Minutes – Assiniboia Community Committee – January 6, 2026

PUBLIC HEARINGS

Item No. 5 Variance – 1778-1790 McGillivray Boulevard
(Waverley West Ward)
File DAV 221314/2025D [c/r DAC 6/2025, DASZ 48/2025]

COMMUNITY COMMITTEE DECISION:

The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" for the construction of multi-family dwellings as follows:

1. a front yard of 7.5 feet (2.29 metres);

2. a fence height of 9 feet (2.74 metres) in the east side yard;

3. a fence height of 8 feet (2.44 metres) in the front yard.

Subject to the following conditions:

1. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

2. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 48/2025.

DECISION MAKING HISTORY:

The Winnipeg Public Service advised that all statutory requirements with respect to this application have been complied with.

Moved by Councillor Lukes,
That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Councillor Lukes,
That the receipt of public representations be concluded.

Carried

Moved by Councillor Lukes,
That in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance:

(a) [✓] is consistent [ ] is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) [✓] does not create [ ] does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) [✓] is [ ] is not
the minimum modification of a zoning by–law required to relieve the injurious effect of the zoning by–law on the applicant's property; and

(d) [✓] is [ ] is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

1. The development that is being proposed is low density development in an established neighbourhood.

2. That it is a highly desirable development for the demographic it’s serving.

DECISION MAKING HISTORY (continued):

3. It's a great development, and doesn't have any immediate impact on the surrounding community.

4. The developer has a proven track record of developing this type of housing for this demographic.

Carried

Moved by Councillor Lukes,

That the recommendation of the Winnipeg Public Service be concurred in and the Variance be approved.

Carried

Moved by Councillor Lukes,

That the public hearing with respect to this application be concluded.

Carried

THE CITY OF WINNIPEG
VARIANCE ORDER
ASSINIBOIA COMMUNITY COMMITTEE

DAV 221314/2025D [c/r DAC 6/2025, DASZ 48/2025]

Before:	Assiniboia Community Committee Councillor Duncan, Chairperson Councillor Dobson Councillor Lukes
Hearing:	January 6, 2026 Council Building, 510 Main Street
Applicant:	Myles Kraut
Premises Affected:	1790 McGillivray Boulevard
Legal Description:	N 1/2 LOT 4; N 300F LOT 5 BLOCK C PLAN 944 31/35 ST V, hereinafter called "the land"
Property Zoned:	"A" Agricultural District Proposed "RMF-S" Residential Multi-Family (Small) District
Nature of Application:	To vary the Proposed "RMF-S" Dimensional Standards of the Winnipeg Zoning By-law No. 200/2006 for the construction of multi-family dwellings as follows:

1. a front yard of 7.5 feet (2.29 metres) instead of 20 feet (6.10 metres);

2. a fence height of 9 feet (2.74 metres) in the east side yard instead of 6.5 feet (1.98 metres);

3. a fence height of 8 feet (2.44 metres) in the front yard instead of 4 feet (1.22 metres).

It is the opinion of the Assiniboia Community Committee that subject to the conditions listed below, if any, this Variance meets the statutory criteria as outlined in Subsection 247(3) of the City of Winnipeg Charter in that it:

(a) [✓] is consistent [ ] is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) [✓] does not create [ ] does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) [✓] is [ ] is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) [✓] is [ ] is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

1. The development that is being proposed is low density development in an established neighbourhood.

2. That it is a highly desirable development for the demographic it's serving.

3. It's a great development, and doesn't have any immediate impact on the surrounding community.

4. The developer has a proven track record of developing this type of housing for this demographic.

ORDER:

The Assiniboia Community Committee orders that the provisions of the Proposed "RMF-S" Dimensional Standards of the Winnipeg Zoning By-law No. 200/2006 are varied on "the land" for the construction of multi-family dwellings as follows:

1. a front yard of 7.5 feet (2.29 metres);

