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



NEW MIXED USED BUILDING

ELANTÉ FLATS

1245 & 1255 COURT AVENUE

ISSUED FOR 33%

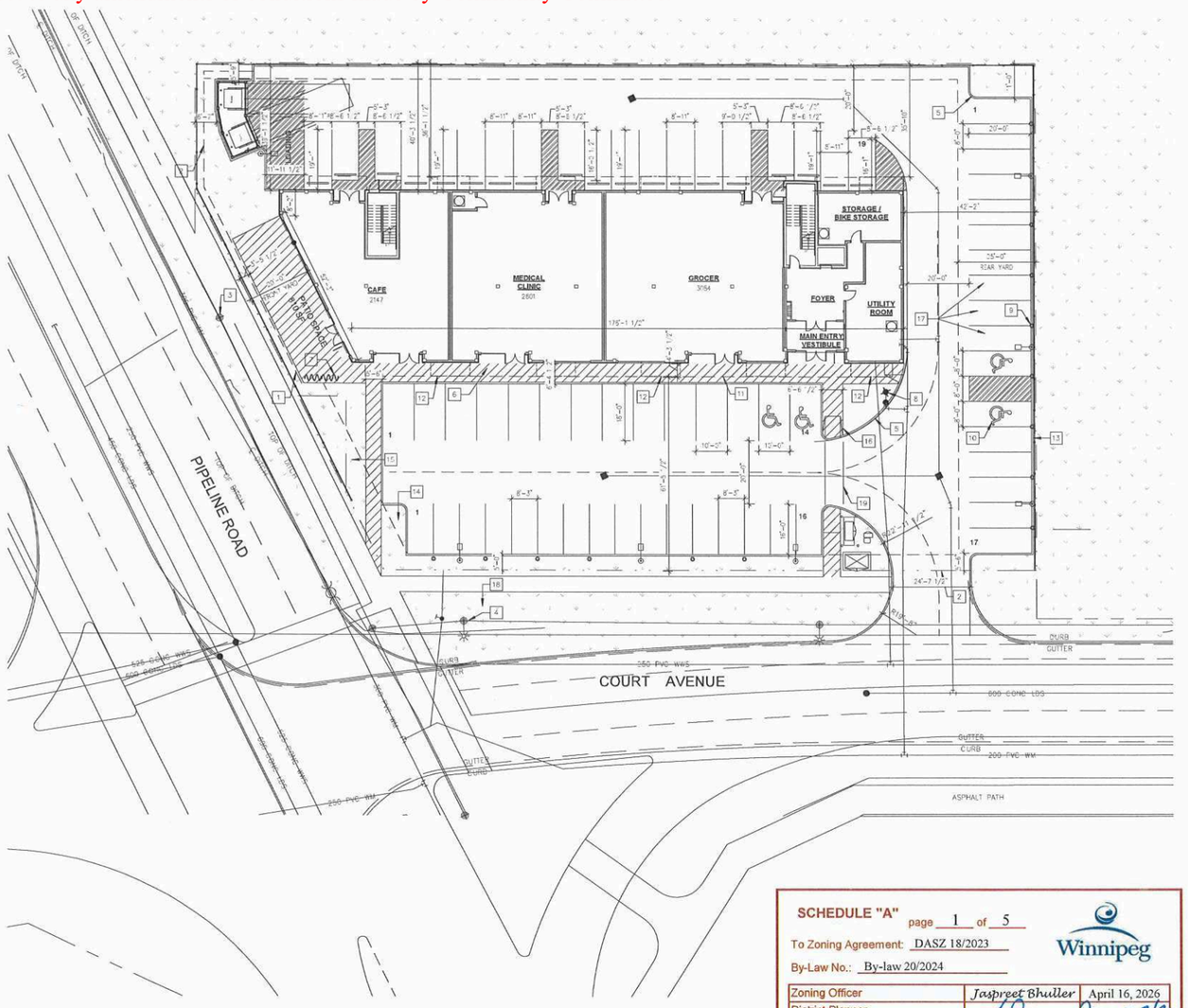
PRELIMINARY ONLY
NOT FOR CONSTRUCTION

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

COMM. NO. 23013

APRIL 2026

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



N TRUE NORTH

N PROJECT NORTH

1 / A1.2 SITE PLAN
1" = 20'-0"

