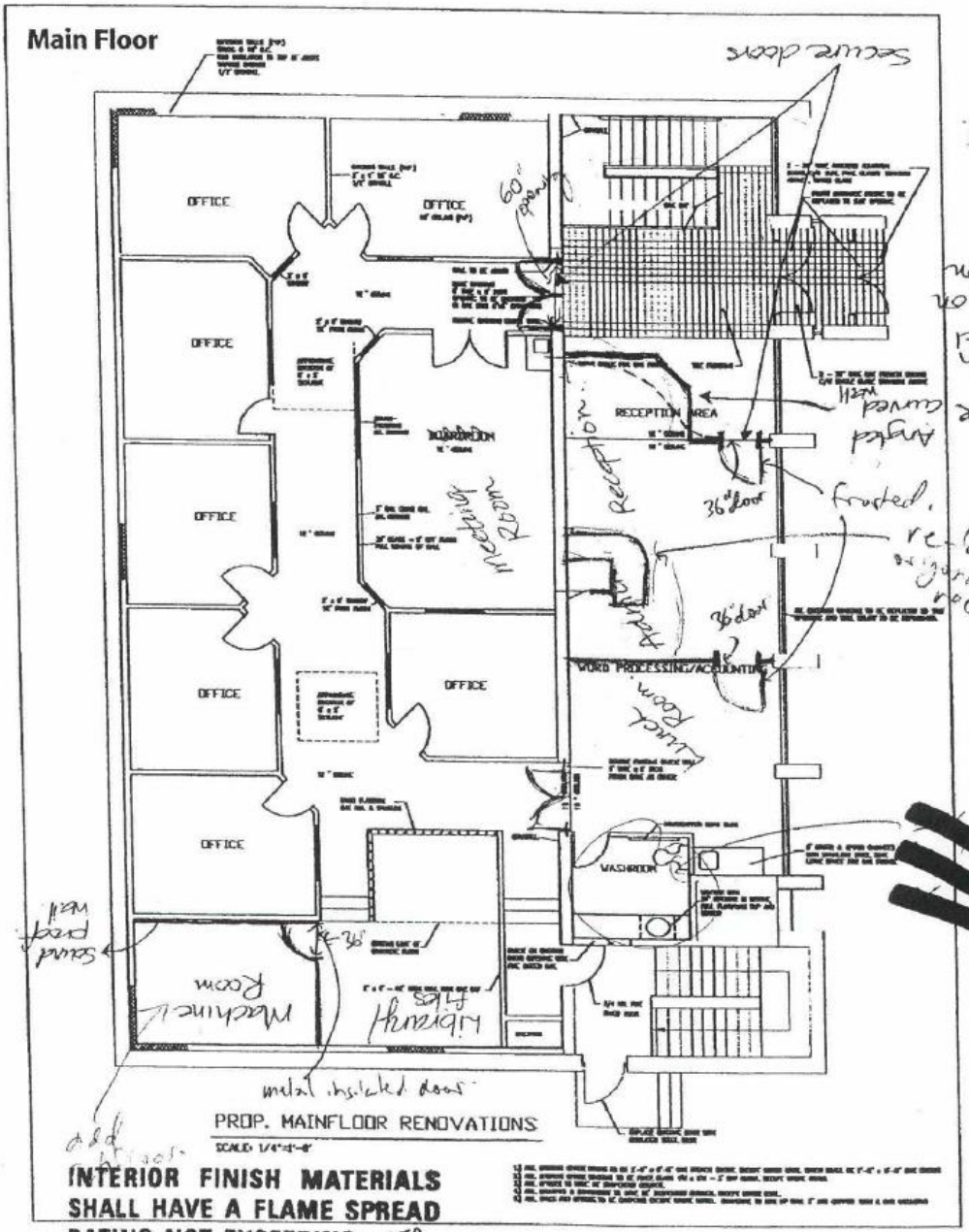
PROP. MAINFLOOR RENOVATIONS

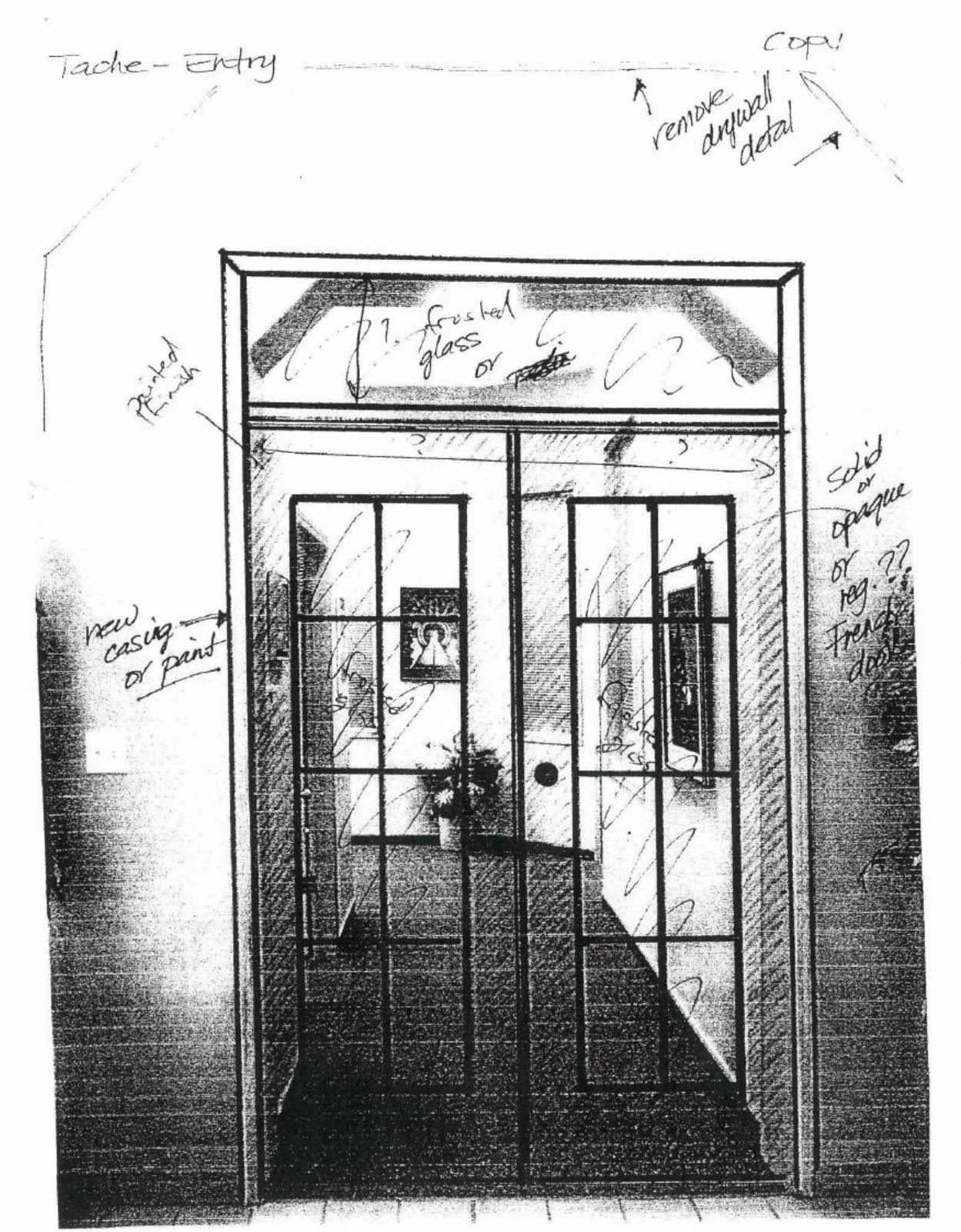
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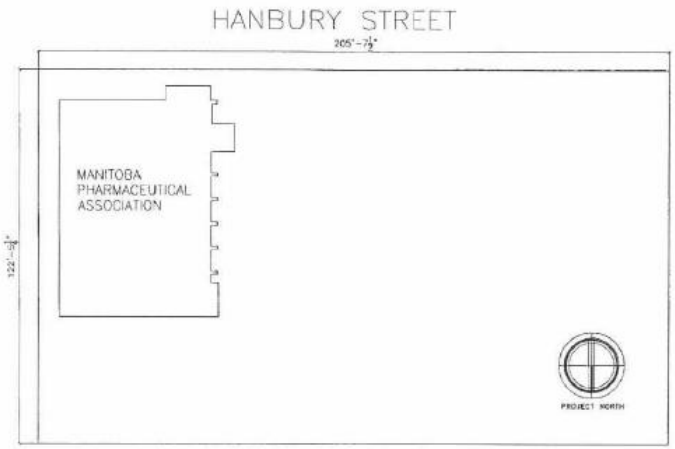
AVISON YOUNG Intelligent Real Estate Solutions

* Proposed Changes in Red — Option 2

200 Tache Avenue
Confidential Investment Summary
Freestanding Suburban Office
Winnipeg, Manitoba




Tache - Entry
Copy
remove drywall detail
frosted glass
painted finish
solid or opaque
new casing or paint



1 / ID0 SITE PLAN
1/16" = 1'-0"

DRAWING LIST

ID-0	TITLE SHEET
ID-1	DEMOLITION PLAN
ID-2	CONSTRUCTION PLAN
ID-3	REFLECTED CEILING PLAN
ID-4	FURNITURE & ELECTRICAL PLAN
ID-5	FINISHES PLAN
ID-6	ELEVATIONS
ID-7	ELEVATIONS & SECTIONS

PLAN EXAMINATION BRANCH

SECTION	DATE	REVIEWD BY
PART 3/9	Dec 27/12	KW
~~STRUCTURAL~~		
~~MECHANICAL~~		
ELECTRICAL	Dec 28/12	LK
PX JOB NO.	1647/2012	

PROJECT SUMMARY:

RENOVATION OF THE LOWER LEVEL OF AN OFFICE SPACE, INCLUDING NEW FLOORING AND PAINT FINISHES, NEW CEILING SYSTEM IN SOME AREAS, AND THE ADDITION OF A STAFF LOCKER ROOM. ELECTRICAL & MECHANICAL TO BE DESIGN-BUILD.

CONSTRUCTION AREA: 2285 SQUARE FEET

PERMITS:

CLIENT (OWNER) WILL APPLY FOR THE BUILDING PERMIT. THE GENERAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED.

GENERAL NOTES:

1. FOR THE PURPOSES OF THESE NOTES, THE WORDS 'G.C.' OR 'CONTRACTOR' OR 'GENERAL CONTRACTOR' USED THROUGHOUT, WILL INCLUDE 'PROJECT MANAGER', 'CONSTRUCTION MANAGER' OR OTHER DESCRIPTION OF SUCH PARTY COLLECTING A FEE FROM MANITOBA PHARMACEUTICAL ASSOCIATION FOR MANAGING THE CONSTRUCTION PROJECT AND WILL APPLY TO BOTH THE GENERAL CONTRACTOR AND HIS SUBTRADES.
2. EXISTING MAIN FLOOR OFFICE WILL BE IN OPERATION THROUGHOUT THE PROJECT. CONTRACTOR TO ARRANGE ACCESS TO THE BUILDING AND WORK SCHEDULE WITHIN BUSINESS HOURS, WITH THE EXCEPTION OF NOISY WORK (EG. TRENCHING) WHICH IS TO BE DONE AFTER HOURS.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. GLÉNAT DUXBURY INTERIOR DESIGN WILL NOT BE HELD RESPONSIBLE FOR DIMENSIONS SCALED FROM DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWING SCALE.
4. CONTRACTOR IS RESPONSIBLE FOR ALL SITE MEASUREMENTS AND IS TO REPORT ANY DISCREPANCIES TO DESIGNER IMMEDIATELY IN WRITING.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY OF MATERIALS AND ARTICLES PURCHASED FOR, OR INSTALLED, IN THE SAID PREMISES AND FOR THE ACTS, WORK OR SERVICES.
6. CONTRACTOR TO SUPPLY ALL MATERIALS AS SPECIFIED. NO SUBSTITUTES WILL BE ACCEPTED WITHOUT A LETTER OF EQUIVALENCE, APPLICABLE WARRANTEES AND GUARANTEES, FOR PRIOR REVIEW AND APPROVAL BY CLIENT.
7. CONTRACTOR TO SUBMIT FINISH SAMPLES AND SHOP DRAWINGS FOR ALL MILLWORK TO GLÉNAT DUXBURY INTERIOR DESIGN FOR APPROVAL PRIOR TO COMMENCING WORK.
8. * A STAR PRECEDING A DIMENSION INDICATES A CRITICAL DIMENSION.
9. ALL ANGLES ARE 90 DEGREES OR 45 DEGREES UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE NOMINAL ONLY. CONTRACTOR TO PROVIDE A CHALK LINE LAYOUT TO ENSURE ALL DIMENSIONS CAN BE MET, PRIOR TO CONSTRUCTION OF PREMISES.
11. SITE TO BE CLEANED DURING CONSTRUCTION AND REFUSE TO BE REMOVED BY CONTRACTOR.
12. ALL PARTITIONS WHERE WALL MOUNTED SHELVES, CABINETS OR OTHER MILLWORK OCCURS TO HAVE ADDITIONAL WOOD BLOCKING IN STUDS. WHERE WALL IS EXISTING, CONTRACTOR TO ENSURE ADEQUATE STABILITY WITH EITHER SURFACE MOUNTED BLOCKING TO MATCH MILLWORK OR BY OPENING WALL TO INSTALL NEW WOOD BLOCKING.
13. CARE IS TO BE TAKEN NOT TO DAMAGE ANY EXISTING FINISHES WHEN MOVING THROUGH THE BUILDING. ANY DAMAGE IS TO BE REPAIRED AT THE GC'S COST.
14. EXISTING INTERIOR PARTITIONS AND/OR OTHER SURFACES, DAMAGED MUST BE REPAIRED AND/OR REFINISHED BY CONTRACTOR.
15. ENSURE SOUNDPROOFING CONTINUES ABOVE DOORS AND SIDELIGHTS IN ROOMS WHERE WALLS BESIDE DOORS ARE SHOWN AS SOUNDPROOFED.
16. ALL FLOOR FINISHES SHOULD BE ON AN EVEN LEVEL.
17. IF REQUIRED BY LOCAL CODES, FIRE EXTINGUISHER(S) SHALL BE INSTALLED IN PREMISES. EXACT LOCATION OF EXTINGUISHER(S) TO BE REVIEWED WITH DESIGNER.
18. CONTRACTOR TO ALIGN NEW PARTITIONS FLUSH WITH EXISTING PARTITIONS, UNLESS OTHERWISE NOTED.
19. CONTRACTOR TO ENSURE PARTITIONS DO NOT OBSTRUCT ANY BUILDING HVAC OR ELECTRICAL ITEMS. CONTRACTOR TO REPLACE AND/OR RELOCATE AS NECESSARY.
20. CONTRACTOR TO CLEAN ALL GLAZING AT WORK COMPLETION.
21. WINDOW BLINDS, SHALL BE REMOVED FROM CONSTRUCTION AREA BEFORE COMMENCING WORK, CLEANED AND REINSTALLED AT THE END OF WORK. ANY BLINDS DAMAGED DURING THE WORK PROCESS ARE TO BE REPLACED BY THE CONTRACTOR.