2. a fence height of 9 feet (2.74 metres) in the east side yard;

3. a fence height of 8 feet (2.44 metres) in the front yard,

subject to the following conditions, which the Assiniboia Community Committee considers necessary to ensure compliance with criteria (a) to (d) in Subsection 247(3) of the City of Winnipeg Charter, namely:

1. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

2. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 48/2025.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

DATE OF ORDER: January 7, 2026

CERTIFIED BY:



L. Cowan
Senior Committee Clerk

HOW TO APPEAL

If you object to this Order, you are entitled to file a notice of appeal. Your notice of appeal must:

(a) be in writing;

(b) contain your name, mailing address, and phone number;

(c) be addressed as set out below;

(d) be received at that office not later than 4:30 p.m. on January 26, 2026;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD]

(e) refer to Variance Use Order No. DAV 221314/2025D; and

(f) provide the reason(s) for the appeal

The City Clerk may not schedule an appeal hearing until your notice of appeal meets the above requirements.

Address:	City Clerk, City of Winnipeg c/o Appeal Committee Susan A. Thompson Building Main Floor, 510 Main Street Winnipeg, Manitoba, R3B 1B9
Fax:	204-947-3452
Email:	CLK-Appeals@winnipeg.ca

THE FOLLOWING PERSONS MADE REPRESENTATIONS AND ARE ENTITLED TO APPEAL:

In Support:

Myles Kraut
Daniel MacGibbon
Adam Nemy
Daniel Nemy
Yaron Walter

In Opposition:

Daf Francisco
Chris Pauls

For Information:

Mark Russo
John Senkowsky

For the City:

R. Galston, Urban Planner, Planning, Property and Development Department
S. Klassen, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department
D. Villamor, Real Property Officer, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 221314/2025D

1. Application dated October 31, 2025
2. Notification of Public Hearing dated December 19, 2025
3. Manitoba Status of Titles 3280135/1, 3280136/1
4. Letter of authorization dated June 25, 2025 from Cymark Ltd. (Luke Kapac) to Myles Kraut
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Proposed Plan of Subdivision
7. Traffic Study dated February 27, 2025
8. Roadside Sound Measurement Report dated June 2, 2025
9. Review of Roadside Noise Survey dated June 11, 2025
10. Plans, Sheets 1 to 4 inclusive, for File DAV 221314/2025D dated October 30, 2025
11. Report from the Urban Planning Division dated December 18, 2025
12. Inspection Report
13. Communication dated December 2, 2025, from Adam Nemy in support of the application
14. Communication dated December 9, 2025, from Daniel Nemy in support of the application
15. Communication dated January 5, 2026, from Myles Kraut in support of the application
16. Communication dated January 5, 2026, from Chris Pauls in opposition to the application
17. Communication dated January 5, 2026, from Daf Francisco in opposition to the application
18. Communication dated January 6, 2026, from Mark Russo with respect to the application

Exhibit “11” referred to in File DAV 221314/2025D

ADMINISTRATIVE REPORT

Title: DAV 25-221314\D – 1788 and 1790 McGillivray Boulevard

Issue: For consideration of a Variance associated with the establishment of a multi-family townhouse development

Critical Path: Assiniboia Community Committee

AUTHORIZATION

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

RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the application to vary the Proposed "RMF-S " Development and Design standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of multi-family dwellings as follows:

1. a front yard of 7.5 feet (2.29 metres) instead of 20 feet (6.10 metres);
2. a fence height of 9 feet (2.74 metres) in the east side yard instead of 6.5 feet (1.98 metres);
3. a fence height of 8 feet (2.44 metres) in the front yard instead of 4 feet (1.22 metres).

Subject to the following condition(s):

1. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.
2. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 48/2025.