SCHEDULE "A" page 1 of 5

To Zoning Agreement: DASZ 18/2023

By-Law No.: By-law 20/2024

Winnipeg

Zoning Officer	Jaspreet Bhullar	April 16, 2026
District Planner		June 2/26
Community Clerk		6/2/26
Approved for the Director of Planning, Property and Development		

GENERAL NOTES - SITE PLAN:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PATCH AND REPAIR EXISTING PAVING TO TIE-IN WITH NEW WORKS (SEE CIVIL).

KEYNOTES - SITE PLAN RENOVATION:

1. EXISTING PROPERTY LINE
2. PROPOSED PROPERTY LINE
3. EXISTING FIRE HYDRANT TO REMAIN (SEE CIVIL).
4. EXISTING HYDRO POLE TO REMAIN (SEE ELECTRICAL TYPICAL).
5. PROVIDE 6" CONCRETE CURB (SEE CIVIL TYPICAL).
6. NEW CONCRETE SIDEWALKS (SEE CIVIL, STRUCTURAL AND LANDSCAPE)
7. EXTERIOR BIKE RACK PARKING, CIRCLE BIKE
8. PROPOSED FIRE HYDRANT (SEE CIVIL)
9. PARKING POST, C/W IPLC (SEE ELECTRICAL TYPICAL)
10. 4" WIDE PAINTED YELLOW LINES, INCLUDING ACCESSIBILITY SYMBOLS, ELECTRIC VEHICLE, DIAGONAL LINE INFILLS, "SMALL CAR" TEXT, VISITOR, CAR-SHARE, ETC. (TYPICAL).
11. OUTLINE OF BUILDING ABOVE
12. OUTLINE OF BALCONIES ABOVE
13. WOOD SCREEN FENCE 1.8M HT
14. PLANTING BED WITH MATERIAL FOR PARKING LOT
15. PLANTING BED WITH MATERIAL FOR BASE OF BUILDING AND STREET EDGE
16. PLANTING BED WITH MATERIAL FOR BASE OF BUILDING AND PARKING LOT
17. VISITOR PARKING
18. PROPOSED ROAD WIDENING
19. PEDESTRIAN CROSSING

SITE STATISTICS:

ZONING SUMMARY

CURRENT ZONING DISTRICT: RMU

	REQ'D	PROV'D
LOT AREA	9,000 SF	39,524.18 SF
DWELLING COUNT	79	32
LOT AREA/DU	500	1236.4
BUILDING AREA	19,375 SF	10,170 SF
BUILDING HEIGHT	100'	45'-6"

SETBACKS

	REQ'D	PROV'D
FRONT YARD PARKING	9' (VARIANCE)	9'
FRONT YARD	20'	20'
FRONT YARD PATIO(WEST)	2.75' (VARIANCE)	2'-9"
SOUTH SIDE YARD	20'	67'
SOUTH YARD PARKING	5' (VARIANCE)	5'
NORTH SIDE YARD	5'	39'
NORTH YARD PARKING	5'	5'
REAR YARD (EAST)	25'	40'-6"

PATIO:

WEST SIDE YARD	2.75' (VARIANCE)	2'-9"

PARKING STATISTICS

	REQ'D	PROV'D
RESIDENTIAL - 32 UNITS:		
COMMERCIAL		
1 COFFEE SHOP @ 2147sf	20	
MEDICAL OFFICE @ 2601sf	13	
GROCERY @ 3084sf	15	
TOTAL COMMERCIAL PARKING	28	
REDUCTION FOR COMBINATION OF USES	-15	
TOTAL PARKING REQUIRED	61	
PARKING PROVIDED		66
ACCESSIBLE STALLS (VAN)	3(1)	4(2)
VISITOR STALLS	5	5
BICYCLE PARKING	6	20
SMALL CAR		22
33% MULTIFAMILY		
25% COMMERCIAL		
OF REQUIRED PARKING		

