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









Consultant:

Consultant:

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 LICENSED TRADE PERSONS IN ACCORDANCE WITH ACCEPTABLE TRADE PRACTICES AND AS OUTLINED BY THE WINNIPEG CONSTRUCTION ASSOCIATION.

No.	REVISIONS	Date
v2	Zoning	11/14/24
v3	Plan Approval	09/09/25
v4	Plan Approval	11/25/25
v5	Plan Approval	02/13/26
v6	Councillor Wyatt	03/03/26

Project:
621 Pandora Ave West

3d Renders

Page Number: A002
Scale:
Date: May 15 2026
Drawn by: Daniel

NOT FOR CONSTRUCTION
FOR DEVELOPMENT PERMIT & ZONING ONLY

2026-06-01 10:45:37 AM

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



East



North



South



West

Consultant:

Consultant:

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 LICENSED TRADE PERSONS IN ACCORDANCE WITH ACCEPTABLE TRADE PRACTICES AND AS OUTLINED BY THE WINNIPEG CONSTRUCTION ASSOCIATION.

No.	REVISIONS	Date
v2	Zoning	11/14/24
v3	Plan Approval	09/09/25
v4	Plan Approval	11/25/25
v5	Plan Approval	02/13/26
v6	Councillor Wyatt	03/03/26