REASON FOR THE REPORT

- The applicant is proposing to build a multi-family townhouse development and requires Variances from the requirements of the *Winnipeg Zoning By-Law*.
- This report provides information regarding the subject application’s compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 25-221314/D**
RELATED FILES:	DASZ 48/2025
COMMUNITY:	Assiniboia Committee
NEIGHBOURHOOD #:	2.664 (Linden Ridge)
SUBJECT:	To vary the Proposed "RMF-S " Development and Design standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of multi-family dwellings as follows: 1) a front yard of 7.5 feet (2.29 metres) instead of 20 feet (6.10 metres); 2) a fence height of 9 feet (2.74 metres) in the east side yard instead of 6.5 feet (1.98 metres); 3) a fence height of 8 feet (2.44 metres) in the front yard instead of 4 feet (1.22 metres).
LOCATION:	1790 Mcgillivray Boulevard
LEGAL DESCRIPTION:	N 1/2 LOT 4; N 300F LOT 5 BLOCK C PLAN 944 31/35 ST VITAL
APPLICANT:	Myles Kraut 221 Park Boulevard N. Winnipeg, MB R3P 0G6
OWNER:	Cymark, Ltd. 47 Shoreline Drive Winnipeg, MB R3P 2J7

HISTORY

DASZ 38/2009

- In 2010, Winnipeg City Council did not concur with the Public Service and rejected an application to subdivision and rezone the land to the “RMU” Residential Mixed Use zoning district. This application was to allow a mixed use development with 59 dwelling units and two (2) commercial units. Building heights ranged from two (2) to four (4) storeys.

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a Variance with respect to a property may be approved if the Variance:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

© is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject site is located on the south side of McGillivray Boulevard, between Waverley Street and Linden Ridge Drive. It is in the Linden Ridge Neighbourhood of the Waverley West Ward.
- The subject site encompasses two (2) underlying lots which have a total size of approximately 3.6 acres (155,578 square feet). It is currently vacant.
- Access to the subject site is currently taken from the eastern end of Falcon Ridge Drive. There is presently no access directly from McGillivray Boulevard.
- The subject site is located within the Established Neighbourhoods – Recent Communities policy area of the *Complete Communities Direction Strategy 2.0*.
- The subject site is currently zoned "A" Agricultural.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: McGillivray Boulevard, then single-family residential uses zoned "R1-L" Residential Single-Family (Large).

South: Single-family residential uses zoned "R1-L" Residential Single-Family (Large).

East: Industrial uses zoned "M2" General Manufacturing.

West: Single-family residential uses zoned “R1-L” Residential Single-Family (Large).