SUITE SUMMARY:

SUITE TYPE	SUITE AREA	# OF BATHROOMS	# OF BEDROOMS	Count
SUITE TYPE A	895 S.F.	2	2	21
SUITE TYPE B	965 S.F.	2	2	3
SUITE TYPE C	648 S.F.	1	1	3
SUITE TYPE D	605 S.F.	1	1	3
SUITE TYPE E	987 S.F.	2	2	2
TOTAL				32

No.	Revision	Date	By
1	ISSUED FOR 33%	26-04-15	YH

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CLIENT NAME
ELANTÉ FLATS

NEW MIXED USED BUILDING

1245 & 1255 COURT AVENUE
WINNIPEG, MB

SITE PLAN

Drawn by: SKP Checked by: SAJ

A1.2

Project No: 23013 Date: APRIL 2026

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



1 / A4.1 EXTERIOR BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



2 / A4.1 EXTERIOR BUILDING ELEVATION - WEST
1/8" = 1'-0"



3 / A4.1 EXTERIOR BUILDING ELEVATION - SOUTH/WEST
1/8" = 1'-0"

SCHEDULE "A" page 2 of 5

To Zoning Agreement: DASZ 18/2023

By-Law No.: By-law 20/2024

Winnipeg

Zoning Officer	Jaspreet Bhullar	April 16, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

KEYNOTES - EXTERIOR ELEVATION:

1. 42" HIGH ALUMINUM GUARD RAIL.
2. PREFINISHED THRU-WALL EMERGENCY OVERFLOW SCUPPER AS DETAILED, COORDINATE MATCHING CONSISTENT ELEVATION OF SCUPPER FOR MAX 6" OF WATER RETENTION FROM LOWEST ROOF MEMBRANE ELEVATION, PROVIDE SUMPED AND BACK-SLOPED INSULATION AS REQUIRED TO SUIT SCUPPER ELEVATION, TYPICAL.
3. SIGNAGE
4. BIKE RACK
5. EXTERIOR ADD GUARD
6. FIRE RATED COLUMN

GENERAL NOTES - EXTERIOR ELEVATIONS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR METALS (SUCH AS DOORS AND STRUCTURAL ANGLES) SHALL BE GALVANIZED AND SHALL BE PAINTED WHERE EXPOSED TO VIEW (TYPICAL).
3. COORDINATE LOCATIONS OF MECHANICAL PENETRATIONS TO MAINTAIN CONSISTENT ELEVATIONS.
4. PROVIDE SOLID CEMENT BOARD BACKER PLINTHS BEHIND ALL DUCT OUTLETS, LIGHTS, FIXTURES, ETC., SIZE TO SUIT, BUTT ADJACENT CEMENT BOARD FINISHES INTO PLINTH. COLOUR TO MATCH ADJACENT CEMENT BOARD FINISHES.
5. PROVIDE CEMENT BOARD TRIMS @ ALL EDGES, INSIDE CORNERS, OUTSIDE CORNERS, WINDOWS, ETC.
6. COORDINATE EXTENTS OF FINISHES WITH WINDOW LOCATIONS (REFER TO WALL SECTIONS, TYPICAL).

EXTERIOR FINISH LEGEND:

EXTERIOR INSULATION AND FINISH SYSTEM
- FCP-01
  - WHITE (COLOUR TBD BY OWNER)
- FCP-02
  - LIGHT GREY (COLOUR TBD BY OWNER)
- FCP-03
  - GREY (COLOUR TBD BY OWNER)
- FCP-04
  - DARK GREY (COLOUR TBD BY OWNER)
- FCP-05
  - CHARCOAL (COLOUR TBD BY OWNER)
- EIFS-01
  - BLACK (COLOUR TBD BY OWNER)

