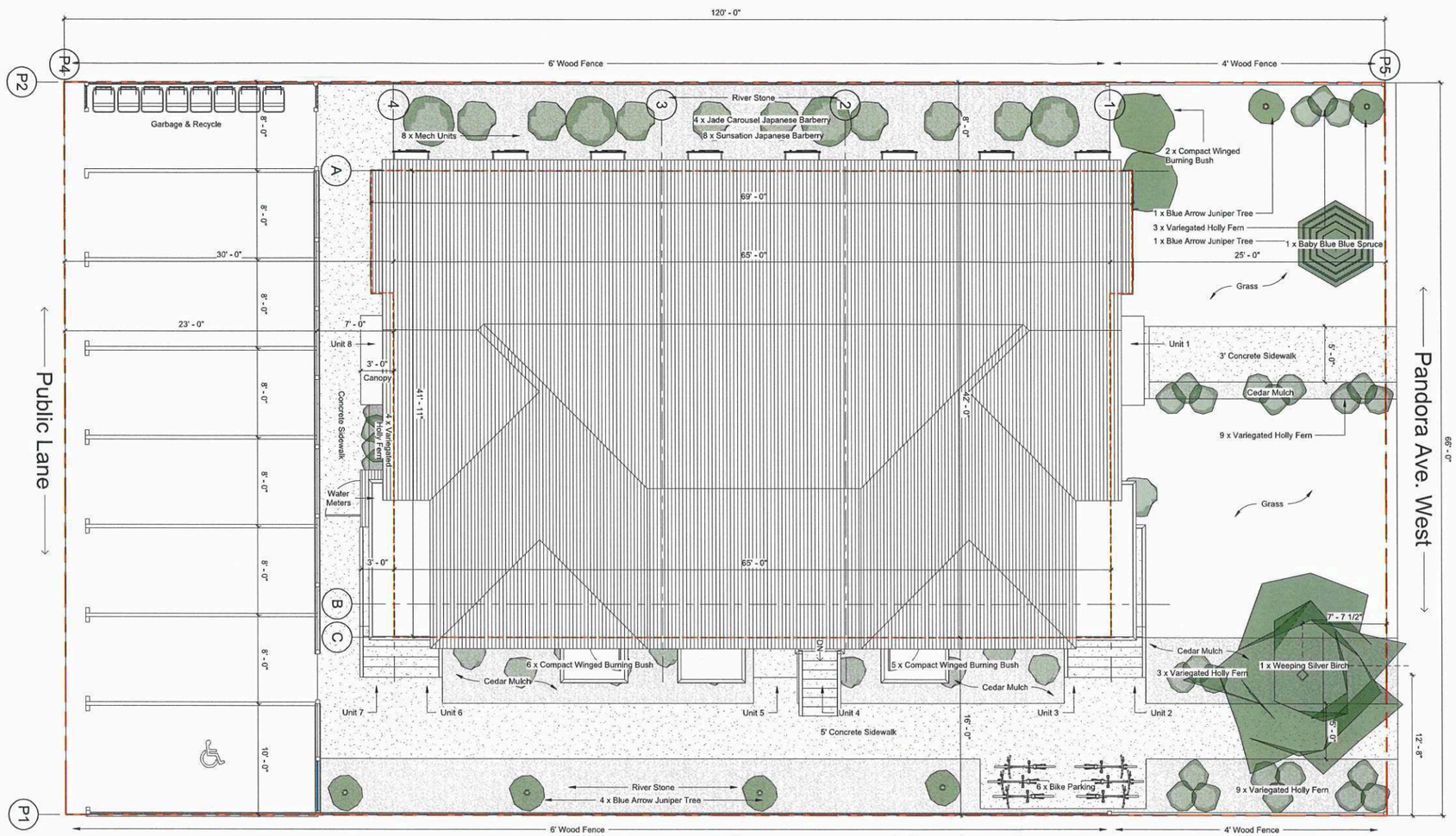
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Winnipeg, MB. R3M 1G2
email: info@designunion.ca

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

Consultant:

Consultant:

General Notes:

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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