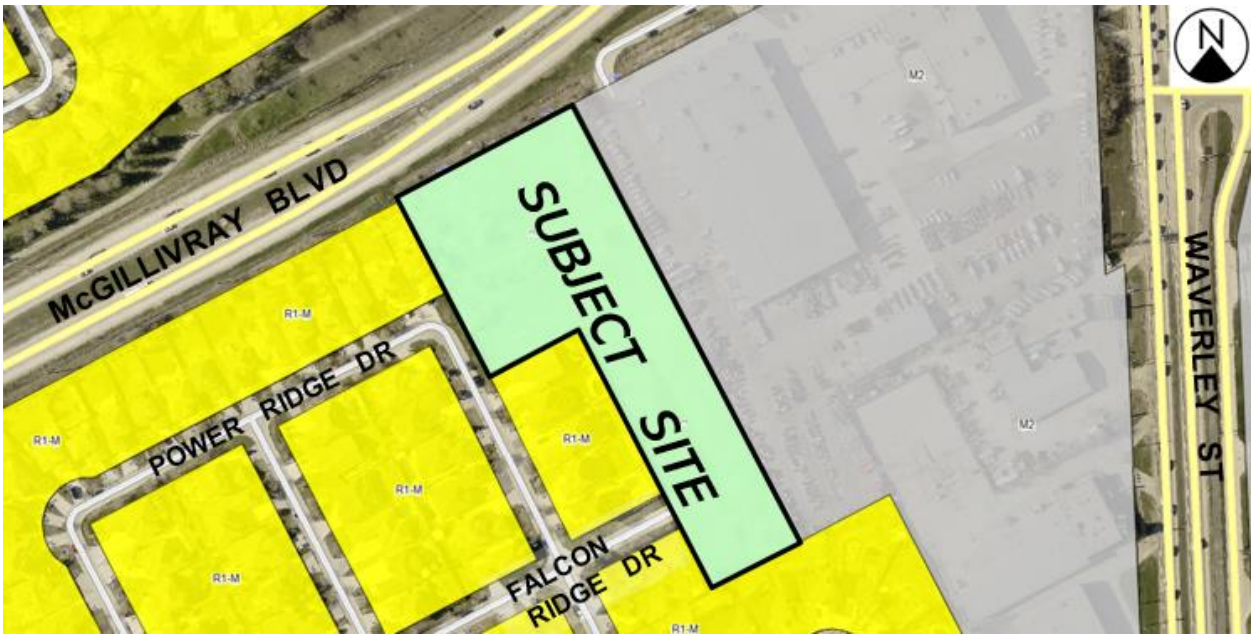


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate the two lots on the subject site and rezone the land from the “A” Agricultural district to the “RMF-S” Residential Multi-Family (Small) district. This is to allow the applicant to construct a multi-family development with 51 dwelling units.
- Plans submitted show the development will have 12 building, including:
    - Two (2) separate side-by-side fiveplex buildings
    - Seven (7) separate side-by-side fourplex buildings
    - Three (3) separate side-by-side triplex buildings

  All buildings will be one (1) storey tall, with a height of 18.2 feet to the top of the peaked rooflines. However, 17 of the proposed dwellings will have an optional loft addition. These optional loft additions would have a height of 22.1 feet to the midpoint of the peaked roof.
- A total of seven 117 accessory parking stalls are provided, which is a ratio of 2.3 parking stalls per dwelling unit. This proposed parking includes two (2) stalls for each unit, located in attached garages.
- In addition to these two-car garages for each unit, the applicant proposes to provide 16 visitor parking stalls. These visitor stalls are distributed through the site. This is a ratio of 0.3 visitor parking stalls per dwelling unit.
- Plans submitted show the applicant proposes to provide eight (8) outdoor bicycle parking spaces. Further, it is anticipated that bicycle parking can be accommodated within the proposed dwelling units’ attached garages.

Associated Subdivision and Rezoning (DASZ) Application

- The proposed development is also the subject of an associated Subdivision and Rezoning (DASZ) application concerning the consolidation of the two underlying lots and rezoning the property to the "RMF-S" zoning district. Please refer to the Administrative Report under file no. DAV 48/2025 for more information.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

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

  Goal 1

  1.0 Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.

  Policies

  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.

  1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.

  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:

  - *Applicable City-endorsed policies or guidelines;*
  - *Existing zoning of the property and adjacent properties;*
  - *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
  - *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
  - *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;*
  - *The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
  - *The supporting transit, pedestrian and active transportation network; and*

- *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.*

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

1.16 Small-scale residential uses, not including single-family, may be accommodated on collector roads and local streets with a public lane, where compatible with adjacent land uses, and in consideration of the factors listed in Policy section 1.6.

Goal 2

2.0 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.

Policies

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 visual aesthetics of the street and neighbourhood.

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*

2.10 Discourage building designs that orient the back of the building to the street.

2.11 Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.

2.12 New development 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.

2.21 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

3.0 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:

Policies

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

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- Per the Winnipeg Zoning By-law, residential buildings in the “RMF-S” zoning district are required to have a minimum front yard setback of 20 feet. The applicant is proposing a front yard setback (along McGillivray Boulevard) of 7.5 feet. As such, a Variance is required.
- The Winnipeg Zoning By-law requires that fences have a maximum height of 6.5 feet in all side yards, and 4.0 feet in the front yard. The applicant is proposing an east side yard fence height of nine (9) feet and a front yard fence height of eight (8) feet. As such, Variances are required.