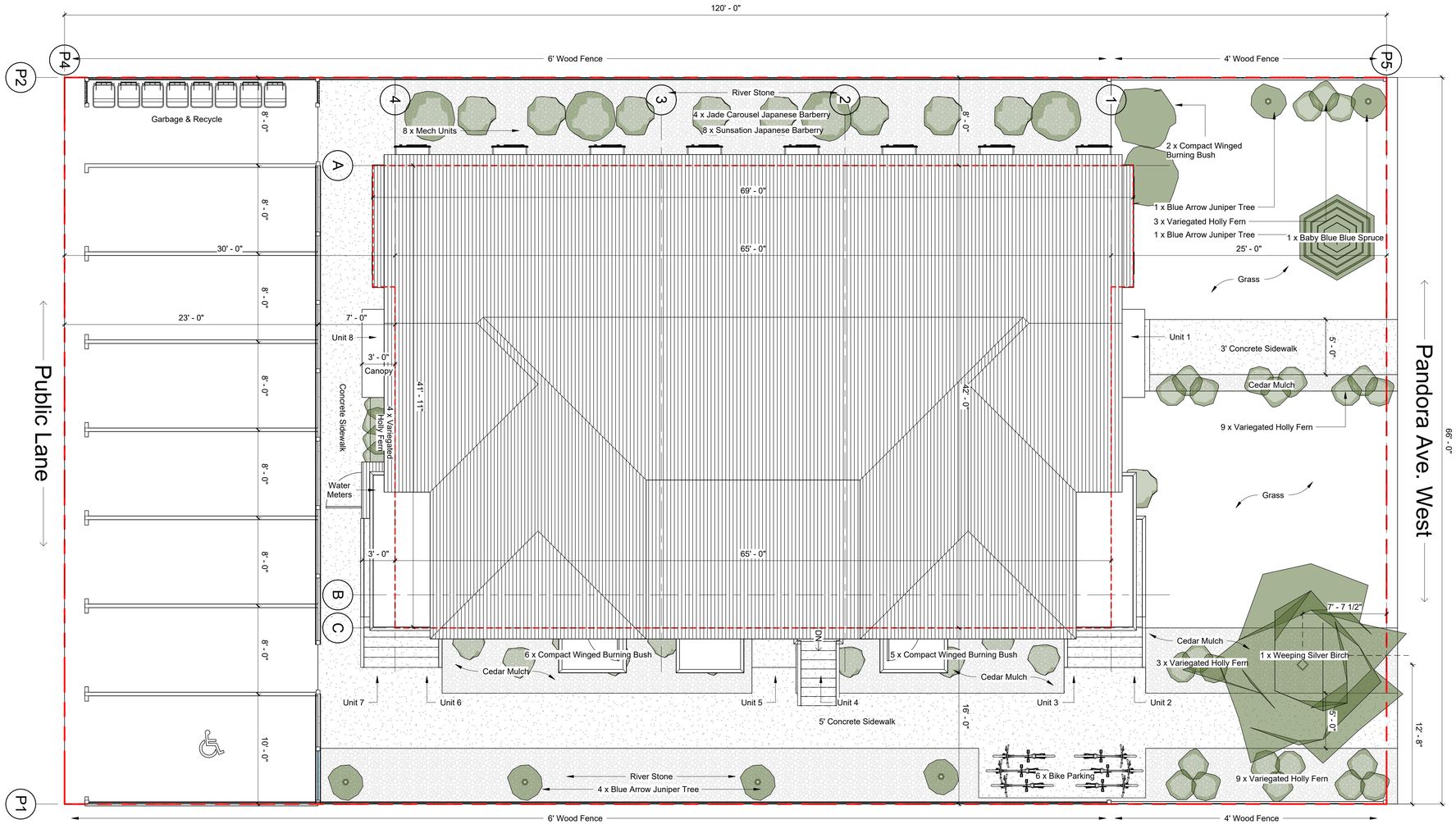
Project:
621 Pandora Ave West

Rendered Elevations

Page Number: A003
Scale:
Date: May 15 2026
Drawn by: Daniel

NOT FOR CONSTRUCTION
FOR DEVELOPMENT PERMIT & ZONING ONLY

2026-06-01 10:45:37 AM



North

Current Zoning: R1-M
Proposed Zoning: R2
Lot Area: 7,920 sq/ft
Lot Coverage: 2,775 sq/ft
Height: 31' mid point
Units: 8
Parking stalls: 7
Exterior Bike Parking: 1
Bike Storage: In suite

Planting:

Required Planting:

Front yard
Street Edge Requirements: 3 trees / 10 shrubs
Foundation Buffering Requirements: 4 shrubs
Provided: 4 trees / 26 shrubs

Rear yard
Foundation Buffering Requirements: 4 shrubs
Provided: 1 tree / 4 shrubs

Supplemental Planting:

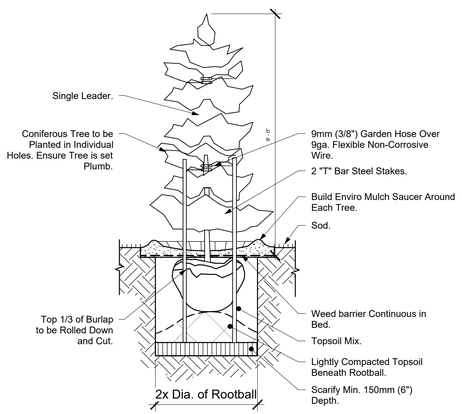
East Side yard
Provided: 10 shrubs

West Side yard
Foundation Buffering Requirements: 7 shrubs
Provided: 3 trees / 11 shrubs

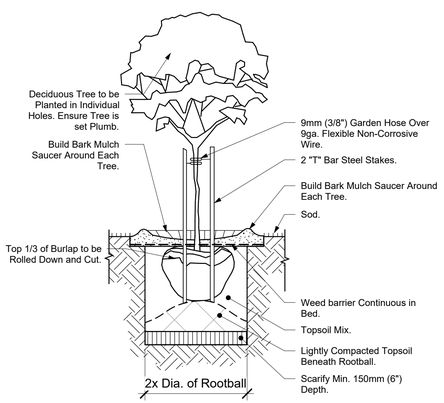
Note:

Secure "T" Bars to Tree @ Approx. 2/3 Total Tree Height Above Finished Grade.

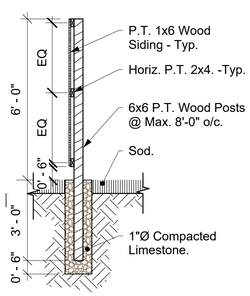
Contractor to Ensure "T" Bars do not Penetrate Rootball.