PREFINISHED METAL FLASHINGS
- NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.
- PF-01
  - MIDWEST, BRIGHT WHITE OR APPROVED EQUAL
  - CORNICE PARAPET
- PF-02
  - MIDWEST, COLOUR T.B.D. OR APPROVED EQUAL
  - ABOVE EIFS MASONRY ELEMENTS
- G1-01
  - CLEAR ANODIZED FLASHING TO MATCH CURTAIN WALL AND STOREFRONT ALUMINIUM PRODUCTS

No.	Revision	Date	By
1	ISSUED FOR 33%	26-04-15	YH

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CLIENT NAME
ELANTÉ FLATS

NEW MIXED USED BUILDING

1245 & 1255 COURT AVENUE
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: DTH Checked by: SKP

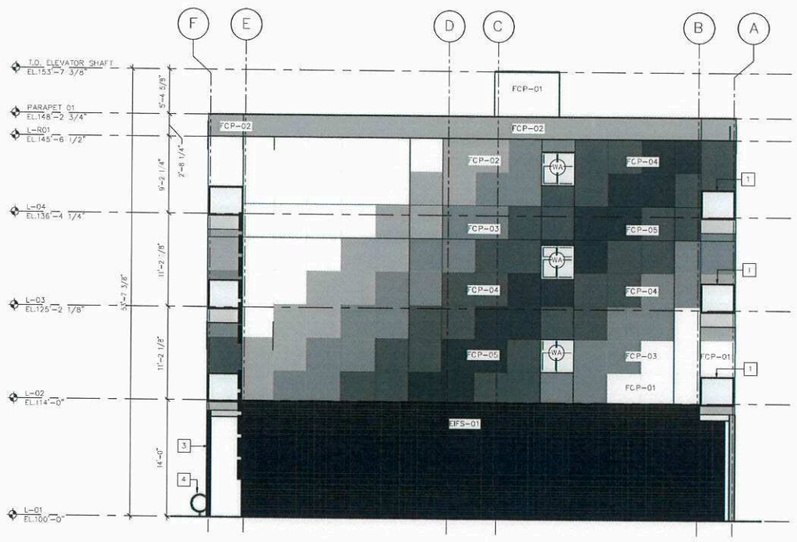
A4.1

Project No: 23013 Date: APRIL 2026

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



1 / A4.2 EXTERIOR BUILDING ELEVATION - NORTH
1/8" = 1'-0"



2 / A4.2 EXTERIOR BUILDING ELEVATION - EAST
1/8" = 1'-0"

SCHEDULE "A"
page 3 of 5
To Zoning Agreement: DASZ 18/2023
By-Law No.: By-law 20/2024

Winnipeg

Zoning Officer	Jaspreet Bhullar	April 16, 2026
District Planner		
Community Clerk		6/2/26
Approved for the Director of Planning, Property and Development		

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3. FIRE RATED COLUMN
4. BIKE RACK

GENERAL NOTES - EXTERIOR ELEVATIONS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR METALS (SUCH AS DOORS AND STRUCTURAL ANGLES) SHALL BE GALVANIZED AND SHALL BE PAINTED WHERE EXPOSED TO VIEW (TYPICAL).
3. COORDINATE LOCATIONS OF MECHANICAL PENETRATIONS TO MAINTAIN CONSISTENT ELEVATIONS.
4. PROVIDE SOLID CEMENT BOARD BACKER PLINTHS BEHIND ALL DUCT OUTLETS, LIGHTS, FIXTURES, ETC., SIZE TO SUIT, BUTT ADJACENT CEMENT BOARD FINISHES INTO PLINTH. COLOUR TO MATCH ADJACENT CEMENT BOARD FINISHES.
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  - GREY (COLOUR TBD BY OWNER)
- FCP-04
  - DARK GREY (COLOUR TBD BY OWNER)
- FCP-05
  - CHARCOAL (COLOUR TBD BY OWNER)
- TFS-01
  - BLACK (COLOUR TBD BY OWNER)