ANALYSIS OF VARIANCES

Front Yard Setback

- The Urban Planning and Design Division supports the Variance for a reduced front yard setback of 7.5 feet instead of 20 feet because this front yard is abutting McGillivray Boulevard. This portion of McGillivray Boulevard has design characteristics of an expressway, with limited access.
- Given the configuration of the site, and the proposed development of townhouses accessed by private roads, the reduced front yard setback will not have potential adverse effect on adjacent properties. Specifically, the proposed buildings in the front yard (abutting McGillvray Boulevard) have a west side yard setback of approximately 22.4 feet, thereby reducing the adverse impact on this adjacent residential property to the west.
- As noted below and discussed in Appendix “B” of associated file no. DASZ 48/2025, a noise attenuation fence in the front yard is recommended by the Winnipeg Public Service. As such, the reduced setback would not create an adverse effect on the use and enjoyment of proposed development, in terms of excess traffic noise.

Front Yard Fence Height

- With respect to the proposed fence in the front yard (abutting McGillivray Boulevard) with a height of eight (8) feet, this fence height is recommended as a condition of the Servicing Agreement. Specifically, it is recommended by the Winnipeg Public Service that the applicant construct a noise attenuation fence along McGillivray Boulevard that is eight (8) feet in height.
- This increase fence will buffer some level of noise generated from traffic on McGillivray Boulevard and thereby allow residents to enjoy outdoor space on the subject site.
- Please refer to Appendix "B" of associated file no. DASZ 48/2025 for further information.

East Side Yard Fence Height

- The Urban Planning and Design Division supports the proposed fence height of nine (9) feet on the east side yard because this yard is adjacent to industrial uses on a property zoned "M2" General Manufacturing. Specifically, this use includes outdoor equipment storage and servicing for Bell MTS, a telecommunications company.
- This property to the east is located in the Employment Lands – General Industrial policy area under *Complete Communities 2.0.* Within this policy area, industrial uses are supported, and the transition toward non-industrial uses is generally not accommodated. As such, this adjacent property is likely to remain industrial in the foreseeable future.
- Further, policies for Employment Lands support "appropriate separation distances and/or buffering between General Industrial areas and residential uses." The fence will provide greater visual and audible buffering of this industrial property and its outdoor storage operations. It is therefore is considered an appropriate buffer.

REASONS FOR THE RECOMMENDATIONS

In the context of Section 247(3), the Urban Planning and Design Division recommends **approval** of the application for the following reasons:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

***In that,** policies in* Complete Communities Direction Strategy 2.0 *accommodate compatible residential development in Established Neighbourhoods, with suitable buffering from adjacent General Manufacturing areas.*

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

***In that,** the reduced front yard will not have adverse effects on adjacent residential properties.*

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

***In that,** the Variances will enable a townhouse development accommodated by* Complete Communities 2.0.

(d) is compatible with the area in which the property to be affected is situated.

***In that,** the surrounding area is characterized by a mix of uses, and the proposed fencing provides buffering from adjacent higher-speed traffic and industrial uses..*

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 Goal – City Building

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.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- *Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service.*