NOTES:

DO NOT SCALE DRAWINGS.

CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL JOB SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNER PRIOR TO PROCEEDING WITH THE WORK.

THE DRAWINGS ARE ALL ELECTRONIC WORK IS THE EXCLUSIVE PROPERTY OF GLÉNAT DUXBURY INTERIOR DESIGN AND CAN BE REPRODUCED ONLY WITH THEIR PERMISSION. A FEE MAY BE CHARGED FOR REPRODUCTION AND MUST HAVE THEIR NAME AS INTERIOR DESIGNER.

NO.	BY	DATE	DESCRIPTION
	LD		ISSUED FOR CONSTRUCTION

REVISIONS:

PROJECT NORTH

SIGNATURE

G•D
Glénat Duxbury
INTERIOR DESIGN
201-720 BROADWAY
WINNIPEG, MB R3G 0R1
T. 204.775.8895 F. 204.775.8708
www.glenatduxbury.com

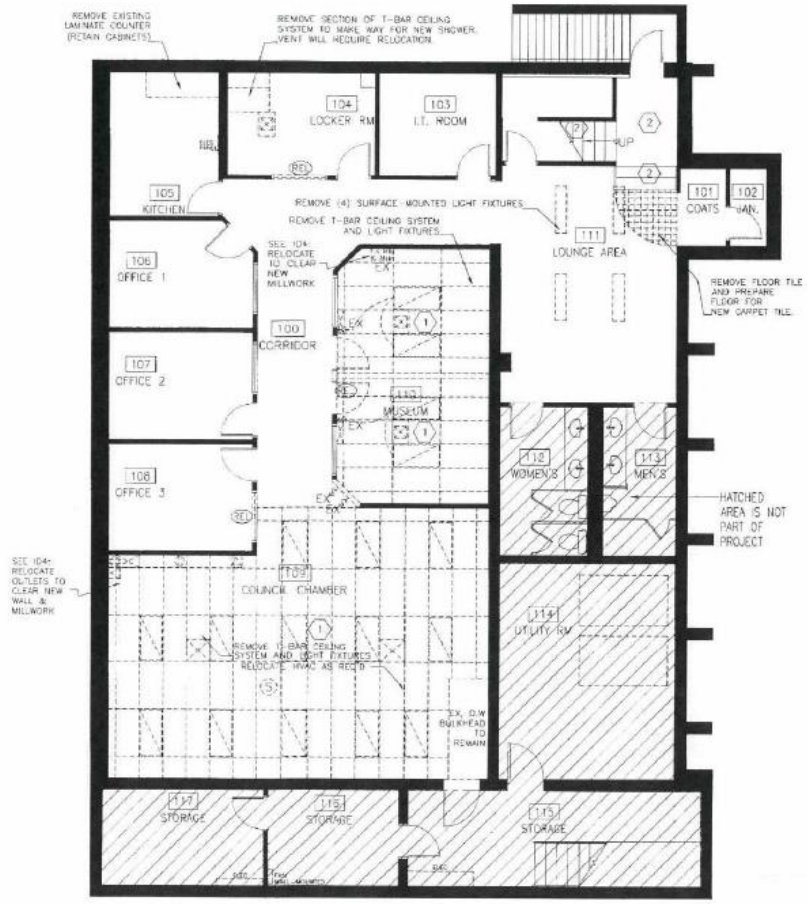
PROJECT

MANITOBA PHARMACEUTICAL ASSOCIATION
200 TACHE AVENUE
WINNIPEG, MANITOBA

SHEET TITLE

TITLE SHEET

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DATE: 01 AUG 2012	AUTO FILE NAME:		
DATE ISSUED: 18 DEC 2012	PROJ. NO.: 12 M 45		REVISION NO.: 1



1 / ID1 DEMOLITION PLAN
1/4" = 1'-0"

DEMOLITION PLAN LEGEND

- EXISTING WALL TO BE DEMOLISHED. PATCH AND MAKE GOOD ADJACENT REMAINING WALLS WHERE DEMOLITION OCCURS, AND PREPARE WALL TO RECEIVE NEW FINISH AS SPECIFIED.
- EXISTING WALL TO REMAIN. PREPARE WALLS FOR NEW FINISH AS SPECIFIED. REFER TO FINISHES PLAN FOR SPECIFICATIONS.
- EXISTING DOOR UNIT TO BE REMOVED. SALVAGE DOOR, FRAME, CASING AND HARDWARE FOR REUSE OR TURN OVER TO OWNER.
- EXISTING GLAZING UNIT TO BE REMOVED. SALVAGE GLAZING, FRAME AND CASING FOR REUSE.
- (RE) "RE" = DOOR UNIT OR GLAZING UNIT WHICH IS TO BE RELOCATED.
- EXISTING ELECTRICAL DEVICES THAT ARE TO BE REMOVED OR RELOCATED.
- EXISTING T-BAR CEILING SYSTEM & LIGHT FIXTURES THAT ARE TO BE REMOVED.

DEMOLITION NOTES:

1. EXISTING MAIN FLOOR OFFICE WILL BE IN OPERATION THROUGHOUT THE PROJECT. CONTRACTOR TO ARRANGE ACCESS TO THE BUILDING AND WORK SCHEDULE WITH BUSINESS HOURS, WITH THE EXCEPTION OF NOISY WORK (EG. TRENCHING) WHICH IS TO BE DONE AFTER HOURS.
2. EXISTING PARTITIONS ARE TO BE REPAIRS AND/OR REFINISHED, AS REQUIRED TO ACCEPT NEW FINISHES.
3. EXISTING DOORS, SIDELIGHTS, CASINGS AND HARDWARE ARE TO BE RETAINED, WHERE NOTED AS BEING REMOVED, SALVAGE COMPLETE UNITS, INCLUDING ALL HARDWARE, FOR REUSE.
4. RETAIN CARPET AND CARPET BASE ON STAIRS AND LANDING.
5. REMOVE EXISTING CARPET AND CARPET BASE FROM LOWER LEVEL. RETAIN WOOD CARPET CAP AND TAKE CARE NOT TO DAMAGE IT.
6. REMOVE VINYL FLOORING AND WALL BASE (KITCHEN 105).
7. REMOVE FLOOR TILE AS NOTED (LOUNGE AREA 111).
8. EXISTING CEILINGS ARE TO REMAIN UNLESS OTHERWISE NOTED. REPAIR EXISTING T-BAR GRID AND REPLACE ALL DAMAGE TILES WITH MATCHING TILES, AS REQUIRED.
9. REMOVE PART OF EXISTING T-BAR CEILING SYSTEM AND RECESSED FLUORESCENT LIGHT FIXTURES IN LOCKER ROOM 104, AS REQUIRED FOR SHOWER AREA. SALVAGE ACOUSTIC TILES AND LIGHT FIXTURES FOR REUSE/ TURN OVER TO OWNER.
10. REMOVE T-BAR CEILING SYSTEM AND RECESSED FLUORESCENT LIGHT FIXTURES IN MUSEUM 109. SALVAGE ACOUSTIC TILES AND LIGHT FIXTURES FOR REUSE/ TURN OVER TO OWNER.
11. REMOVE EXISTING T-BAR CEILING SYSTEM AND RECESSED FLUORESCENT LIGHT FIXTURES IN COUNCIL CHAMBER 109. SALVAGE ACOUSTIC TILES AND LIGHT FIXTURES FOR REUSE/ TURN OVER TO OWNER.

KEY NOTES:

1. DEMO EXISTING CEILING SYSTEM TO MAKE WAY FOR NEW CEILING SYSTEM AND LIGHTING.
2. RETAIN EXISTING CARPET ON STAIRS & LANDINGS.

NOTES:

DO NOT SCALE DRAWINGS

CONTRACTOR MUST ALL SUB-CONTRACTORS SHALL VERIFY ALL AND SITE DIMENSIONS, ALL DRAWINGS, STATUS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE INTERIOR DESIGNERS PRIOR TO PROCEEDING WITH THE WORK.

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NO.	BY	DATE	DESCRIPTION
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REVISIONS

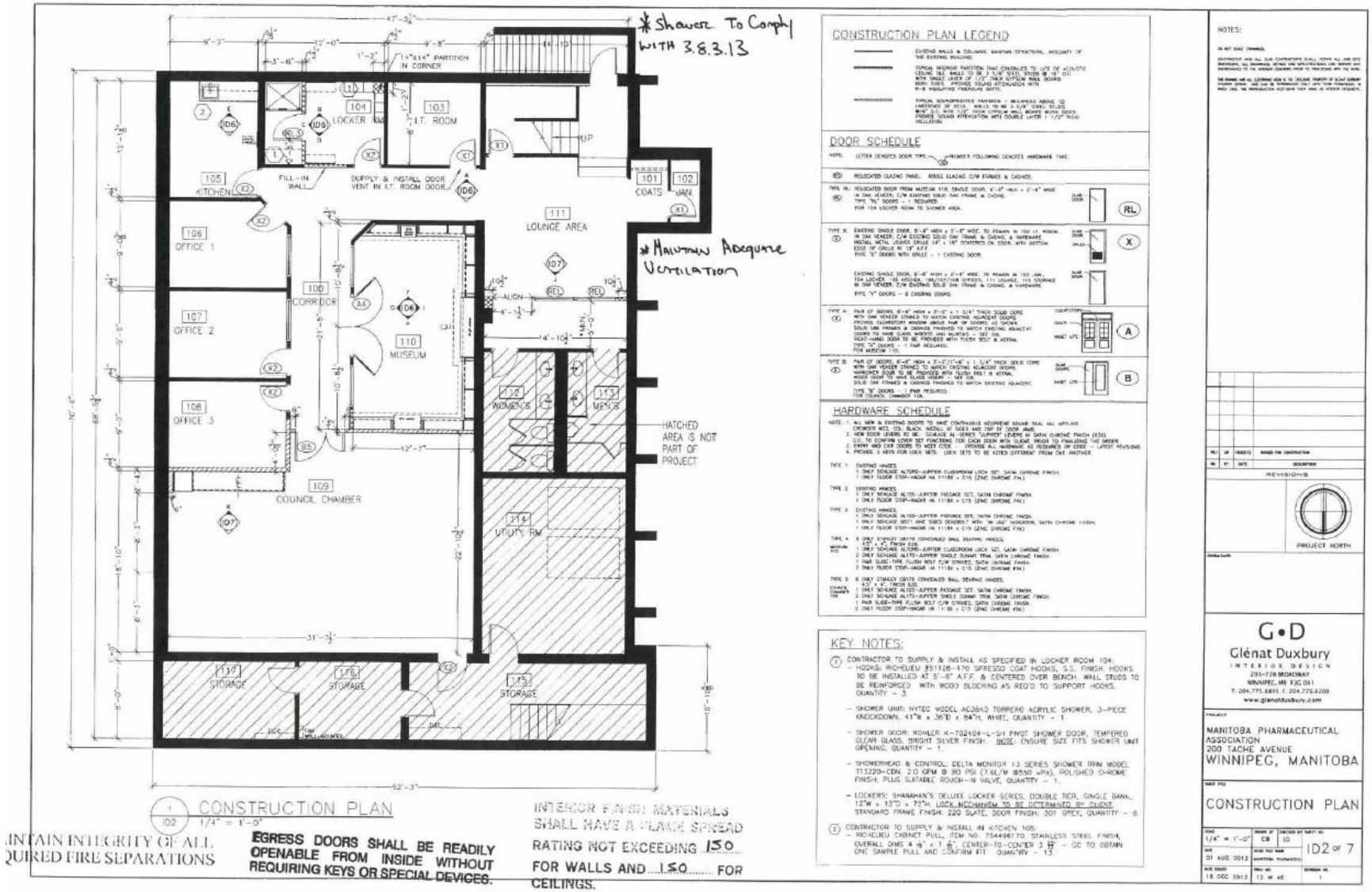
PROJECT NORTH

G•D
Glénat Duxbury
INTERIOR DESIGN
203-720 BROADWAY
WINNIPEG, MB R3G 0X3
T. 204.775.8895 F. 204.775.6200
www.glenatduxbury.com