PREFINISHED METAL FLASHINGS
- NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.
- PF-01
  - VICWEST, BRIGHT WHITE OR APPROVED EQUAL
  - CORNICE PARAPET
- PF-02
  - VICWEST, COLOUR T.B.D. OR APPROVED EQUAL
  - ABOVE EIFS MASONRY ELEMENTS
- CL-01
  - CLEAR ANODIZED FLASHING TO MATCH CURTAIN WALL AND STOREFRONT ALUMINUM PRODUCTS

No.	Revision	Date	By
1	ISSUED FOR 33%	26-04-15	YH

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CLIENT NAME
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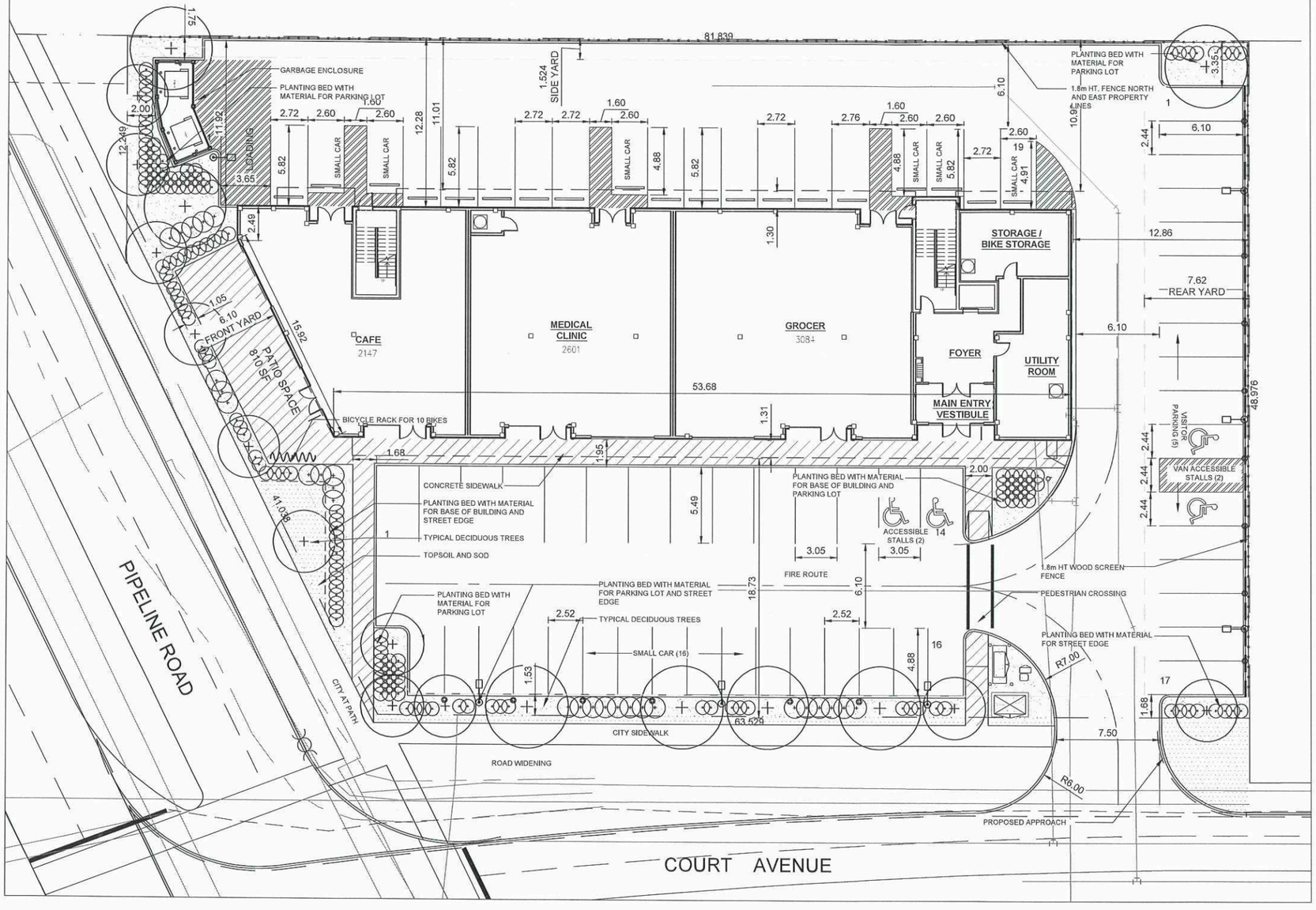
EXTERIOR BUILDING ELEVATIONS