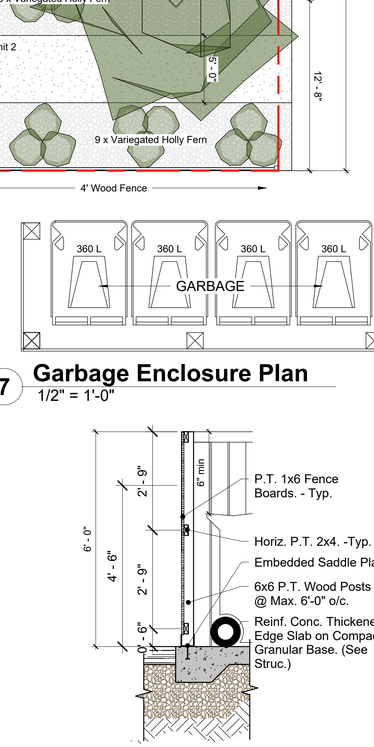
4 Coniferous Tree
3/8" = 1'-0"



5 Deciduous Tree
3/8" = 1'-0"

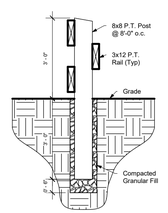


3 6' wood fence detail
3/8" = 1'-0"



7 Garbage Enclosure Plan
1/2" = 1'-0"

6 Garbage Enclosure Fence Detail
1/2" = 1'-0"



2 3' wood parking rail
3/8" = 1'-0"

NOT FOR CONSTRUCTION
FOR DEVELOPMENT PERMIT & ZONING ONLY

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

Consultant:

Consultant:

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 LICENSED TRADE PERSONS IN ACCORDANCE WITH ACCEPTABLE TRADE PRACTICES AND AS OUTLINED BY THE WINNIPEG CONSTRUCTION ASSOCIATION.

No.	REVISIONS	Date
v2	Zoning	11/14/24
v3	Plan Approval	09/09/25
v4	Plan Approval	11/25/25
v5	Plan Approval	02/13/26
v6	Councillor Wyatt	03/03/26

