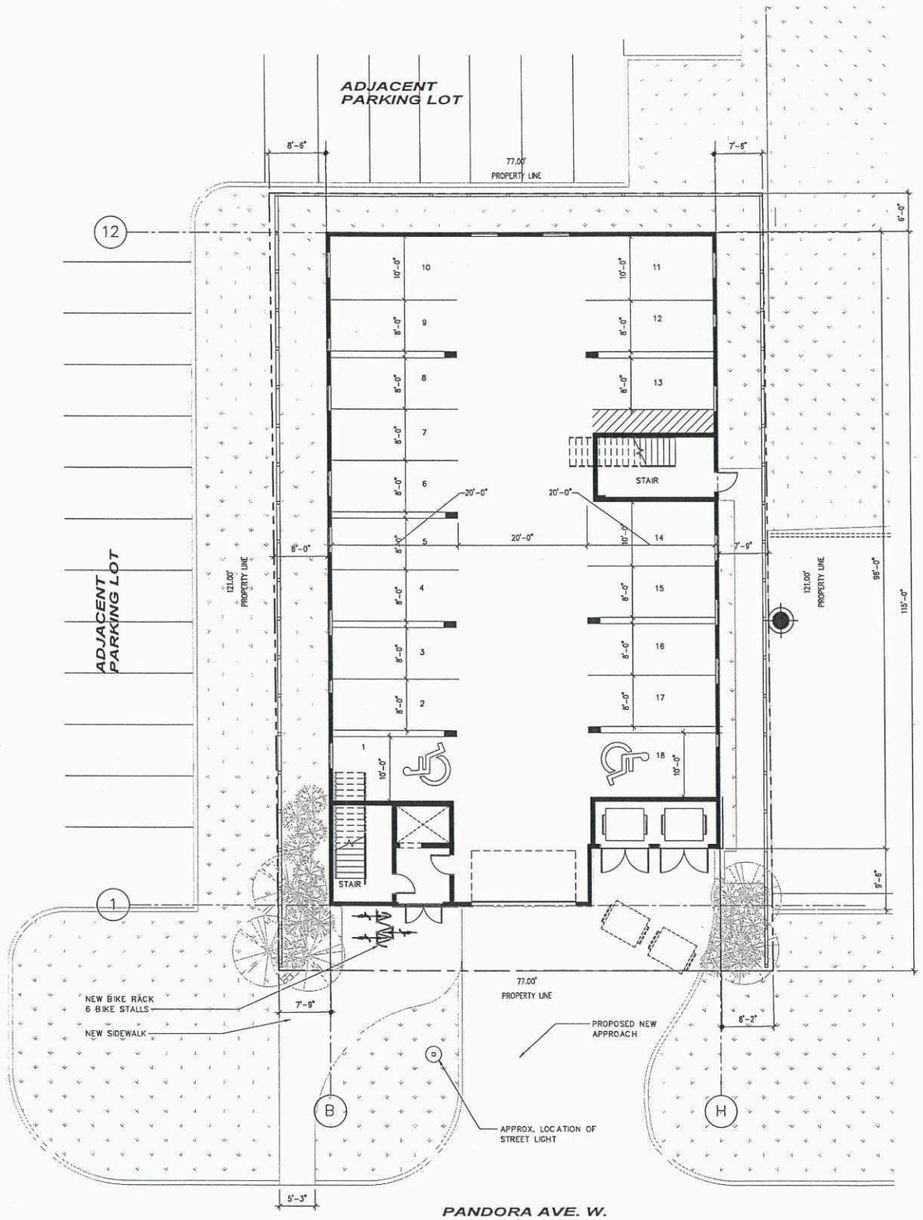
*Please note: Approved plans are subject to any amendments or conditions made by Standing Committee.