Drawn by: DTH Checked by: SKP

A4.2

Project No: 23013 Date: APRIL 2026

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PLANT KEY

KEY	QTY	COMMON NAME /SCIENTIFIC NAME	SIZE	REMARKS
DECIDUOUS TREES				
A	4	DROPMORE LINDEN / *TILIA x FLAVESCENS "DROPMORE"*	75 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m
B	6	AMERICAN ELM / *ULMUS AMERICANA*	75mm cal	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m BRANCHING HT 1.8m
ORNAMENTAL DECIDUOUS TREES				
C	4	AMUR MAPLE / *ACER GINNALA*	75mm cal	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.0m BRANCHING HT 1.5m
D	4	SPRING SNOW CRABAPPLE / *MALUS X 'SPRING SNOW'*	75mm cal	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.0m BRANCHING HT 1.5m
DECIDUOUS SHRUBS				
E	72	RED TWIG DOGWOOD / *CORNUS ALBA*	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN 600mm HT.
F	36	THREE LOBED SPIREA / *SPIREA TILOBATA*	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 450mm HT.
G	11	MINUET LILAC / *SYRINGA x PRESTONAIE "MINUET"*	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
H	19	MOHICAN VIBURNUM / *VIBURNUM LANTANA 'MOHICAN'*	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
CONIFEROUS SHRUBS				
J	24	BLUECHIP JUNIPER / *JUNIPERUS HORIZONTALIS "BLUE CHIP"*	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN 600mm SPR.
K	31	DWARF MUGO PINE / *PINUS MUGO PUMILIO*	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.

SCHEDULE "A" page 4 of 5

To Zoning Agreement: DASZ 18/2023

By-Law No.: By-law 20/2024

Winnipeg

Zoning Officer	Jaspreet Bhullar	April 16, 2026
District Planner		June 2/26
Community Clerk		6/2/26
Approved for the Director of Planning, Property and Development		

PARKING STATISTICS

	REQUIRED	PROVIDED
RESIDENTIAL - 32 UNITS	48	
COMMERCIAL		
1 COFFEE SHOP @ 2147sf	20	
MEDICAL OFFICE @ 2601sf	3	
GROCERY @ 3084sf	5	
TOTAL COMMERCIAL PARKING	28	
REDUCTION FOR COMBINATION OF USES	-15	
TOTAL PARKING REQUIRED	61	
PARKING PROVIDED		66
ACCESSIBLE STALLS (VAN)	3(1)	4(2)
VISITOR STALLS	5	5
BICYCLE PARKING	6	20
SMALL CAR		22
33% MULTIFAMILY		
25% COMMERCIAL		
OF REQUIRED PARKING		

LANDSCAPE STATISTICS

	REQUIRED	PROPOSED
STREET EDGE (PIPELINE RD - 119.2 ft.)		
1 TREE/30 ft.	4	4
3 SHRUBS/20 ft.	18	18
STREET EDGE (COURT AVE. - 215.4 ft)		
1 TREE/30 ft.	7	7
3 SHRUBS/20 ft.	32	32
BUILDING FOUNDATION (236 ft)		
1 SHRUB/10 ft.	24	24
PARKING LOT INTERIOR		
(5% OF 23,760 sq ft)	1,188 sq ft	1,207sq ft
1 TREE/300 sq.ft.	4	4
1 SHRUB/100 sq.ft.	12	12
SCREENING PARKING AND LOADING		
1.8m HT. WOOD SCREEN FENCE ON REAR AND SIDE YARDS		
TOTAL TREES	15	15
TOTAL SHRUBS	86	86