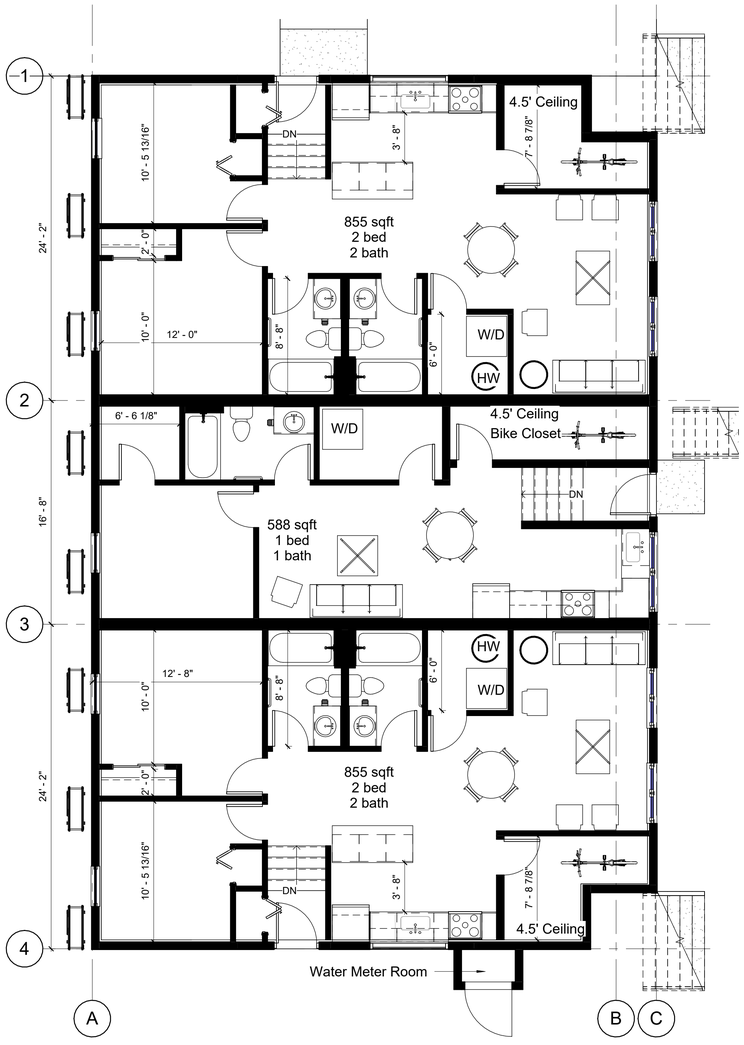
Project:
621 Pandora Ave West

Site Plan

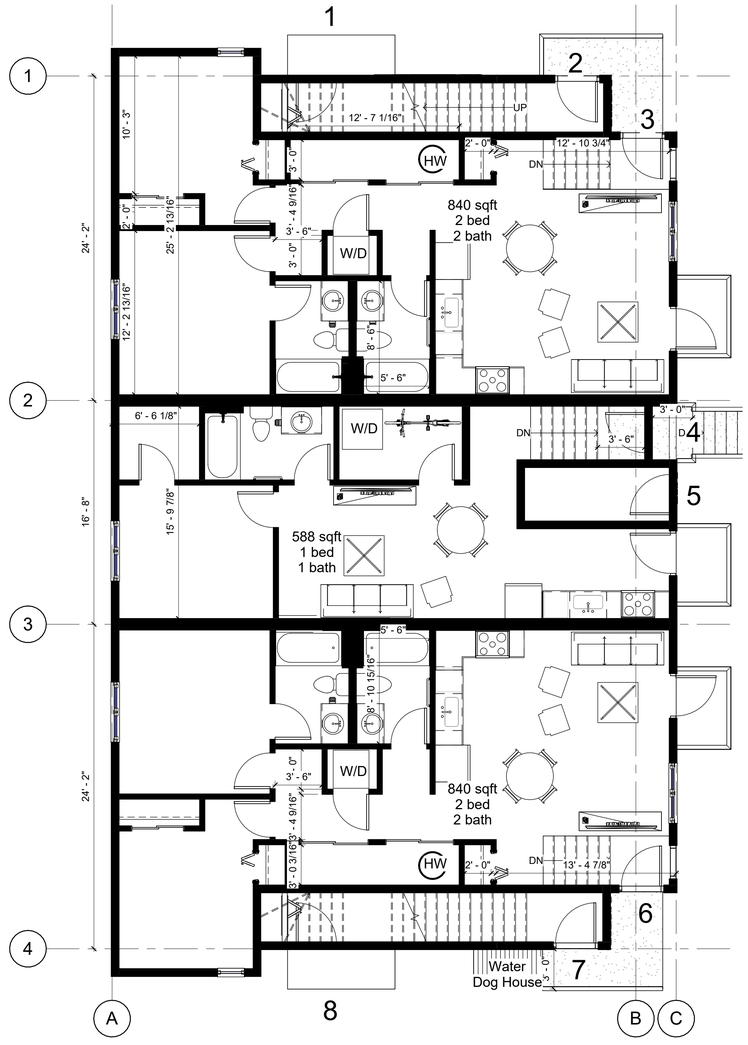
Page Number:	A100
Scale:	As indicated
Date:	May 15 2026
Drawn by:	Daniel