N

SITE PLAN
3/32" = 1'-0"

KEYNOTES - SITE PLAN:

☐

SITE STATISTICS:

PROPERTY DESCRIPTION:

LEGAL DESCRIPTION

THE SLY 121 FEET PERP OF THE ELY 77 FEET PERP OF PARCEL 1 PLAN 6776 WLTO IN OTM LOTS 92A, 93A AND 94A PARISH OF KILDONAN

BUILDING DESCRIPTION

4 STOREYS
ENCLOSED PARKING ON L-01
L-02 TO L-04 SUITES
18 DWELLING UNITS
COMBUSTIBLE CONSTRUCTION

URBAN INFILL: NO
AIRPORT VICINITY: NO

ZONING SUMMARY

CURRENT ZONING DISTRICT: C3
PROPOSED ZONING DISTRICT: RMF-L

	REQ'D	PROV'D
LOT AREA	20,000 S.F.	9,317 S.F.
DWELLING COUNT	23	18
LOT AREA/DU	400	517.61
SETBACKS		
FRONT:	25'	10'
REAR:	25'	6'
SIDE:	18'	7'-6"
FRONT EAST CORNER:		8'-2"
FRONT WEST CORNER:		7'-9"
REAR EAST CORNER:		7'-6"
REAR WEST CORNER:		8'-6"
BUILDING HEIGHT:	150'	54'-2"
PRKG : STALLS/DU	36 1.5:1	18 1:1
ACCESSIBLE:	1	2
VAN ACCESSIBLE:	0	0
BICYCLE:	2	16

SUITE SUMMARY

SUITE TYPE	SUITE AREA	# OF BATHROOMS	# OF BEDROOMS	Count
SUITE A	861 S.F.	1	2	3
SUITE B	472 S.F.	1	1	3
SUITE C	671 S.F.	1	2	3
SUITE D	868 S.F.	2	3	6
SUITE E	623 S.F.	1	1	1
SUITE F	813 S.F.	1	2	2
TOTAL				18

SCHEDULE "A" page one of three

To Zoning Agreement: DAZ: 216/2024

By-Law No.: 50/2025

Winnipeg

Zoning Officer	Sarbjit Singh	11/07/2025
District Planner		11/20/25
Community Clerk		Jan 13/26
Approved for the Director of Planning, Property and Development		