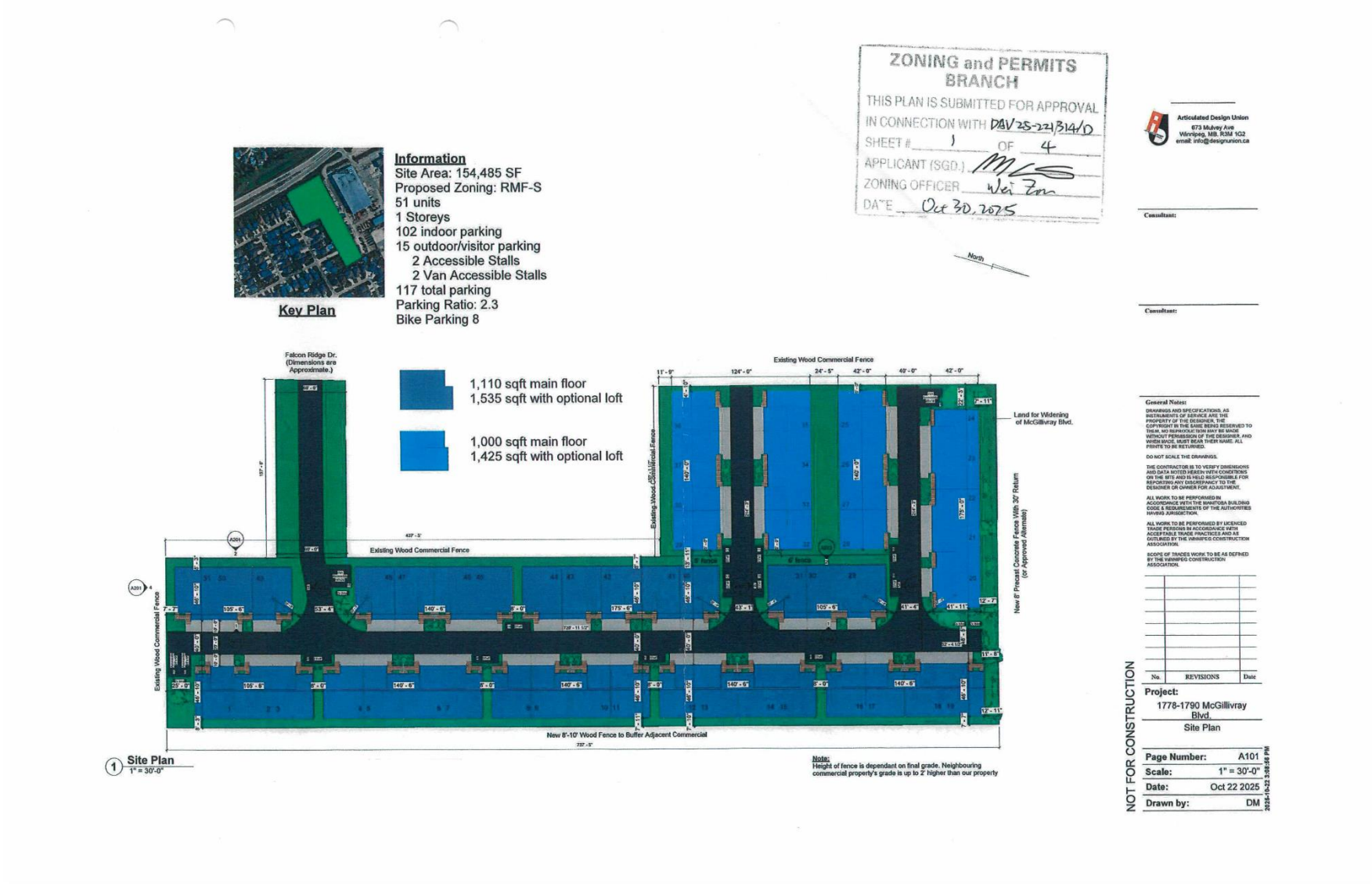
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