PROJECT
MANITOBA PHARMACEUTICAL ASSOCIATION
200 TACHE AVENUE
WINNIPEG, MANITOBA

SHEET TITLE
DEMOLITION PLAN

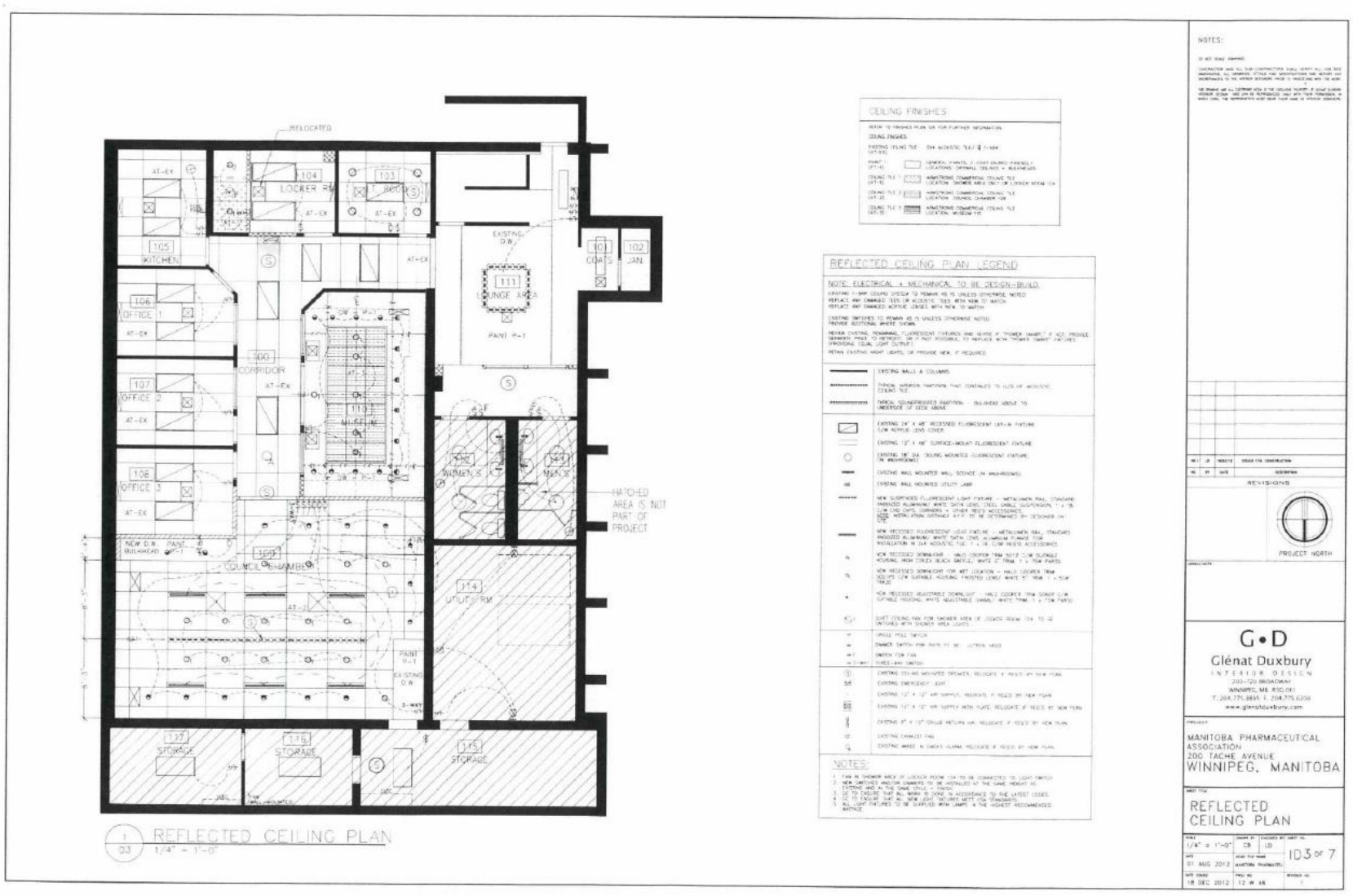
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01 AUG 2012	MANITOBA PHARMACEU		
DATE ISSUED	PROJ. NO.		REVISION NO.
18 DEC 2012	12 W 46		1



MAINTAIN INTEGRITY OF ALL REQUIRED FIRE SEPARATIONS

EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE WITHOUT REQUIRING KEYS OR SPECIAL DEVICES.

INTERIOR FINISH MATERIALS SHALL HAVE A FLAME SPREAD RATING NOT EXCEEDING 150 FOR WALLS AND 150 FOR CEILINGS.



NOTES:

REVISIONS

PROJECT NORTH

G•D
Glénat Duxbury
INTERIOR DESIGN
200-720 BROADWAY
WINNIPEG, MB. R3C 0X3
T. 204.775.8895 F. 204.775.6200
www.glenatduxbury.com

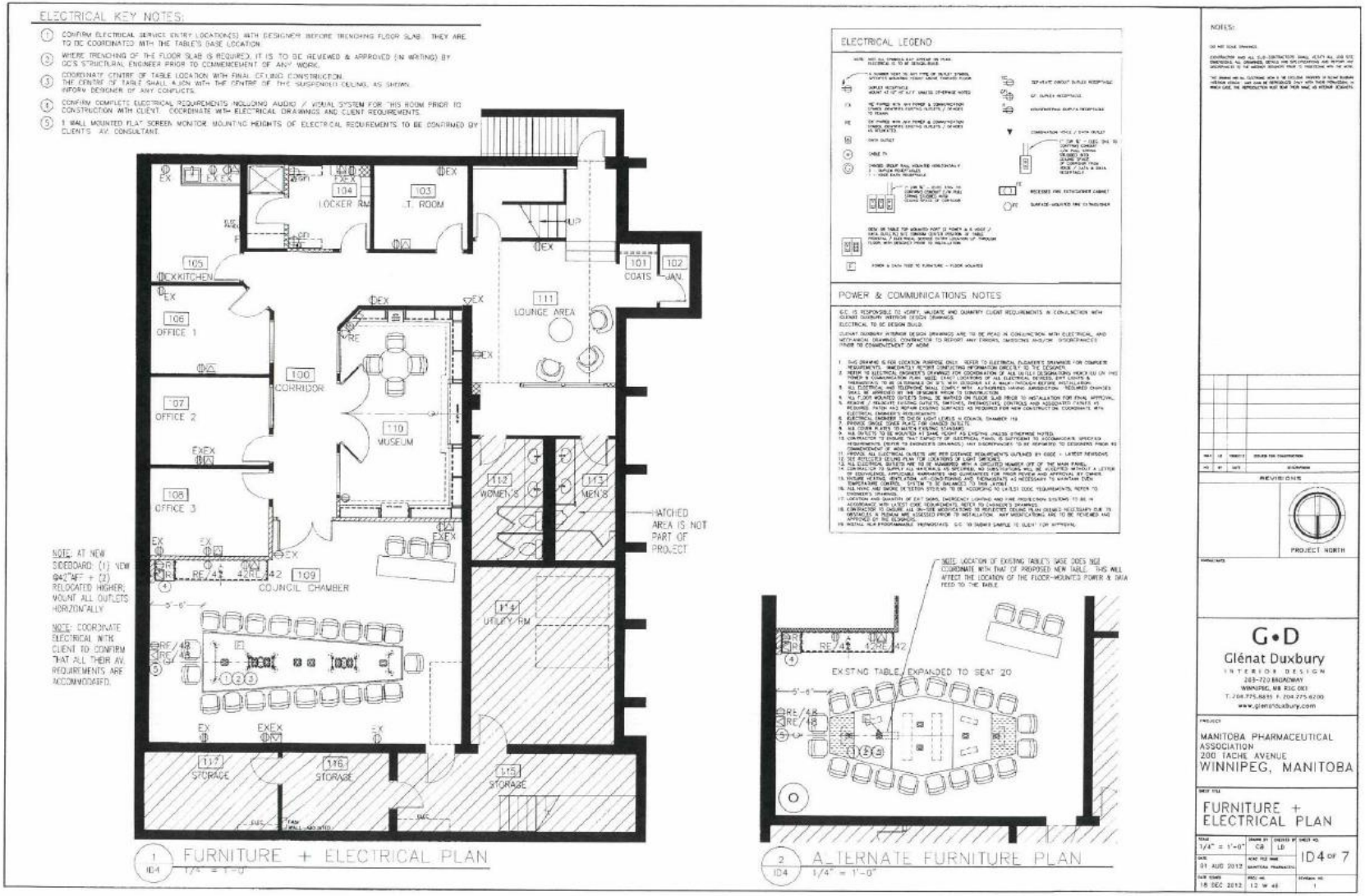
MANITOBA PHARMACEUTICAL ASSOCIATION
200 TACHE AVENUE
WINNIPEG, MANITOBA

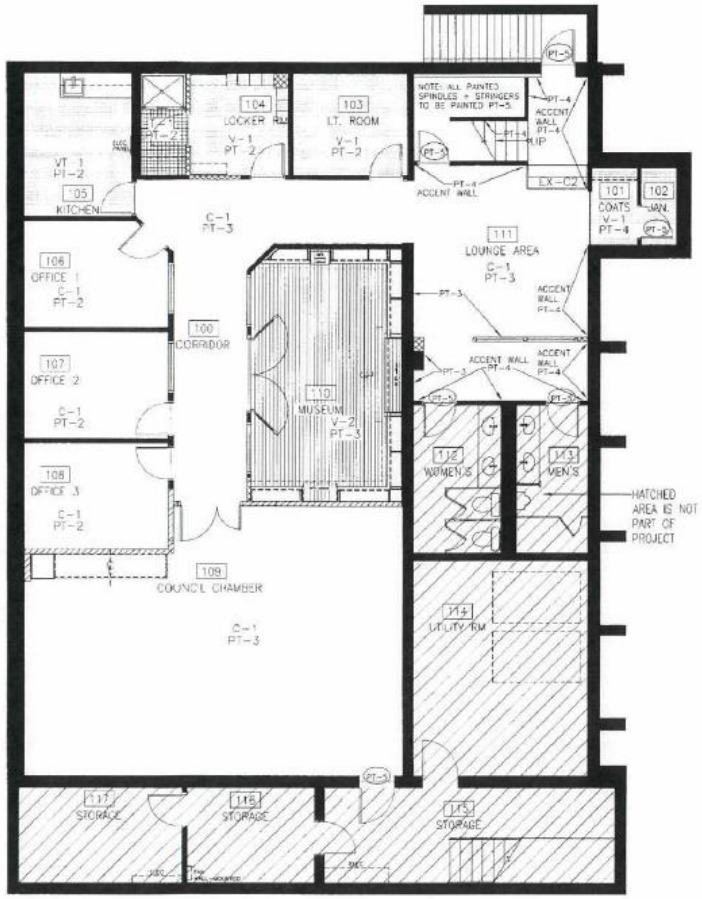
REFLECTED CEILING PLAN

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DATE: 01 AUG 2012 | SCALE WHEN PLOTTED ON 11" x 17" (ANSI B) SHEET: 1/4" = 1'-0" | PROJECT NO. MANITOBA PHARMACEUTICAL

DATE ISSUED: 18 DEC 2012 | PROJECT NO. 12 W 48 | REVISION NO. 1


ELECTRICAL KEY NOTES:
1 CONFIRM ELECTRICAL SERVICE ENTRY LOCATION(S) WITH DESIGNER BEFORE TRENCHING FLOOR SLAB. THEY ARE TO BE COORDINATED WITH THE TABLE'S BASE LOCATION.
2 WHERE TRENCHING OF THE FLOOR SLAB IS REQUIRED, IT IS TO BE REVIEWED & APPROVED (IN WRITING) BY GC'S STRUCTURAL ENGINEER PRIOR TO COMMENCEMENT OF ANY WORK.
3 COORDINATE CENTRE OF TABLE LOCATION WITH FINAL CEILING CONSTRUCTION. THE CENTRE OF TABLE SHALL ALIGN WITH THE CENTRE OF THE SUSPENDED CEILING, AS SHOWN. INFORM DESIGNER OF ANY CONFLICTS.
4 CONFIRM COMPLETE ELECTRICAL REQUIREMENTS INCLUDING AUDIO / VISUAL SYSTEM FOR THIS ROOM PRIOR TO CONSTRUCTION WITH CLIENT. COORDINATE WITH ELECTRICAL DRAWINGS AND CLIENT REQUIREMENTS.
5 1 WALL MOUNTED FLAT SCREEN MONITOR. MOUNTING HEIGHTS OF ELECTRICAL REQUIREMENTS TO BE CONFIRMED BY CLIENT'S A/V CONSULTANT.
NOTE: AT NEW SIDEBOARD: (1) NEW @42"AFF + (2) RELOCATED HIGHER; MOUNT ALL OUTLETS HORIZONTALLY.
NOTE: COORDINATE ELECTRICAL WITH CLIENT TO CONFIRM THAT ALL THEIR A/V REQUIREMENTS ARE ACCOMMODATED.
EX KITCHEN
LOCKER RM
I.T. ROOM
COATS
JAN.
LOUNGE AREA
OFFICE 1
OFFICE 2
OFFICE 3
CORRIDOR
MUSEUM
WOMEN'S
MEN'S
COUNCIL CHAMBER
UTILITY RM
STORAGE
STORAGE
STORAGE
HATCHED AREA IS NOT PART OF PROJECT
1 ID4 FURNITURE + ELECTRICAL PLAN 1/4" = 1'-0"
ELECTRICAL LEGEND
POWER & COMMUNICATIONS NOTES
NOTE: LOCATION OF EXISTING TABLE'S BASE DOES NOT COORDINATE WITH THAT OF PROPOSED NEW TABLE. THIS WILL AFFECT THE LOCATION OF THE FLOOR-MOUNTED POWER & DATA FEED TO THE TABLE.
EXISTING TABLE, EXPANDED TO SEAT 20
2 ID4 ALTERNATE FURNITURE PLAN 1/4" = 1'-0"
NOTES:
REVISIONS
PROJECT NORTH
G•D
Glénat Duxbury
INTERIOR DESIGN
203-720 BROADWAY
WINNIPEG, MB R3C 0W3
T. 204.775.8855 F. 204.775.6200
www.glenatduxbury.com
MANITOBA PHARMACEUTICAL ASSOCIATION
200 TACHE AVENUE
WINNIPEG, MANITOBA
FURNITURE + ELECTRICAL PLAN
1/4" = 1'-0"
CB
LD
31 AUG 2012
ID4 OF 7
18 DEC 2012
12 W 48
1



1/05 FINISHES PLAN
1/4" = 1'-0"

ROOM FINISH SCHEDULE

1. CONTRACTOR TO REMOVE EXISTING FINISHES, AS NOTED ON DEMOLITION PLAN, AND PREPARE SURFACES TO RECEIVE NEW FINISHES.
2. CONTRACTOR TO ENSURE FAST FLOOR IS LEVEL IN AREAS AFFECTED BY CONSTRUCTION.
3. ALL FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH THEIR MANUFACTURER'S WRITTEN INSTRUCTIONS.
4. CONTRACTOR TO SUPPLY ALL FINISHES AS SPECIFIED. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT A SAMPLE, LETTER OF EQUIVALENCE, APPLICABLE WARRANTIES AND GUARANTEES FOR PRIOR REVIEW AND APPROVAL OF DESIGNER AND/OR OWNER.
5. CONTRACTOR TO SUPPLY REPRESENTATIVE SAMPLE OF EACH FINISH FOR DESIGNATE APPROVAL.