2026-06-01 10:45:41 AM

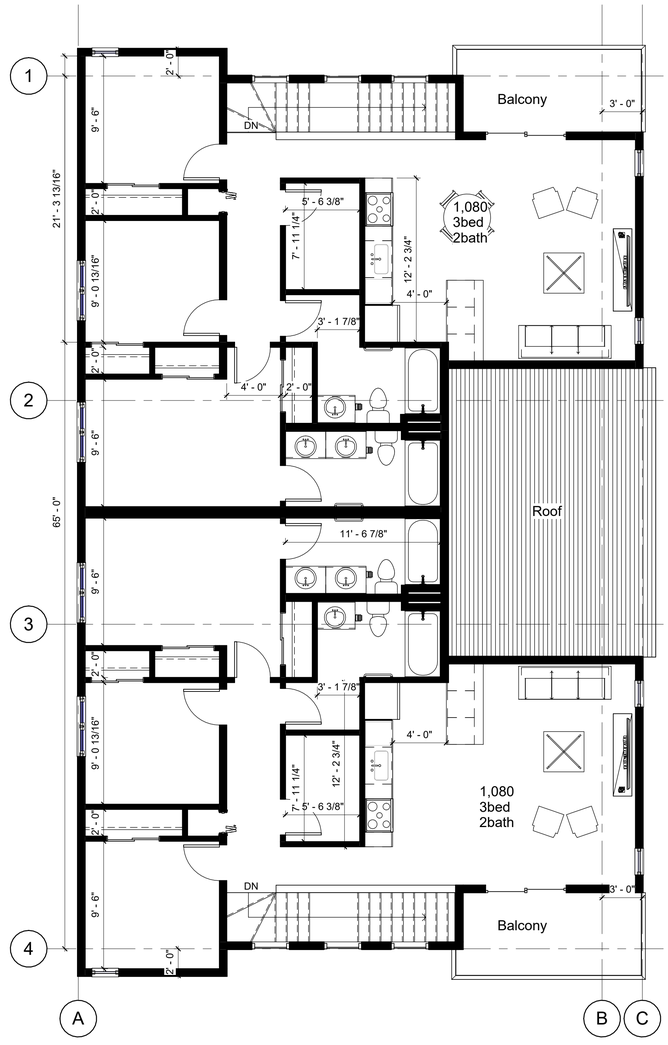
Architectural Design Union
673 Mulvey Ave
Winnipeg, MB. R3M 1G2
email: info@designunion.ca



1 Lower Level
3/16" = 1'-0"



2 Main Floor
3/16" = 1'-0"



3 Upper Level
3/16" = 1'-0"

Consultant:

Consultant:

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 LICENSED TRADE PERSONS IN ACCORDANCE WITH ACCEPTABLE TRADE PRACTICES AND AS OUTLINED BY THE WINNIPEG CONSTRUCTION ASSOCIATION.

No.	REVISIONS	Date
v2	Zoning	11/14/24
v3	Plan Approval	09/09/25
v4	Plan Approval	11/25/25
v5	Plan Approval	02/13/26
v6	Councillor Wyatt	03/03/26