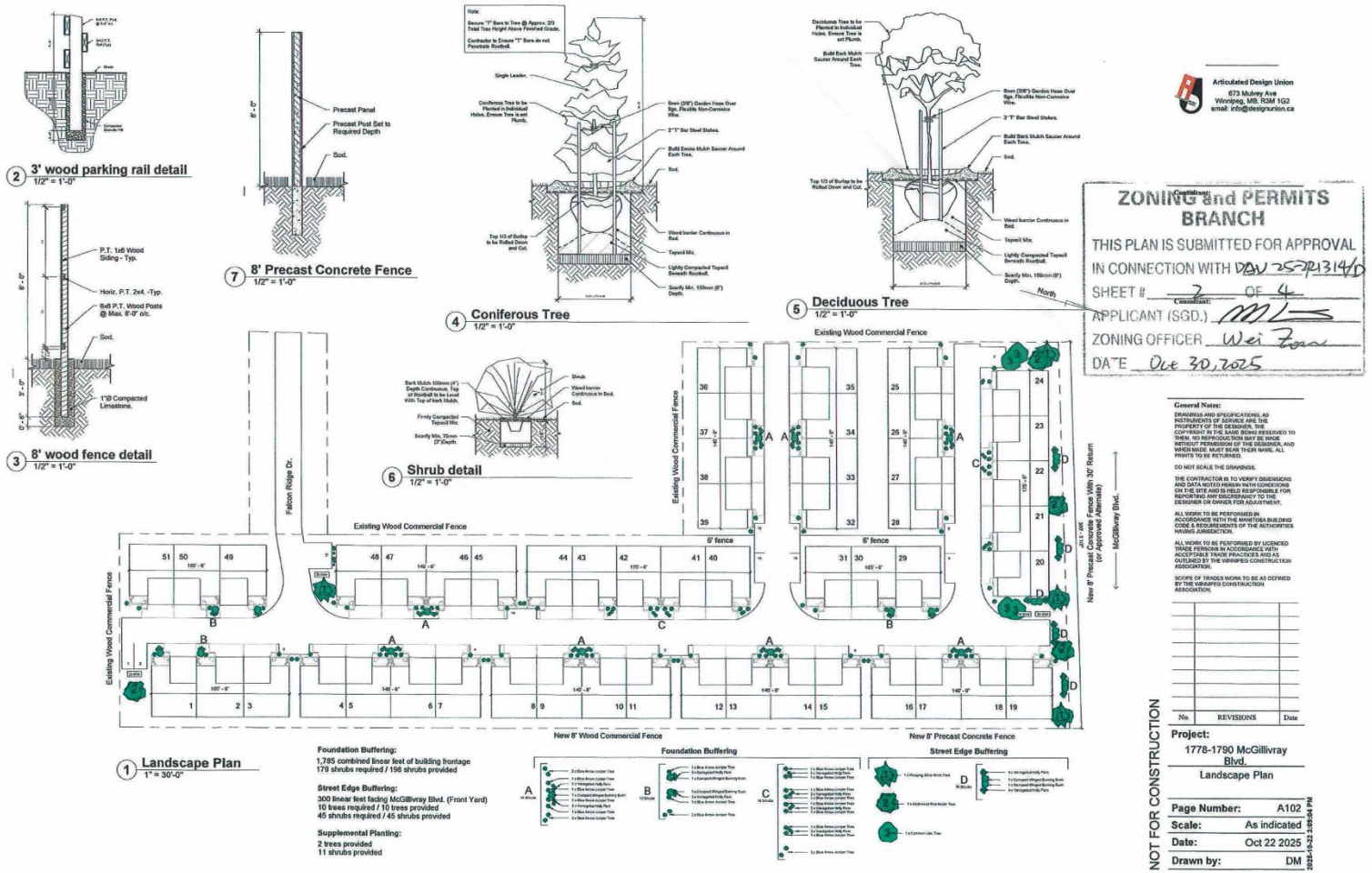
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Robert Galston, MCP
Date:	Thursday, December 18, 2025
File No.	DAV 25-221314/D

Exhibit “10” referred to in File DAV 221314/2025D





Articulated Design Union
673 Mulvey Ave
Winnipeg, MB, R3M 1G2
email: info@designunion.ca

ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 257/2314/D
SHEET # 3 OF 4
APPLICANT (SGD.) ML
ZONING OFFICER Wei Tan
DATE Oct 30, 2025

General Notes:

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE DESIGNER, THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION MAY BE MADE WITHOUT PERMISSION OF THE DESIGNER, AND WHEN MADE, MUST BEAR THEIR NAME. ALL PRINTS TO BE RETURNED.