FLOORING
EXISTING CARPET (EX-C1)
PATTERN/ DESIGN/NAME: COMMERCIAL CARPET
MODEL: 500 S 1940
PATTERN/ COLOUR: 550 CUTE 20497/ PINE AND DANDY 00178
LOCATION: 4444 FLOOR

EXISTING CARPET (EX-C2)
PATTERN/ DESIGN/NAME: COMMERCIAL CARPET
MODEL: 500 S 1940
PATTERN/ COLOUR: 20497/ 500 20446/ SABLE 00358
LOCATION: STAIRS

CARPET 1 (C-1)
PATTERN/ DESIGN/NAME: COMMERCIAL CARPET
MODEL: 500 S 1940
PATTERN: CONFIDENCE 00358
COLOUR: 00358 PERCEPTION
FACE FIBRE: 100 SOLUTION 6 NYLON/ 100% SOLUTION DYED
YARN WEIGHT: 27 OZ
TILE SIZE: 24" x 24" x 3/4 in 96
INSTALLATION DIRECTION: 1/3 TURN
INSTALLATION METHOD: LOOSELY
CARPET BASE: ORDER MATCHING ROLLED GOODS FOR CARPET BASE +3 TAKE OF CARPET TILE ORDER. INSTALL CARPET BASE TO EXISTING WOOD CARPET CAP.
CONTACT: RON BRAUN (204) 338-1247 ron.braun@interiors.com

SHEET VINYL 1 (V-1)
ARMSTRONG COMMERCIAL FLOORING
ROOM: HALLWAYS + RING, STAIRWELL, HETEROGENEOUS SHEET VINYL
PATTERN: LITHOS STONE
COLOUR: 34131 LITHOS FILTER
SIZE: 6 FEET WIDE x 0.080" (2.0mm) THICK
SEAMING: SEAL WITH S-253 SLIM SEALING ADHESIVE
CONTACT: JOHN ALLEN, (204) 252-2460/ jallen@armstrong.com

RUBBER COVE BASE: LEN-CONTACT 4" HIGH, COLOR: 28 MOON ROCK
NOTE: PROVIDE CONTINUOUS ADHESIVE FROM FLOOR TO WALL SURFACE AT CONNECTIONS OF SHEET VINYL TO CARPET TILE, APPROXIMATELY 25 MOON ROCK.
LOCATION: CCATS 101, JAN 102, 111 ROOM 105 LOCKER ROOM 104 (EXCEPT SHOWER AREA) + HI SOLID 120

SHEET VINYL 2 (V-2)
ARMSTRONG COMMERCIAL FLOORING
ROOM: RECEPTION, TEAMROOM, MUSEUM, and Washroom (not VCT) areas
PATTERN: Victorian Oak
COLOR: 51734 WELL SERVED
SIZE: 6 FEET WIDE x 0.080" (2.0mm) THICK
SEAMING: SEAL WITH S-253 SLIM SEALING ADHESIVE
CONTACT: JOHN ALLEN, (204) 252-2460/ jallen@armstrong.com

WOOD BASE: 3" H x 9/16" TH. OAK WALL BASE, STAIN TO MATCH EXISTING DOORS. CONFIRM SELECTION OF WALL MAY NECESSITATE CABINETRY
LOCATION: MUSEUM 110

FLOOR TILE 1 (T-1)
SCHAFIA TILE
PATTERN: QUEBEC SERIES – UNGLAZED MOSAICS
COLOUR: BLACK FLOOR 4008 BLOND 4000SN
SIZE: 2" x 2" SH 12"x12" MOSAICS
CONTACT: DEBBIE MINING (204) 615-5136/ debbie.e@gryconite.com

TILE BASE: AT CONNECTION OF FLOOR TILE TO WALLS, USE STOCKED 3BASE "COVE BASE + 4000 BASE WHITE" SUPPLIED WITH "BT" TILES – ALL IN BLACK FLOOR.
GROUT: FLEXTILE NORTH SEA GREY #663 WIREMANE GROUT
LOCATION: SHOWER AREA ONLY OF LOCKER ROOM 104

CEILING FINISHES
EXISTING CEILING TILE (AT-1)
2X4 ACOUSTIC TILE @ T-BAR

PAINT 1 (PT-1)
GENERAL PAINTS, Z-COAT ENVIRO-FRIENDLY
COLOR: OLYMPIA DEEP FEATHER, FLAT FINISH
APPLICATION: PREPARE & PRIME SURFACES AS REQUIRED. APPLY 2 FINISH COATS OR AS REQUIRED.
LOCATIONS: DRYWALL CEILINGS + BULKHEADS

CEILING TILE 1 (AT-1)
ARMSTRONG COMMERCIAL CEILING TILE
SERIES: 909 ORIGINALS® FINE FISSURED – PERFORATED
TYPE: SQUARE LAY-IN
COLOR: WHITE
SIZE: 2' x 4' x 3/4"
LOCATION: SHOWER AREA ONLY OF LOCKER ROOM 104

CEILING TILE 2 (AT-2)
ARMSTRONG COMMERCIAL CEILING TILE
SERIES: 1717 DUNE BEVELED TEGULAR
TYPE: BEVELED TEGULAR
COLOUR: WHITE 7.193 + 9/16 SUSPENSION SYSTEM
SIZE: 2' x 4'
LOCATION: COUNCIL CHAMBER 109

CEILING TILE 3 (AT-3)
ARMSTRONG COMMERCIAL CEILING TILE
SERIES: 1800BIS TU-TAR METAL MARK® TM
TYPE: TEGULAR TM
COLOR: BRASS PANEL + 9/16 SUSPENSION SYSTEM
SIZE: 2' x 2'
LOCATION: MUSEUM 110

WALL FINISHES
PAINT 2 (PT-2)
GENERAL PAINTS, Z-COAT ENVIRO-FRIENDLY
COLOR: CL 2062W TRACING PAPER, EGGSHELL FINISH
APPLICATION: PREPARE & PRIME SURFACES AS REQUIRED. APPLY 2 FINISH COATS OR AS REQUIRED.
LOCATIONS: OFFICES

PAINT 3 (PT-3)
GENERAL PAINTS, Z-COAT ENVIRO-FRIENDLY
COLOR: CL 2062W HERMITAGE, EGGSHELL FINISH
APPLICATION: PREPARE & PRIME SURFACES AS REQUIRED. APPLY 2 FINISH COATS OR AS REQUIRED.
LOCATIONS: CORRIDORS, COUNCIL CHAMBER

PAINT 4 (PT-4)
GENERAL PAINTS, Z-COAT ENVIRO-FRIENDLY
COLOR: CL 2764 UNITE, EGGSHELL FINISH
APPLICATION: PREPARE & PRIME SURFACES AS REQUIRED. APPLY 2 FINISH COATS OR AS REQUIRED.
LOCATIONS: ACCENT WALLS

PAINT 5 (PT-5)
GENERAL PAINTS, Z-COAT ENVIRO-FRIENDLY
COLOR: CL 2264 ESTATE, SEMI-GLOSS FINISH
APPLICATION: PREPARE & PRIME SURFACES AS REQUIRED. APPLY 2 FINISH COATS OR AS REQUIRED.
LOCATIONS: PAINTED METAL DOORS & FRAMES (PAINT ALL SIDES).

MILLWORK FINISHES
PLASTIC LAMINATE 1 (PL-1)
FORMICA
DESIGNER WHITE 329-58 MATTE FINISH
LOCATION: LOCKER ROOM 104

PLASTIC LAMINATE 2 (PL-2)
WILSONITE
LIMESTONE WSALAR P-37SCH MATTE FINISH
LOCATION: KITCHEN COUNTER 105

MELAMINE 1 (MEL-1)
FORMICA
#135 SQUISITO SUEDE SATIN TEXTURE
NOTE: DESIGNER TO CONFIRM SELECTION ON SITE PRIOR TO CONSTRUCTION.

WOOD FINISH 1 (WD-1)
OAK VENEER/ SOLID OAK
STAIN FINISH TO MATCH EXISTING DOORS

WOOD FINISH 2 (WD-2)
WOOD VENEER/ SOLID WOOD
SPECIES AND STAIN FINISH TO MATCH CHARLIE EXISTING CABINET

NOTES:

DO NOT SCALE DRAWINGS

CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL AND SITE DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS AND NOTIFY THE CONSULTANT OF ANY DISCREPANCIES IN THE INFORMATION BEFORE PROCEEDING WITH THE WORK.

THE DRAWINGS AND ALL ELECTRONIC MEDIA IN THE EXCLUSIVE PROPERTY OF GLÉNAT DUXBURY INTERIOR DESIGN AND CAN BE REPRODUCED ONLY WITH PRIOR PERMISSION. A FEE SHALL FINAL THE REPRODUCTION AND/OR THEIR USE IS WITHOUT CONSENT.