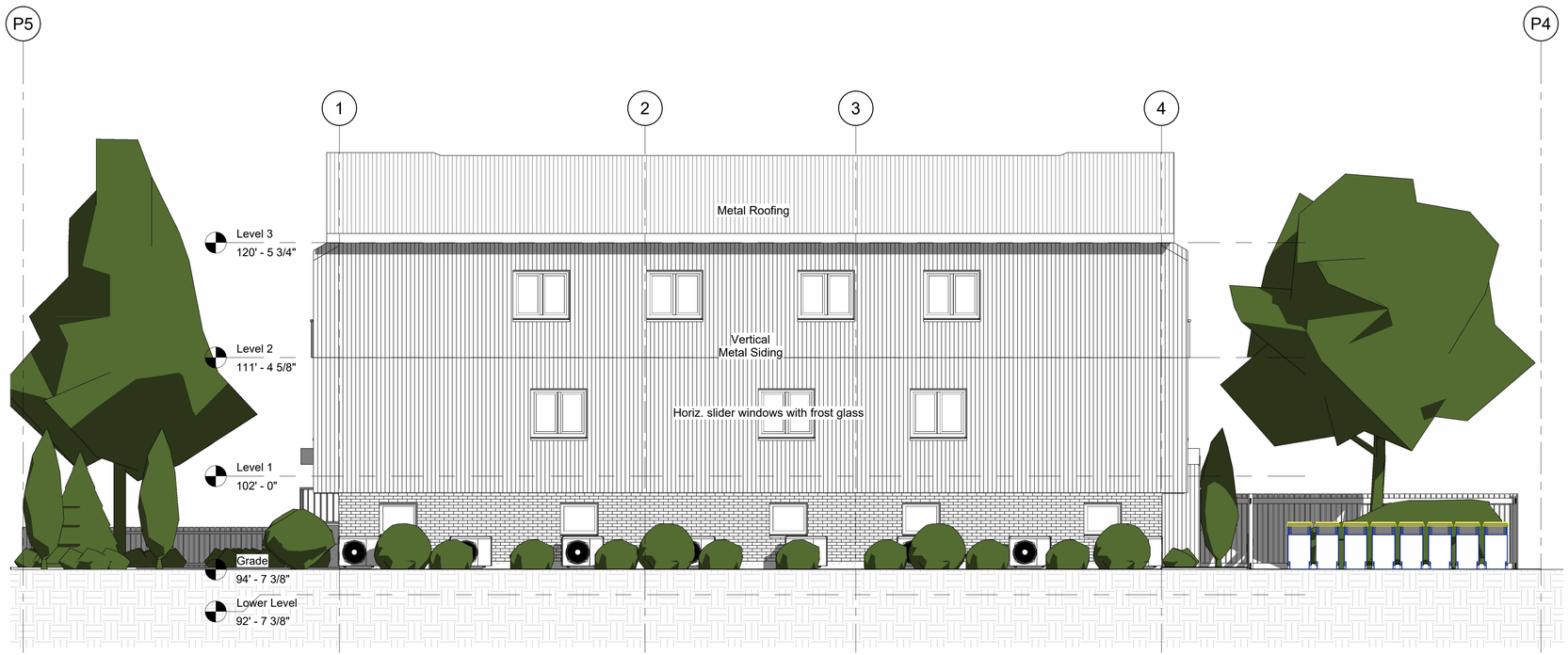
Project:
621 Pandora Ave West

Floor Plans

Page Number:	A101
Scale:	3/16" = 1'-0"
Date:	May 15 2026
Drawn by:	Daniel

NOT FOR CONSTRUCTION
FOR DEVELOPMENT PERMIT & ZONING ONLY

2026-06-01 10:45:42 AM



1 **East**
3/16" = 1'-0"



4 **West**
3/16" = 1'-0"

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

Consultant:

Consultant:

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 LICENSED TRADE PERSONS IN ACCORDANCE WITH ACCEPTABLE TRADE PRACTICES AND AS OUTLINED BY THE WINNIPEG CONSTRUCTION ASSOCIATION.

No.	REVISIONS	Date
v2	Zoning	11/14/24
v3	Plan Approval	09/09/25
v4	Plan Approval	11/25/25
v5	Plan Approval	02/13/26
v6	Councillor Wyatt	03/03/26

Project:
621 Pandora Ave West

Elevations

Page Number:	A102
Scale:	3/16" = 1'-0"
Date:	May 15 2026
Drawn by:	Daniel

NOT FOR CONSTRUCTION
FOR DEVELOPMENT PERMIT & ZONING ONLY

2026-06-01 10:45:53 AM



1 **North**
3/16" = 1'-0"



2 **South**
3/16" = 1'-0"

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

Consultant:

Consultant:

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 LICENSED TRADE PERSONS IN ACCORDANCE WITH ACCEPTABLE TRADE PRACTICES AND AS OUTLINED BY THE WINNIPEG CONSTRUCTION ASSOCIATION.

No.	REVISIONS	Date
v2	Zoning	11/14/24
v3	Plan Approval	09/09/25
v4	Plan Approval	11/25/25
v5	Plan Approval	02/13/26
v6	Councillor Wyatt	03/03/26

Project:
621 Pandora Ave West

Elevations

Page Number:	A103
Scale:	3/16" = 1'-0"
Date:	May 15 2026
Drawn by:	Daniel

NOT FOR CONSTRUCTION
FOR DEVELOPMENT PERMIT & ZONING ONLY

2026-06-01 10:46:02 AM