ANY ADDITIONAL PLANTING IS AT THE DISCRETION ON THE OWNER AND IS SHOWN FOR INTENT OF PLANTING

No.	Revisions	Date	By
2	plan approval update	2026-04-13	JW
1	plan approval update	2026-04-01	JW

Date 13-02-25 Scale 1:150

Designed By JW Drawn By JW Checked By

Seals

0 1 3 5 10m NORTH

McGOWAN·RUSSELL
825 St. Joseph Street Winnipeg Manitoba R2H 3A8 204-956-0396

Client

DR. CHOHAN

Project Title

ELANTE FLATS MIXED USE

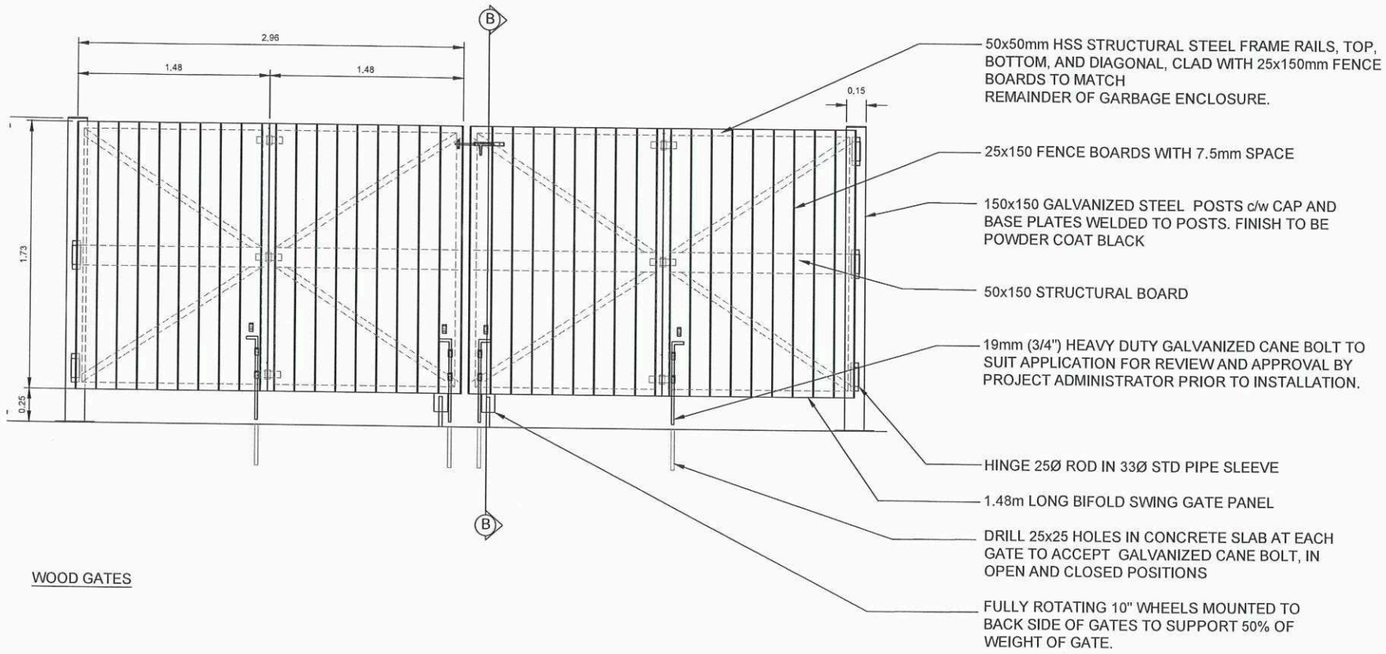
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LANDSCAPE PLAN