MK	BY	DATE	ISSUED FOR CONSTRUCTION
NO.	BY	DATE	DESCRIPTION

REVISIONS

PROJECT NORTH

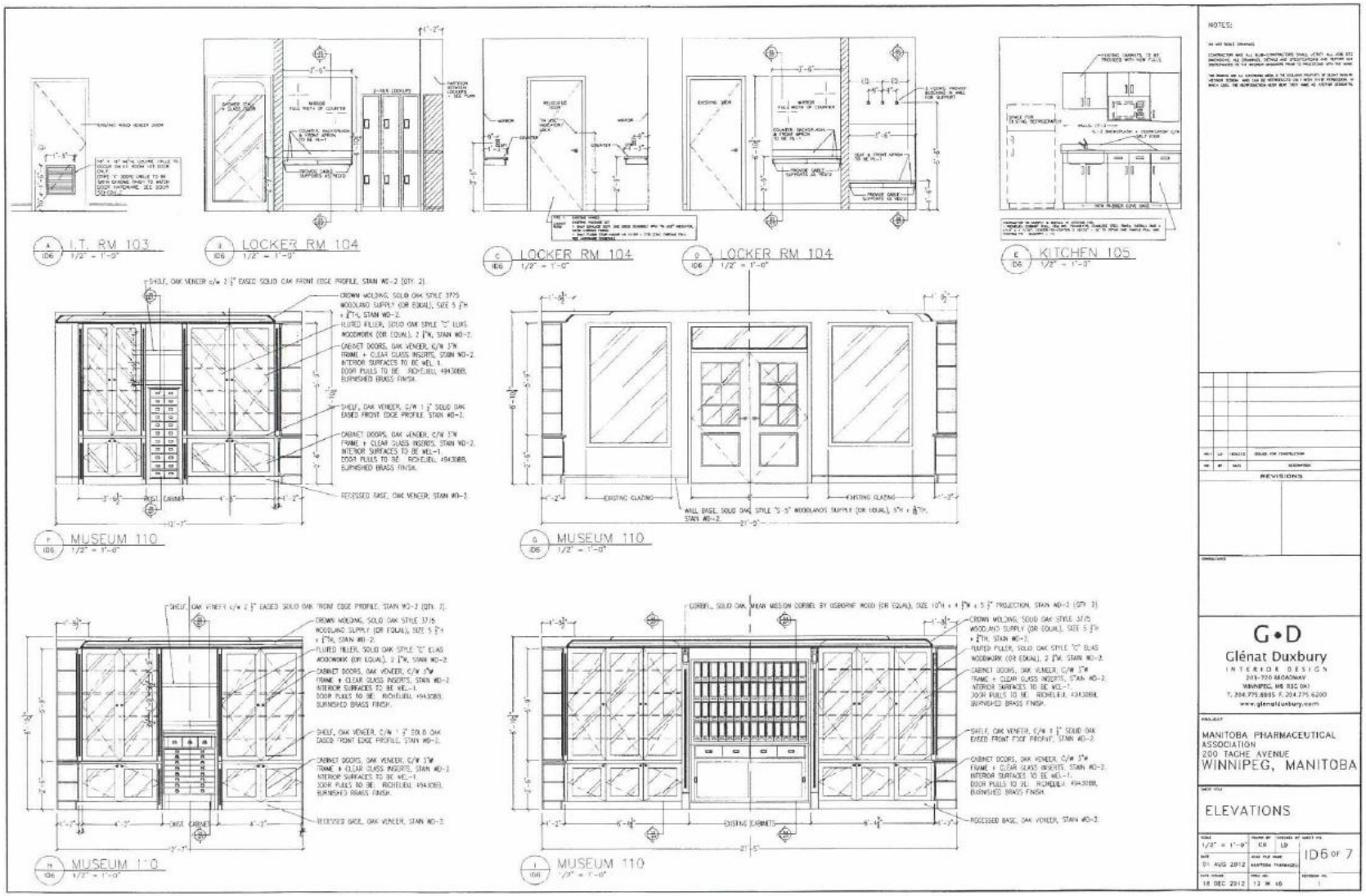
CONSULTANTS

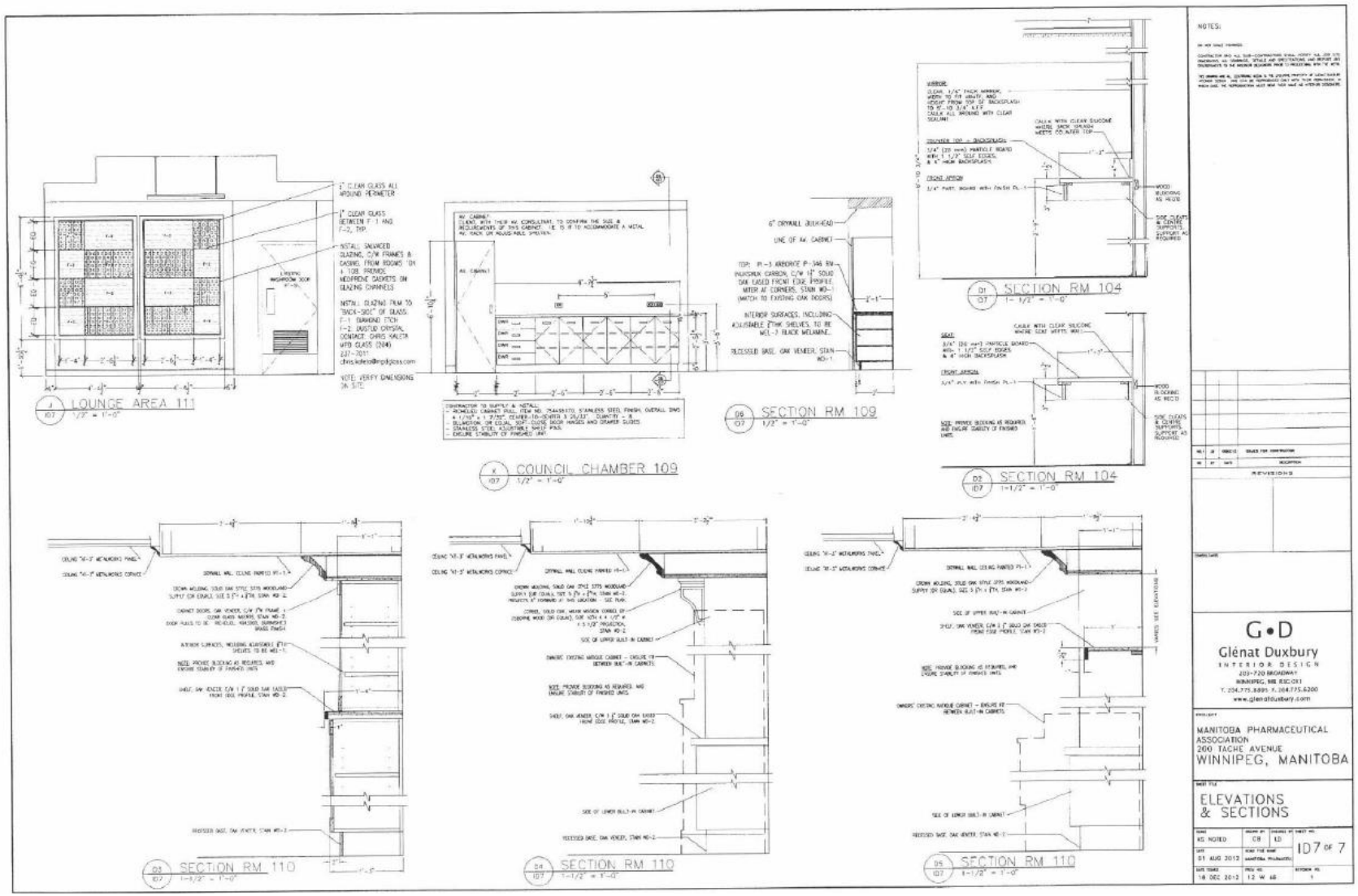
G•D
Glénat Duxbury
INTERIOR DESIGN
201-720 BROADWAY
WINNIPEG, MB R3C 0W7
T. 204.775.8895 F. 204.775.6200
www.glenatduxbury.com

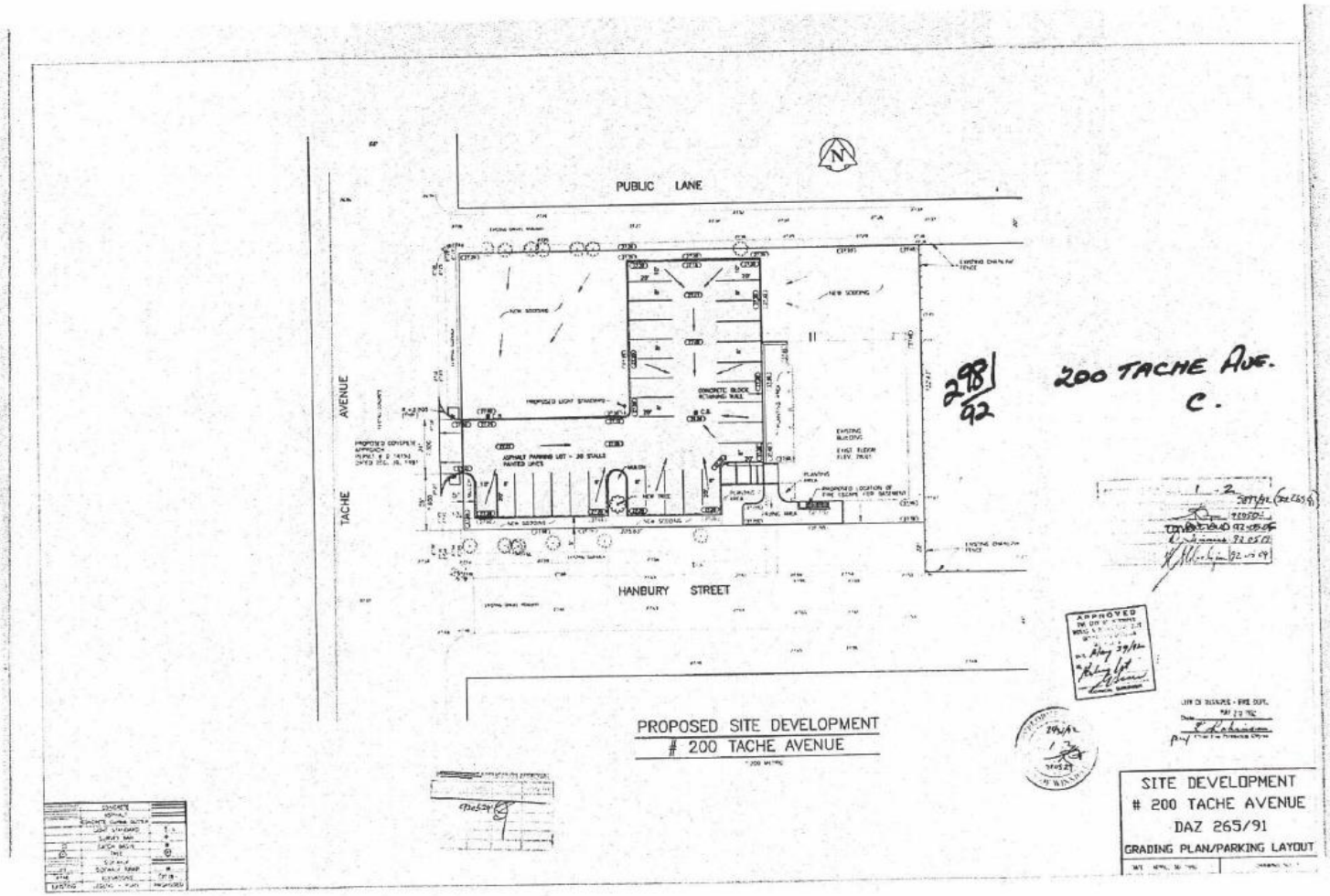
PROJECT
MANITOBA PHARMACEUTICAL ASSOCIATION
200 TACHE AVENUE
WINNIPEG, MANITOBA

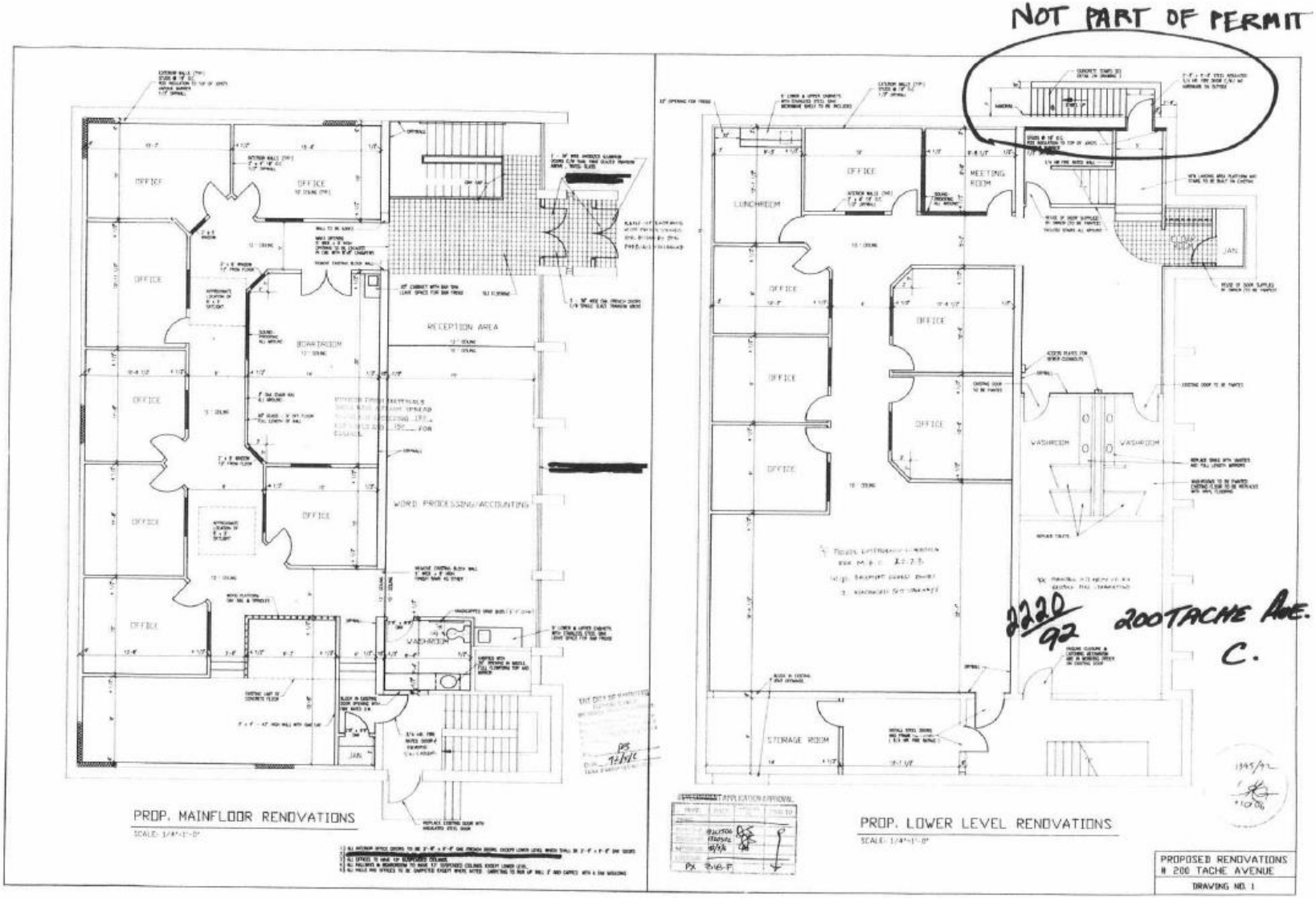
SHEET TITLE
FINISHES PLAN

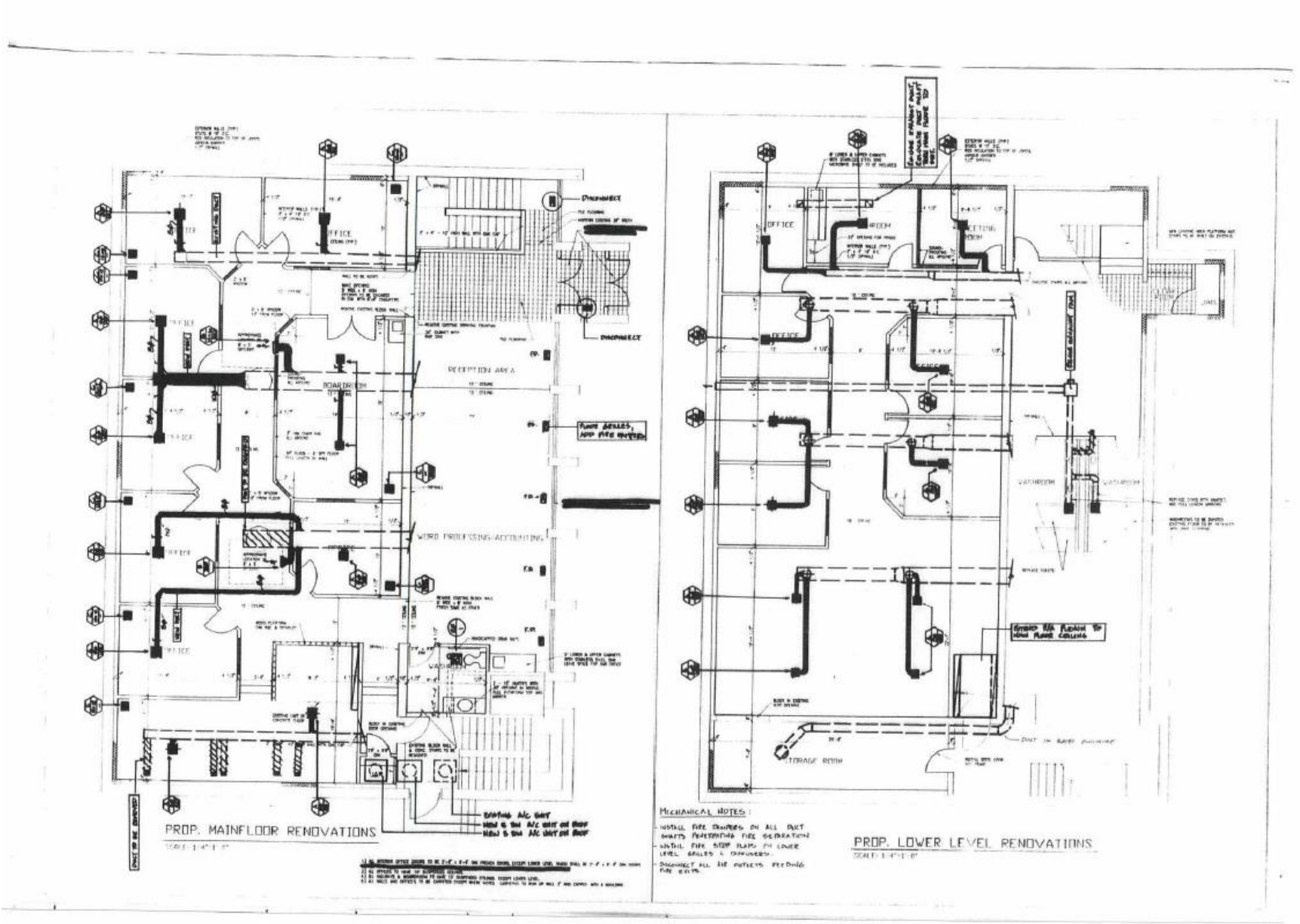
ISSUE 1/4" = 1'-0"	DRAWN BY CB	CHECKED BY LD	SHEET NO. ID5 OF 7
DATE Q1 AUG 2012	WORK FILE NAME MANITOBA PHARMACIST		
DATE ISSUED 18 DEC 2012	PROJ. NO. 12 W 48	REVISION NO. 1	