No:	Revision:	Date:	By:
2	ISSUED FOR PLAN APPROVAL REV.	25-08-14	EH
1	ISSUED FOR PLAN APPROVAL	25-05-29	EH

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

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ALIA HOMES

815 PANDORA AVE. W.
WINNIPEG, MB

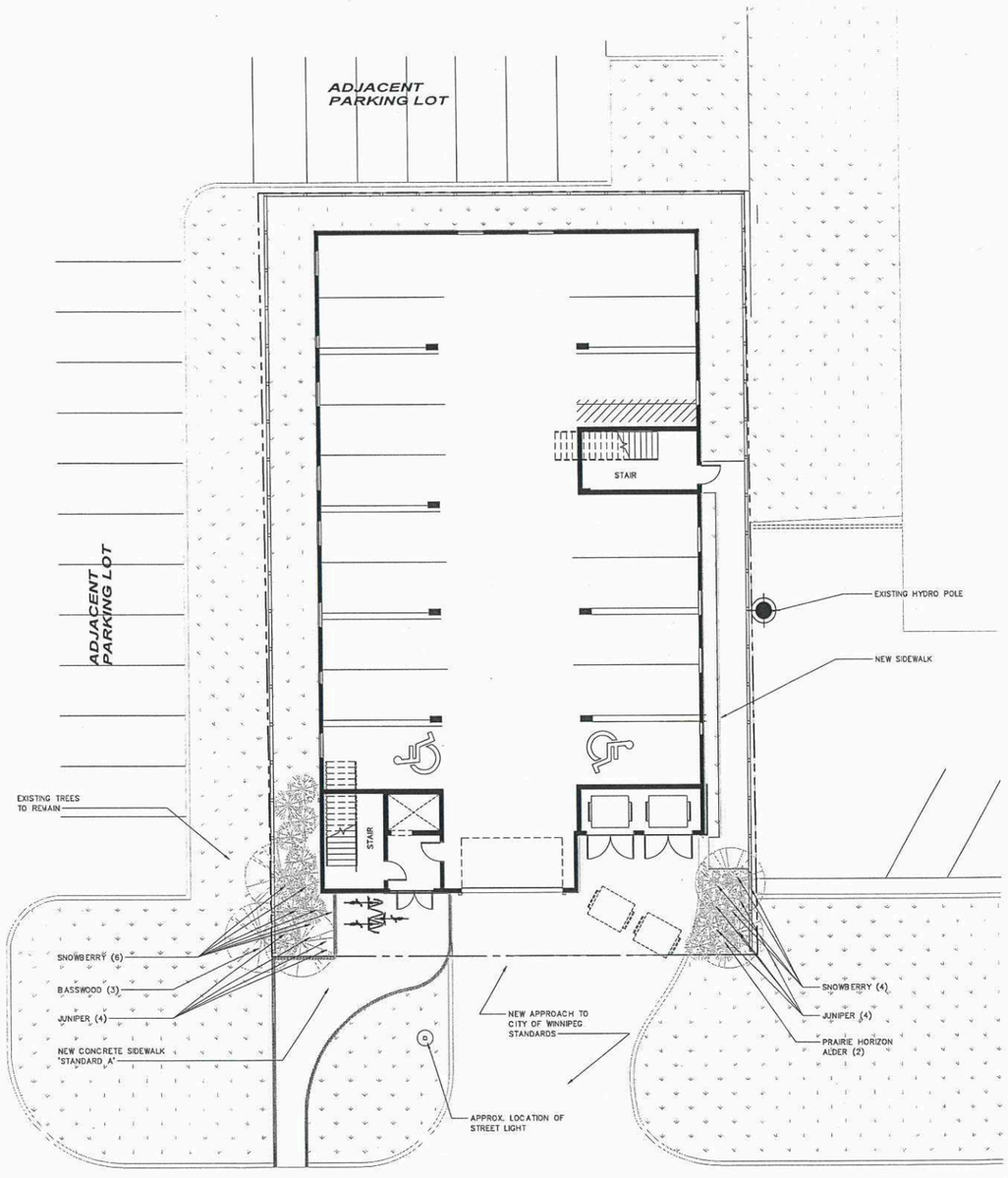
SITE PLAN

Drawn by: DD/SW Checked by: EH

A1.2

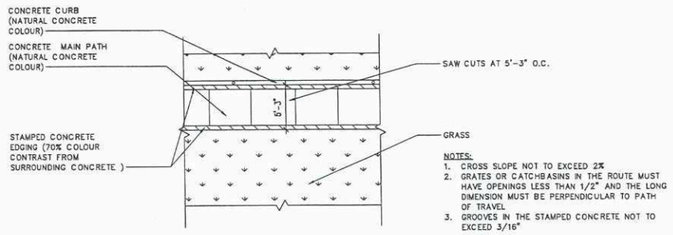
Project No: 24017 Date: MAY 2025

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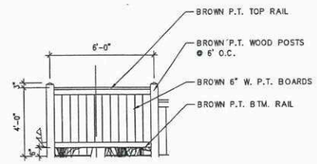
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LANDSCAPE PLAN
3/32" = 1'-0"

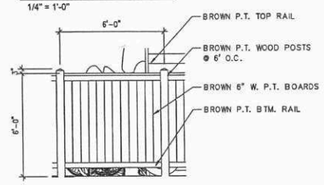


NOTES:
1. CROSS SLOPE NOT TO EXCEED 2%
2. GRATES OR CATCHBASINS IN THE ROUTE MUST HAVE OPENINGS LESS THAN 1/2" AND THE LONG DIMENSION MUST BE PERPENDICULAR TO PATH OF TRAVEL
3. GROOVES IN THE STAMPED CONCRETE NOT TO EXCEED 3/16"