DO NOT SCALE THE DRAWINGS.

THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE DESIGNER OR OWNER FOR ADJUSTMENT.

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE MANITOBA BUILDING CODE & REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.

ALL WORK TO BE PERFORMED BY LICENCED TRADE PERSONS IN ACCORDANCE WITH ACCEPTABLE TRADE PRACTICES AND AS OUTLINED BY THE WINNIPEG CONSTRUCTION ASSOCIATION.

SCOPE OF TRADES WORK TO BE AS DEFINED BY THE WINNIPEG CONSTRUCTION ASSOCIATION.

No.	REVISIONS	Date

Project:
1778-1790 McGillivray Blvd.
Landscape Plan

Page Number:	A102
Scale:	As indicated
Date:	Oct 22 2025
Drawn by:	DM

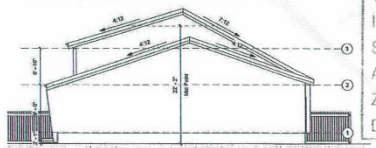
NOT FOR CONSTRUCTION

2025-10-22 3:09:04 PM



1 Front - 3 plex option 1
1/8" = 1'-0"





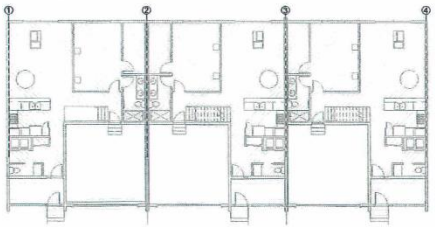
3 Side 1 - option 1
1/8" = 1'-0"



4 Side 2 - option 1
1/8" = 1'-0"



2 Rear - 3 plex option 1
1/8" = 1'-0"



5 Plan - option 1
3/32" = 1'-0"

Articulated Design Union
673 Mulvey Ave
Winnipeg, MB, R3M 1G2
email: info@designunion.ca

Consultant:

ONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 25-721314/D
SHEET # 3 OF 4
APPLICANT (SGD.)
ZONING OFFICER
DATE Oct 30, 2025

General Notes:

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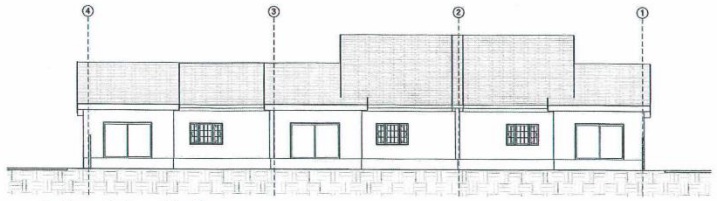
1 Front - 3 plex option 2
1/8" = 1'-0"



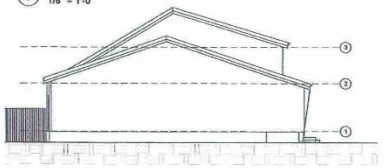


2 Rear - 3 plex option 2
1/8" = 1'-0"

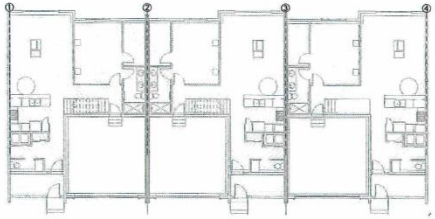




3 Side 1 - option 2
1/8" = 1'-0"



4 Side 2 - option 2
1/8" = 1'-0"



5 Plan - option 2
3/32" = 1'-0"

Articulated Design Union
673 Mulvey Ave
Winnipeg, MB. R3M 1G2
email: info@designunion.ca

Consultants:

ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 25-221314/D
SHEET # Consultant: 4 OF 4
APPLICANT (SGD.) MG
ZONING OFFICER Wei Tan
DATE Oct 30 2025

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