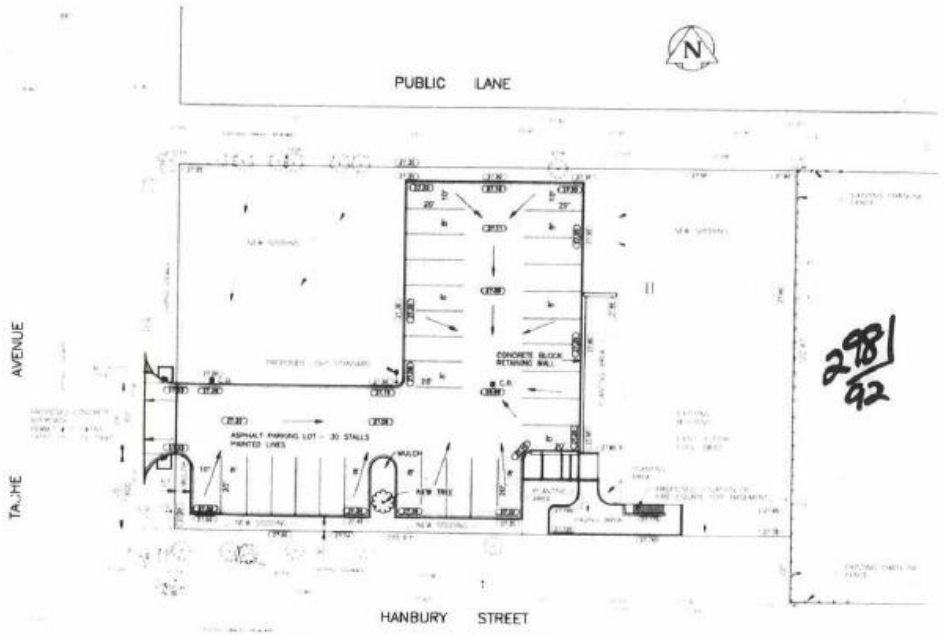

A ID6 I.T. RM 103 1/2" = 1'-0"
B ID6 LOCKER RM 104 1/2" = 1'-0"
C ID6 LOCKER RM 104 1/2" = 1'-0"
D ID6 LOCKER RM 104 1/2" = 1'-0"
E D6 KITCHEN 105 1/2" = 1'-0"
F ID6 MUSEUM 110 1/2" = 1'-0"
G ID6 MUSEUM 110 1/2" = 1'-0"
H ID6 MUSEUM 110 1/2" = 1'-0"
I ID6 MUSEUM 110 1/2" = 1'-0"
NOTES:
REVISIONS
G•D
Glénat Duxbury
INTERIOR DESIGN
203-720 BROADWAY
WINNIPEG, MB R3C 0K1
T. 204.775.6895 F. 204.775.6200
www.glenatduxbury.com
MANITOBA PHARMACEUTICAL ASSOCIATION
200 TACHE AVENUE
WINNIPEG, MANITOBA
ELEVATIONS
1/2" = 1'-0"
01 AUG 2012
18 DEC 2012
ID6 OF 7


LOUNGE AREA 111
COUNCIL CHAMBER 109
SECTION RM 109
SECTION RM 104
SECTION RM 104
SECTION RM 110
SECTION RM 110
SECTION RM 110
NOTES:
G•D
Glénat Duxbury
INTERIOR DESIGN
MANITOBA PHARMACEUTICAL ASSOCIATION
260 TACHE AVENUE
WINNIPEG, MANITOBA
ELEVATIONS & SECTIONS
ID7 OF 7


PUBLIC LANE
TACHE AVENUE
HANBURY STREET
200 TACHE AVE.
C.
PROPOSED SITE DEVELOPMENT
200 TACHE AVENUE
SITE DEVELOPMENT
200 TACHE AVENUE
DAZ 265/91
GRADING PLAN/PARKING LAYOUT


NOT PART OF PERMIT
OFFICE
RECEPTION AREA
BOARDROOM
WORD PROCESSING/ACCOUNTING
WASHROOM
JAN.
LUNCHROOM
MEETING ROOM
STORAGE ROOM
2220/92
200 TACHE AVE.
C.
PROP. MAINFLOOR RENOVATIONS
PROP. LOWER LEVEL RENOVATIONS
PROPOSED RENOVATIONS
200 TACHE AVENUE
DRAWING NO. 1


PROP. MAINFLOOR RENOVATIONS
PROP. LOWER LEVEL RENOVATIONS
MECHANICAL NOTES:
RECEPTION AREA
WORD PROFESSING-ACCOUNTING
STORAGE ROOM



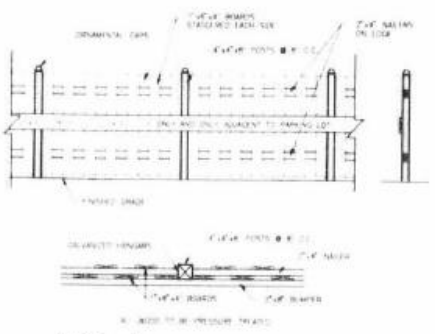
298/92

200 TACHE AVE.
C.

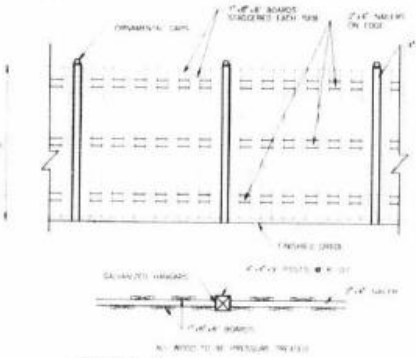
APPROVED

PROPOSED SITE DEVELOPMENT
200 TACHE AVENUE

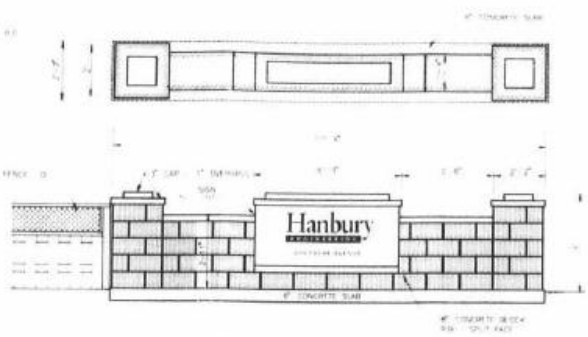
SITE DEVELOPMENT
200 TACHE AVENUE
DAZ 265/91
GRADING PLAN/PARKING LAYOUT



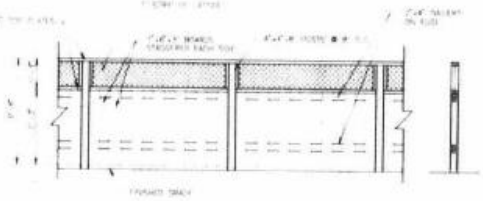
FENCE - A
FENCE DETAIL ALONG HANBURY STREET
ADJACENT TO PARKING AREA & PROPERTY LINE



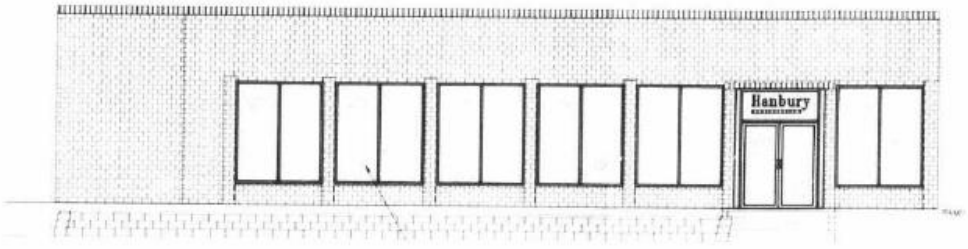
FENCE - B
FENCE DETAIL ALONG LANE



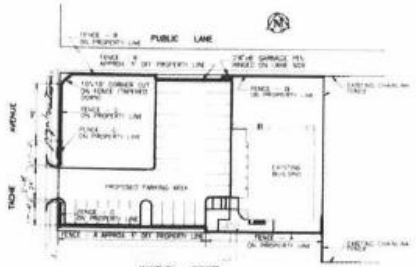
FENCE - C
FENCE DETAIL ALONG TACHE
ADJACENT TO PROPERTY LINE



FENCE - D
FENCE DETAIL ALONG TACHE AVENUE
ADJACENT TO PROPERTY LINE

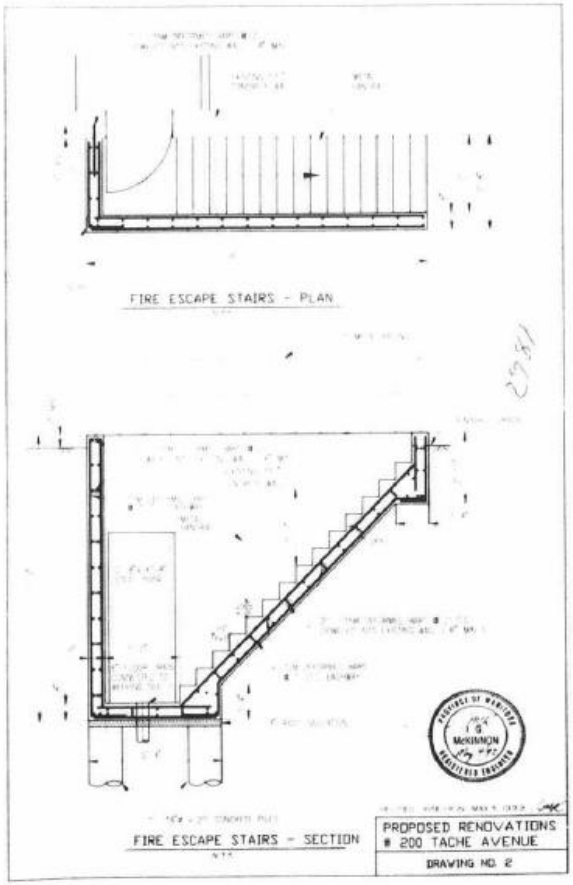


FRONT ELEVATION



FENCING LAYOUT

SITE DEVELOPMENT
200 TACHE AVENUE
DAZ 265/91
FENCING & FRONT ELEVATION



14153

THE CITY OF WINNIPEG

PRIVATE APPROACH OR PRIVATE WALK APPROVAL
Pursuant to By-Law No. 129/73 and amendments thereto

[X] Private Approach (s)
[ ] Private Walk (s)

Name of Applicant: Solmundson Engineering Group Attn.: Doug Bruce

Mailing Address: 1939 Henderson Highway Phone: 338-0334
Winnipeg, Manitoba R2G 1L4

Is hereby granted permission to have constructed in accordance with the enclosed current specifications or variations approaches and or private walk (s) as follows:

Location of Work Approved: a) On the north side of Henbury Street approximately 27.4 metres west of Tache Avenue; b) On the east side of Tache Avenue approximately 7.6 metres north of Henbury Street. (As shown on Drawing No. A-30681

Type of Work Approved: The construction of a) 1 - 7.3 metre gravel approach and b) 1 - 7.3 metre x 200 mm reinforced concrete approach.

Services Required: Survey $; Concrete Test $; Permit Fee $ 50.00 ; $

Note: For street light pole relocation contact Mr. B. Donnelly of Manitoba Hydro at 772-1211.

The above charges will be made by the City upon issuance of the construction permit. From 129C. The City shall not be responsible for payment of, nor for the quality of work performed by your licensed contractor.

It will be necessary for your licensed contractor to obtain the Private Approach or Private Walk Construction Permit, Form 129C, prior to construction taking place. Permit(s) must be obtained from:

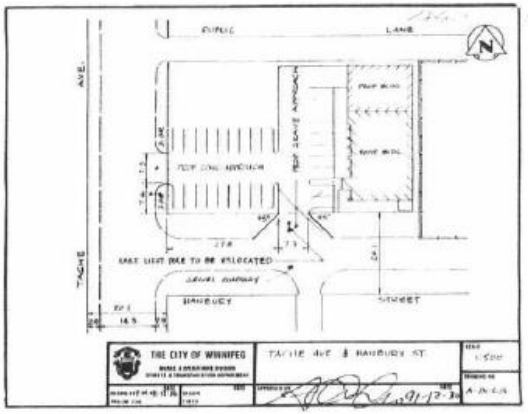
(a) The City of Winnipeg (b)
District #5 Operations
604 St. Mary's Road
Attn.: G. Sears