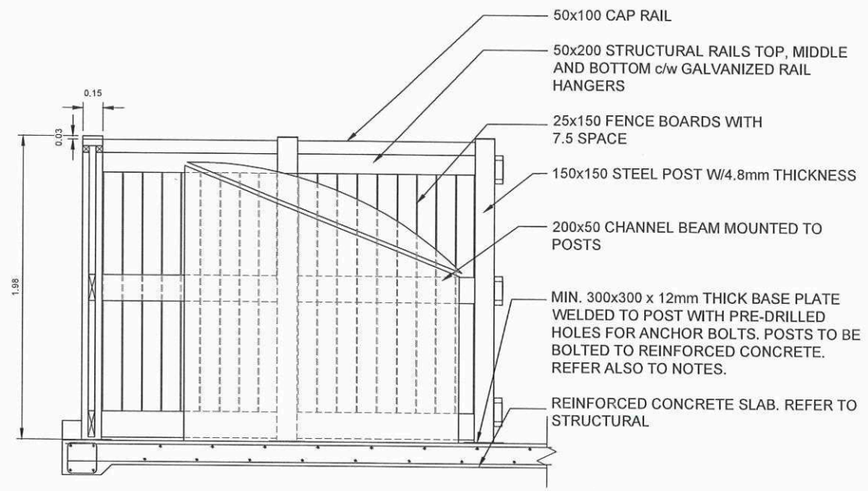
Project No. 21-027 Drawing No. L1

FILE: Y:\21-027 Chohan Court Apartments\dwg\21-027 COURT PLAN APPROVAL L1 2026-04-13.dwg

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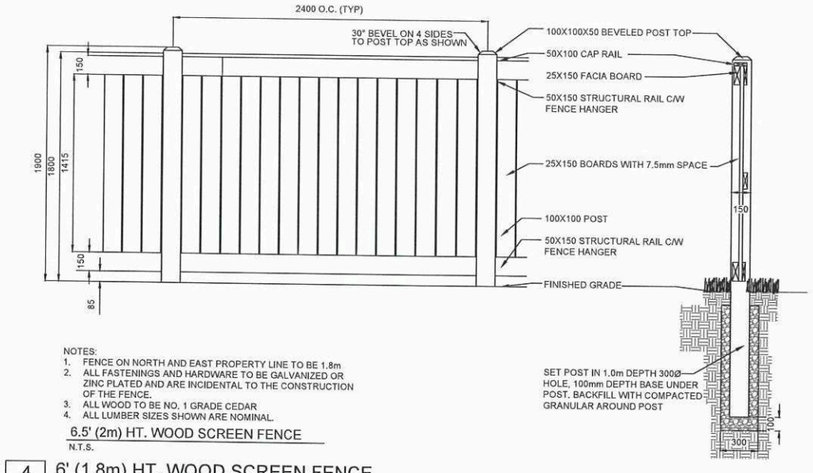


WOOD GATES



SECTION A-A

1 GARBAGE ENCLOSURE
N.T.S



NOTES:
1. FENCE ON NORTH AND EAST PROPERTY LINE TO BE 1.8m
2. ALL FASTENINGS AND HARDWARE TO BE GALVANIZED OR ZINC PLATED AND ARE INCIDENTAL TO THE CONSTRUCTION OF THE FENCE.
3. ALL WOOD TO BE NO. 1 GRADE CEDAR
4. ALL LUMBER SIZES SHOWN ARE NOMINAL.

6.5' (2m) HT. WOOD SCREEN FENCE
N.T.S.

4 6' (1.8m) HT. WOOD SCREEN FENCE
N.T.S

SCHEDULE "A" page 5 of 5

To Zoning Agreement: DASZ 18/2023

By-Law No.: By-law 20/2024

Winnipeg

Zoning Officer	Jaspreet Bhuller	April 16, 2026
District Planner		
Community Clerk		
Approved for the Director of Planning, Property and Development		

No.	Revisions	Date	By

Date: 13-02-26
Scale: 1:150
Designed By: JW
Drawn By: JW
Checked By:
Seals

M cG O W A N · R U S S E L L

Client: DR. CHOHAN

Project Title: ELANTE FLATS MIXED USE

Sheet Title: FENCING DETAILS

Project No.: 21-027
Drawing No.: L2

FILE: T:\21-027 Chohan Court Apartments\dwg\21-027 GARBAGE AND FENCE DETAILS 2026-02-18.dwg