TYPICAL CONTINUOUS SIDEWALK DETAIL
1/8" = 1'-0"



4' FENCE DETAIL
1/4" = 1'-0"



6' FENCE DETAIL
1/4" = 1'-0"

SCHEDULE "A" page two of three

To Zoning Agreement: DAZ: 216/2024

By-Law No.: 50/2025

Winnipeg

Zoning Officer	Sarbjit Singh	11/07/2025
District Planner		11/20/25
Community Clerk		Jan 13/26
Approved for the Director of Planning, Property and Development		

LANDSCAPE REQUIREMENTS

PANDORA AVE. W.	REQ'D	PROV'D
TREES:	2	2
SHRUBS:	11	11
FOUNDATION LANDSCAPE		
PANDORA AVE. W.:		
TREES	3	3
SHRUBS	6	7
TREES		
BASSWOOD	65 MM Ø	
PRAIRIE HORIZON ALDER	50 MM Ø	
SHRUBS		
JUNIPER	2 GALLON	
SNOWBERRY	2 GALLON	
TREE SPECIES COUNT		
BASSWOOD		3
PRAIRIE HORIZON ALDER		2
SHRUB SPECIES COUNT		
JUNIPER		8
SNOWBERRY		10

No.:	Revision:	Date:	By:
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ALIA HOMES

815 PANDORA AVE. W.
WINNIPEG, MB

LANDSCAPE PLAN

Drawn by: DD/SW Checked by: EH

A1.5

Project No.: 24017 Date: MAY 2025

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SCHEDULE "A"
page three of three
To Zoning Agreement: DAZ: 216/2024
By-Law No.: 50/2025

Zoning Officer	Sarbjit Singh	11/07/2025
District Planner		11/20/25
Community Clerk		Jan 13/26
Approved for the Director of Planning, Property and Development		

EXTERIOR FINISH LEGEND:

SIDING

CS-1 [illegible]
FCS-1 [illegible]
FCS-2 [illegible]
FCS-3 [illegible]
FCT-1 [illegible]
PFM-1 [illegible]
PFM-2 [illegible]

ROOFING

AS-1 [illegible]

BALCONY GUARDRAIL

AR-1 [illegible]



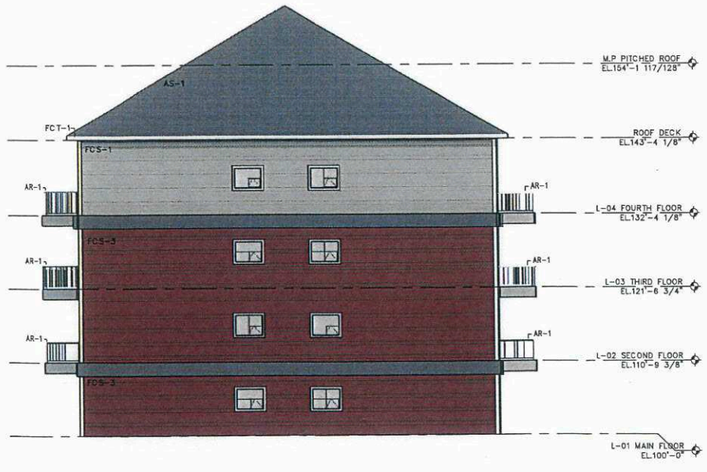
EAST ELEVATION
1" = 10'-0"



SOUTH ELEVATION
1" = 10'-0"



WEST ELEVATION
1" = 10'-0"



NORTH ELEVATION
1" = 10'-0"

No.	Revision:	Date:	By:
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815 PANDORA AVE. W.
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: DD/SW Checked by: EH

A4.1

Project No: 24017 Date: MAY 2025