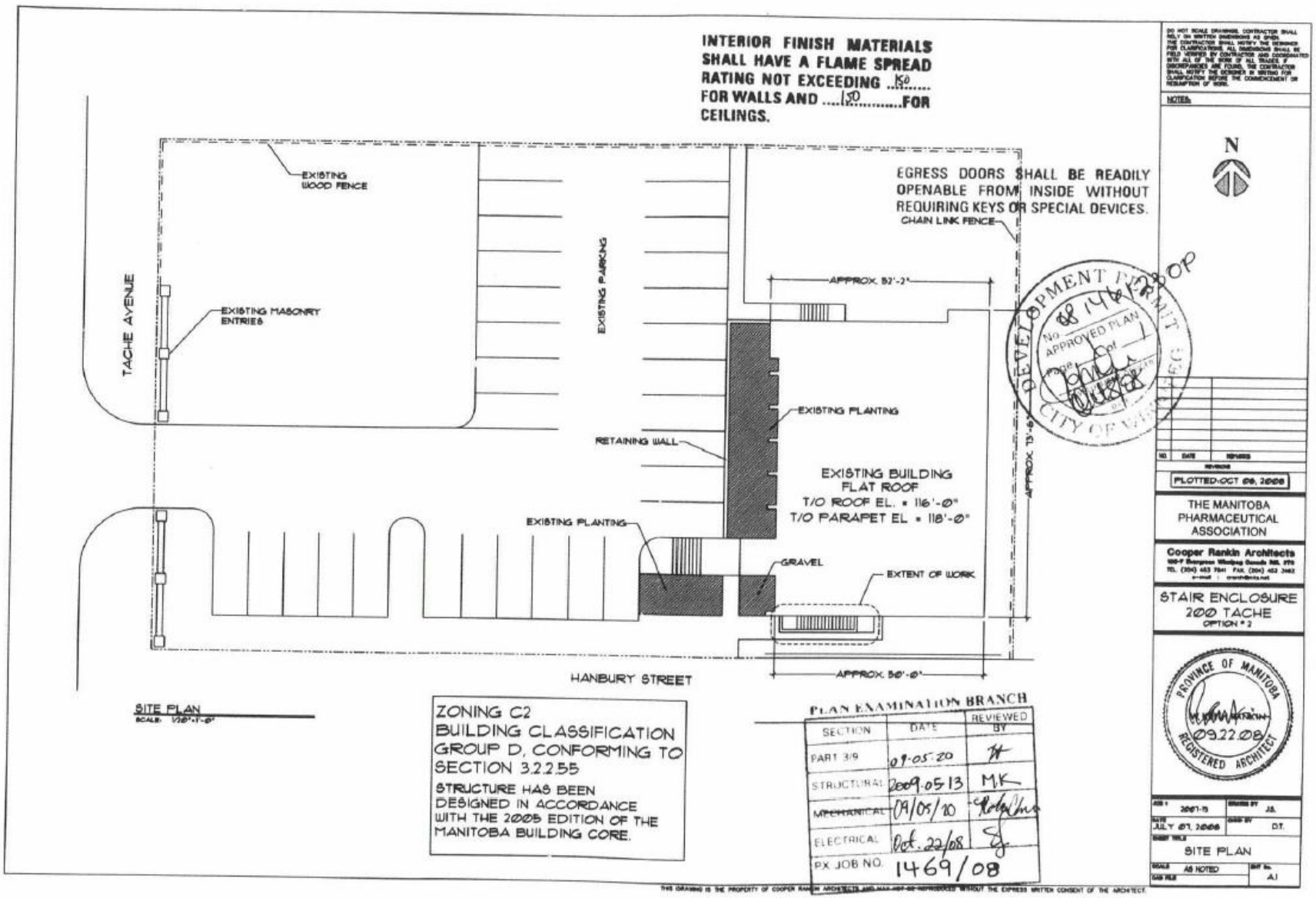
NOTE: When Henbury Street is reconstructed, the property owner shall be responsible for the reconstruction of the approach in the same material used in Henbury Street.

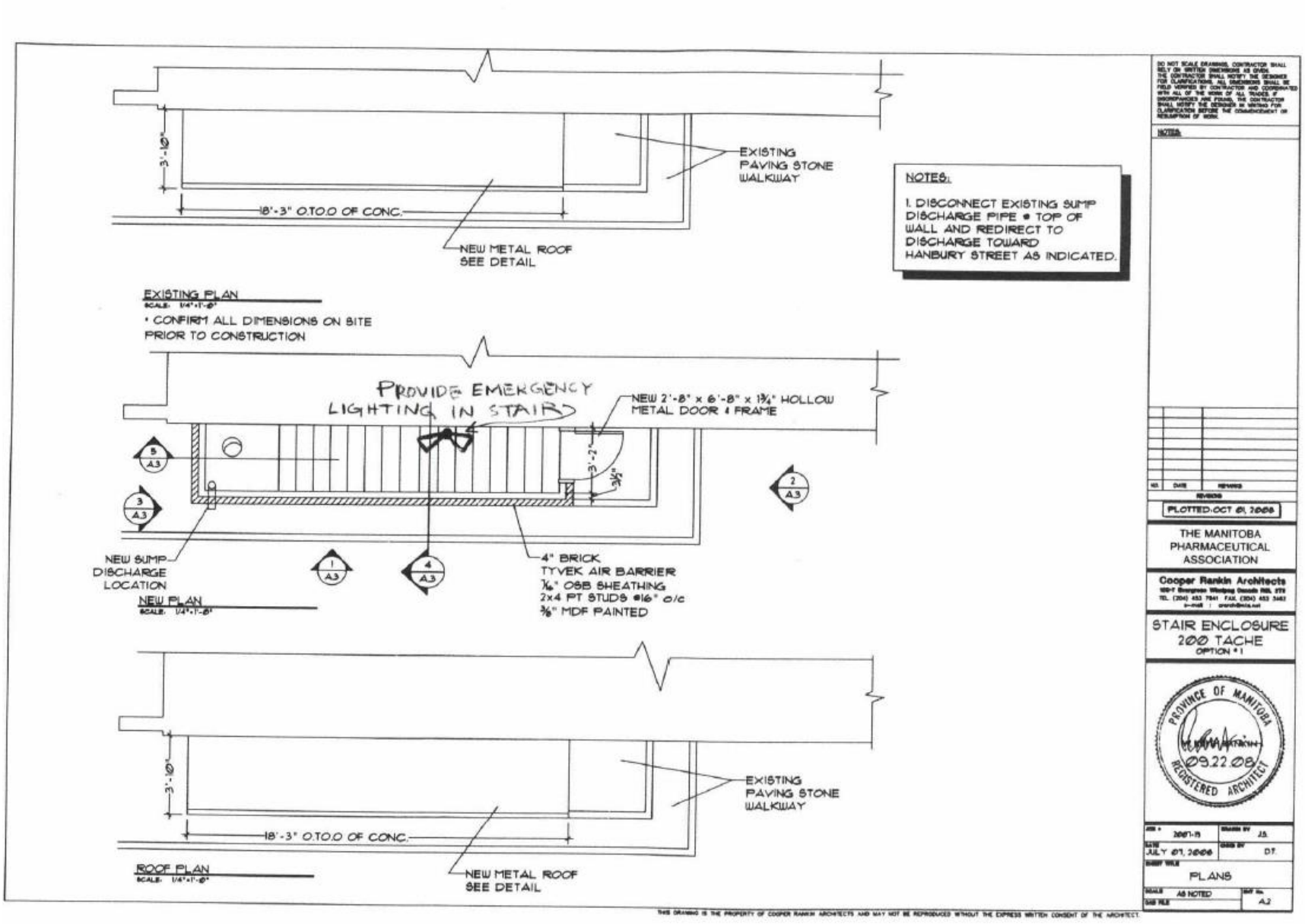
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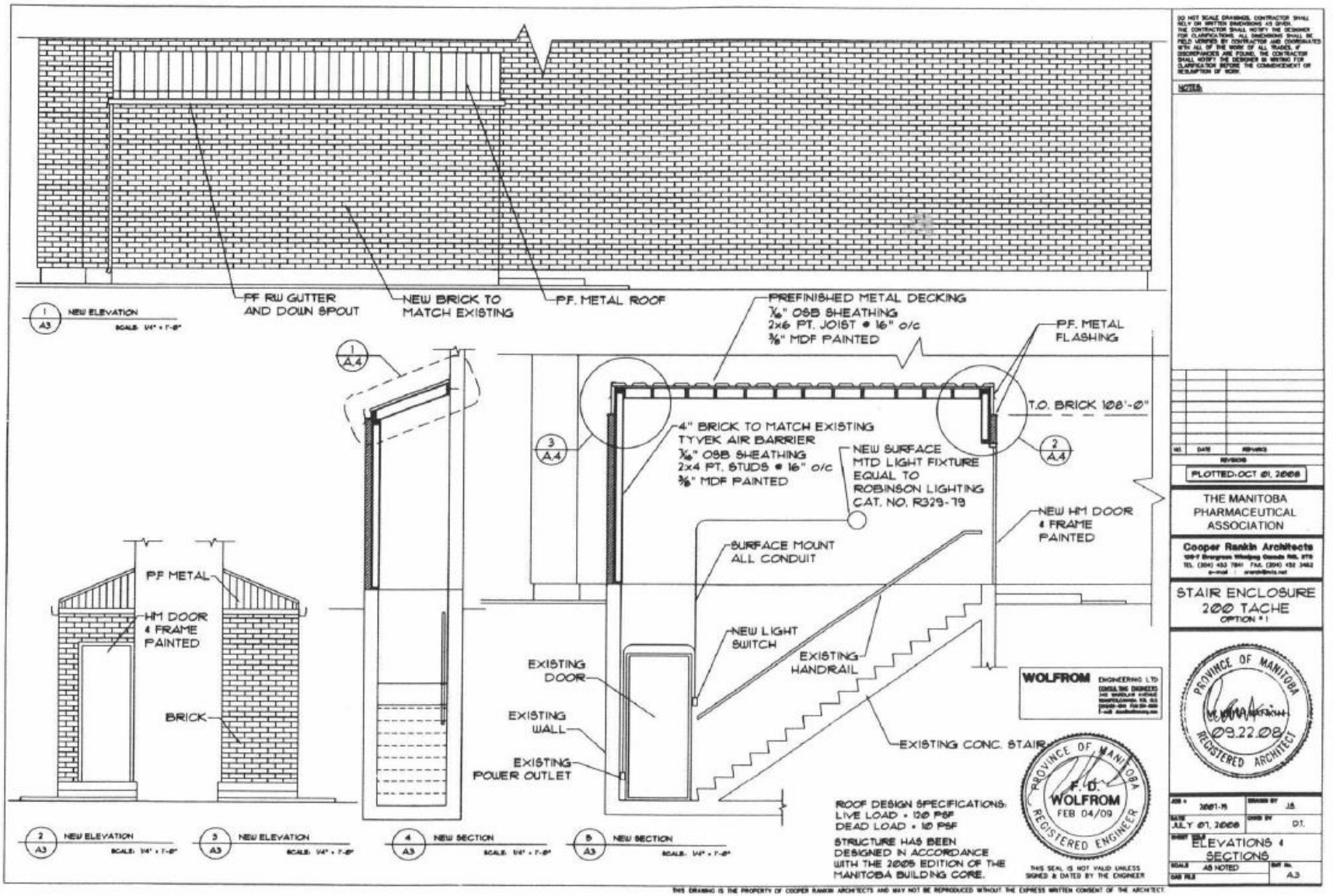
Signature of Owner

APPLICANT'S COPY

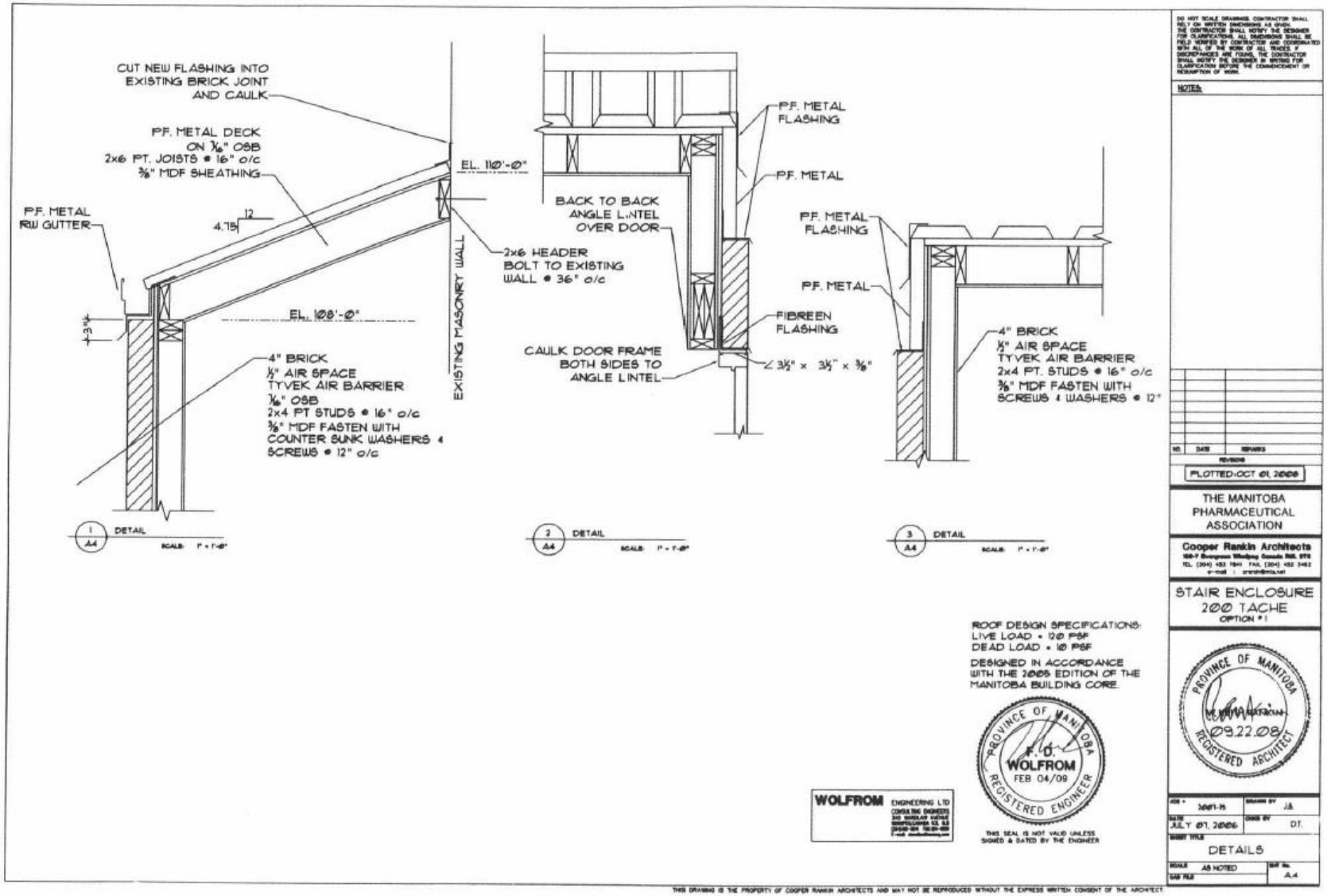


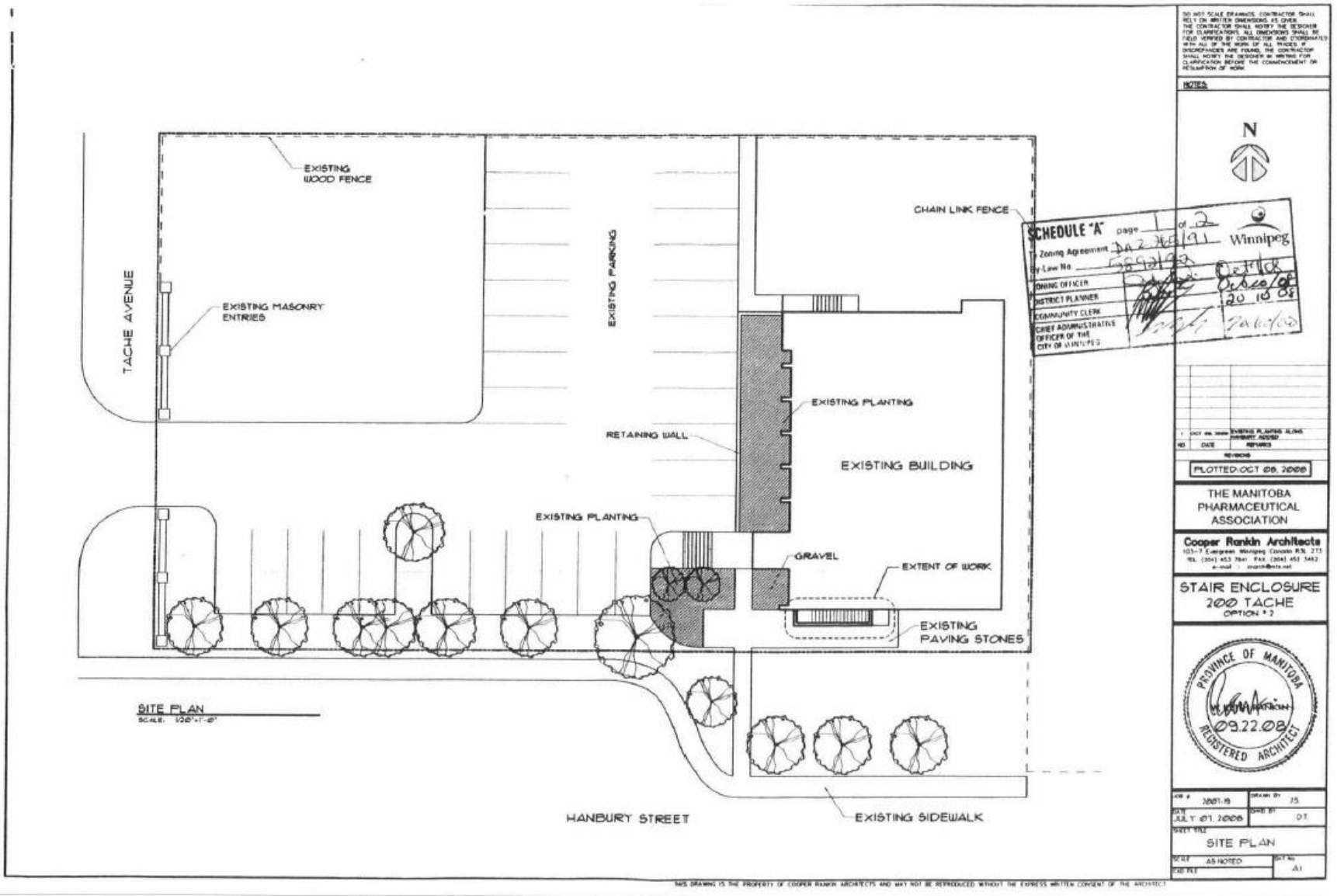

INTERIOR FINISH MATERIALS SHALL HAVE A FLAME SPREAD RATING NOT EXCEEDING 150 FOR WALLS AND 150 FOR CEILINGS.
EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE WITHOUT REQUIRING KEYS OR SPECIAL DEVICES.
EXISTING WOOD FENCE
TACHE AVENUE
EXISTING MASONRY ENTRIES
EXISTING PARKING
CHAIN LINK FENCE
APPROX. 82'-2"
EXISTING PLANTING
RETAINING WALL
EXISTING BUILDING
FLAT ROOF
T/O ROOF EL. = 116'-0"
T/O PARAPET EL. = 118'-0"
APPROX. 73'-6"
EXISTING PLANTING
GRAVEL
EXTENT OF WORK
HANBURY STREET
APPROX. 50'-0"
N
SITE PLAN
SCALE: 1/20"-1'-0"
ZONING C2
BUILDING CLASSIFICATION GROUP D, CONFORMING TO SECTION 3.2.2.55
STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2005 EDITION OF THE MANITOBA BUILDING CODE.
PLAN EXAMINATION BRANCH
SECTION | DATE | REVIEWED BY
PART 3/9 | 09-05-20
STRUCTURAL | 2009.05.13 | M.K
MECHANICAL | 09/05/20
ELECTRICAL | Oct. 22/08
PX JOB NO. 1469/08
DEVELOPMENT PERMIT APPROVED
No. 1
APPROVED PLAN
CITY OF WINNIPEG
PLOTTED: OCT 09, 2008
THE MANITOBA PHARMACEUTICAL ASSOCIATION
Cooper Rankin Architects
STAIR ENCLOSURE
200 TACHE
OPTION # 2
PROVINCE OF MANITOBA
09.22.08
REGISTERED ARCHITECT
JULY 07, 2008
SITE PLAN
AS NOTED
A1

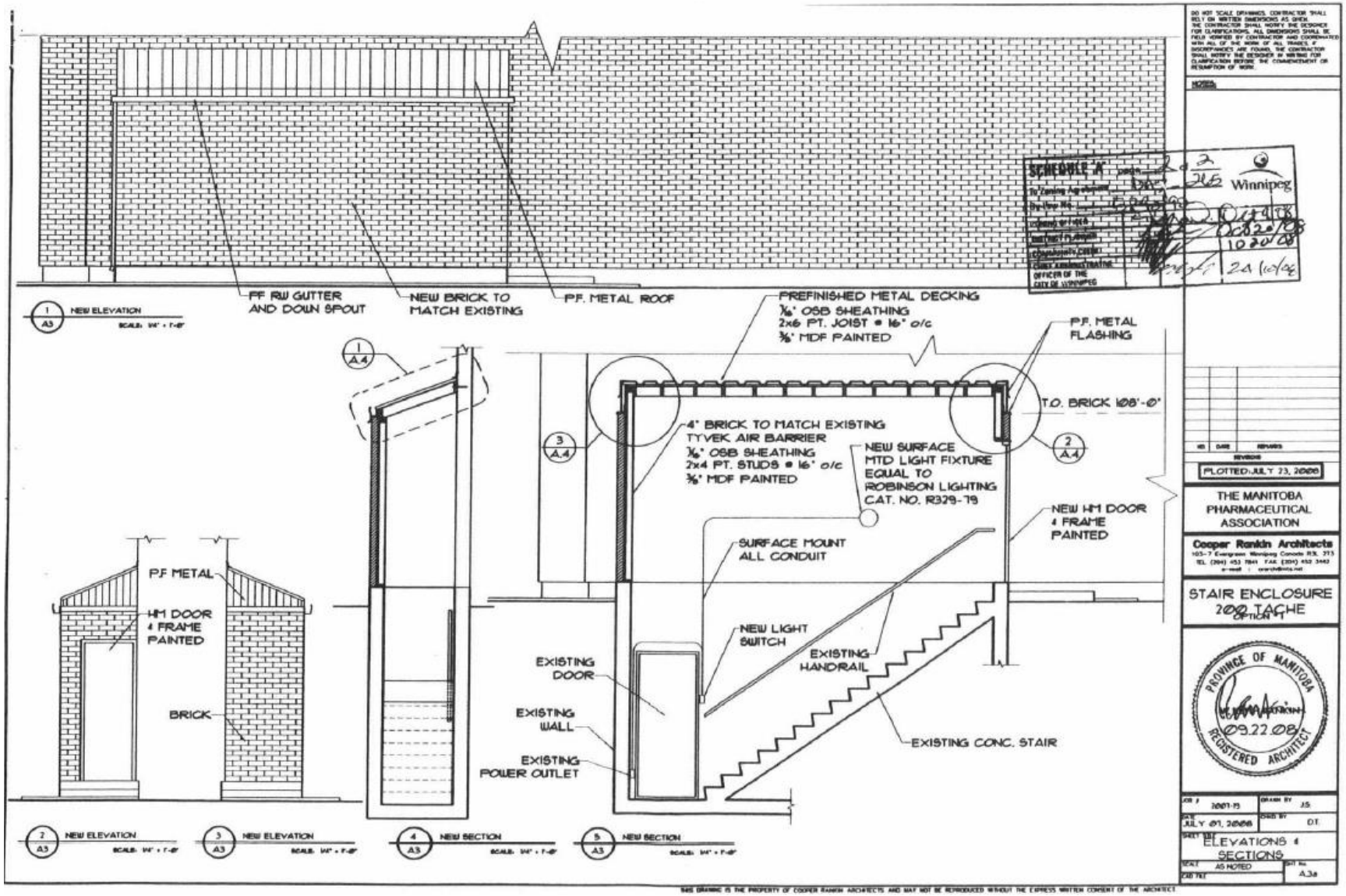

3'-10"
18'-3" O.T.O.O OF CONC.
EXISTING PAVING STONE WALKWAY
NEW METAL ROOF SEE DETAIL
NOTES:
1. DISCONNECT EXISTING SUMP DISCHARGE PIPE @ TOP OF WALL AND REDIRECT TO DISCHARGE TOWARD HANBURY STREET AS INDICATED.
EXISTING PLAN
SCALE: 1/4"=1'-0"
* CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
PROVIDE EMERGENCY LIGHTING IN STAIR
NEW 2'-8" x 6'-8" x 1¾" HOLLOW METAL DOOR & FRAME
3'-2"
3½"
5 A3
3 A3
2 A3
1 A3
4 A3
NEW SUMP DISCHARGE LOCATION
4" BRICK
TYVEK AIR BARRIER
⅞" OSB SHEATHING
2x4 PT STUDS @16" o/c
⅜" MDF PAINTED
NEW PLAN
SCALE: 1/4"=1'-0"
3'-10"
18'-3" O.T.O.O OF CONC.
EXISTING PAVING STONE WALKWAY
NEW METAL ROOF SEE DETAIL
ROOF PLAN
SCALE: 1/4"=1'-0"
DO NOT SCALE DRAWINGS. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS AS GIVEN. THE CONTRACTOR SHALL NOTIFY THE DESIGNER FOR CLARIFICATIONS. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR AND COORDINATED WITH ALL OF THE WORK OF ALL TRADES. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING FOR CLARIFICATION BEFORE THE COMMENCEMENT OR RESUMPTION OF WORK.
NOTES:
NO. DATE REVISIONS
PLOTTED: OCT 01, 2008
THE MANITOBA PHARMACEUTICAL ASSOCIATION
Cooper Rankin Architects
STAIR ENCLOSURE
200 TACHE
OPTION #1
PROVINCE OF MANITOBA
09.22.08
REGISTERED ARCHITECT
JOB # 2007-15
DRAWN BY JS
DATE JULY 07, 2008
CHKD BY DT
SHEET TITLE
PLANS
SCALE AS NOTED
SHT No. A2
DWG FILE
THIS DRAWING IS THE PROPERTY OF COOPER RANKIN ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.



THIS DRAWING IS THE PROPERTY OF COOPER RANKIN ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.


CUT NEW FLASHING INTO EXISTING BRICK JOINT AND CAULK
P.F. METAL DECK ON 7/16" OSB
2x6 PT. JOISTS @ 16" o/c
3/8" MDF SHEATHING
P.F. METAL RW GUTTER
12
4.75
EL. 110'-0"
EL. 108'-0"
+3"
EXISTING MASONRY WALL
2x6 HEADER BOLT TO EXISTING WALL @ 36" o/c
4" BRICK
1/2" AIR SPACE
TYVEK AIR BARRIER
7/16" OSB
2x4 PT STUDS @ 16" o/c
3/8" MDF FASTEN WITH COUNTER SUNK WASHERS & SCREWS @ 12" o/c
1 A4 DETAIL
SCALE: 1" = 1'-0"
P.F. METAL FLASHING
P.F. METAL
BACK TO BACK ANGLE LINTEL OVER DOOR
FIBREEN FLASHING
CAULK DOOR FRAME BOTH SIDES TO ANGLE LINTEL
∠ 3 1/2" x 3 1/2" x 3/8"
2 A4 DETAIL
SCALE: 1" = 1'-0"
P.F. METAL FLASHING
P.F. METAL
4" BRICK
1/2" AIR SPACE
TYVEK AIR BARRIER
2x4 PT. STUDS @ 16" o/c
3/8" MDF FASTEN WITH SCREWS & WASHERS @ 12"
3 A4 DETAIL
SCALE: 1" = 1'-0"
ROOF DESIGN SPECIFICATIONS:
LIVE LOAD = 120 PSF
DEAD LOAD = 10 PSF
DESIGNED IN ACCORDANCE WITH THE 2005 EDITION OF THE MANITOBA BUILDING CODE.
PROVINCE OF MANITOBA
WOLFROM
FEB 04/09
REGISTERED ENGINEER
THIS SEAL IS NOT VALID UNLESS SIGNED & DATED BY THE ENGINEER
WOLFROM ENGINEERING LTD
CONSULTING ENGINEERS
NOTES:
PLOTTED: OCT 01, 2008
THE MANITOBA PHARMACEUTICAL ASSOCIATION
Cooper Rankin Architects
STAIR ENCLOSURE
200 TACHE
OPTION #1
PROVINCE OF MANITOBA
09.22.08
REGISTERED ARCHITECT
JULY 01, 2008
DETAILS
AS NOTED
A4
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EXISTING WOOD FENCE
CHAIN LINK FENCE
TACHE AVENUE
EXISTING MASONRY ENTRIES
EXISTING PARKING
EXISTING PLANTING
RETAINING WALL
EXISTING BUILDING
EXISTING PLANTING
GRAVEL
EXTENT OF WORK
EXISTING PAVING STONES
SITE PLAN
SCALE: 1/20"=1'-0"
HANBURY STREET
EXISTING SIDEWALK
SCHEDULE "A"
Zoning Agreement
By-Law No
ZONING OFFICER
DISTRICT PLANNER
COMMUNITY CLERK
CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF WINNIPEG
Winnipeg
N
NOTES:
PLOTTED OCT 08, 2008
THE MANITOBA PHARMACEUTICAL ASSOCIATION
Cooper Rankin Architects
STAIR ENCLOSURE
200 TACHE
OPTION # 2
PROVINCE OF MANITOBA
09.22.08
REGISTERED ARCHITECT
JULY 07, 2008
SITE PLAN
AS NOTED
A1
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