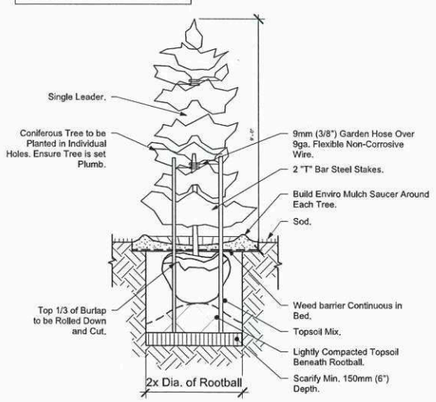
Site Plan

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

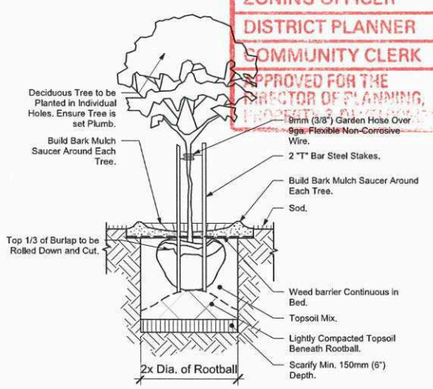
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SCHEDULE "A" page 1 of 4
To Zoning Agreement DAS2 :14/2025
By-Law No. 87/2025
ZONING OFFICER
DISTRICT PLANNER
COMMUNITY CLERK
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & PLANNING DEPT
Winnipeg
05/19/2026
6/02/26

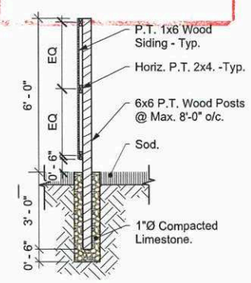
Note:
Secure "T" Bars to Tree @ Approx. 2/3 Total Tree Height Above Finished Grade.
Contractor to Ensure "T" Bars do not Penetrate Rootball.



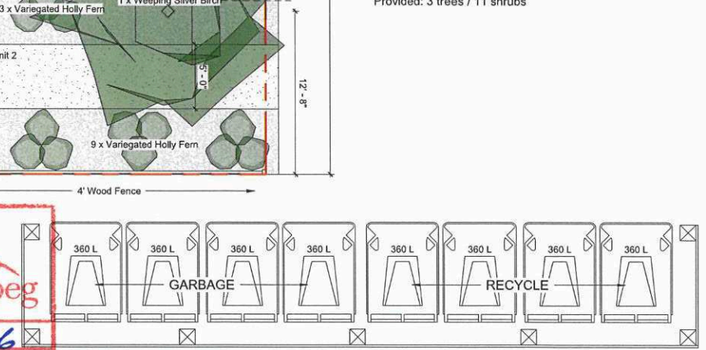
4 **Coniferous Tree**
3/8" = 1'-0"



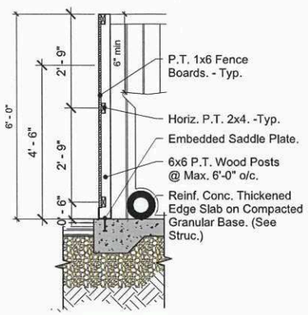
5 **Deciduous Tree**
3/8" = 1'-0"



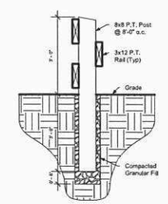
3 **6' wood fence detail**
3/8" = 1'-0"



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"

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



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

SCHEDULE "A" page 2 of 4
To Zoning Agreement DAS2/14/2025
By-Law No. 87/2025

ZONING OFFICER		05/19/2026
DISTRICT PLANNER		5/22/26
COMMUNITY CLERK	Consultant: JL	6/4/26
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

Winnipeg

Consultant:

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Project:
621 Pandora Ave West

Elevations

Page Number:	A102
Scale:	3/16" = 1'-0"
Date:	Mar 3 2026
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1 **North**
3/16" = 1'-0"



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

SCHEDULE "A" page 3 of 4
To Zoning Agreement DAS2025/14
By-Law No. 87/2025

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DISTRICT PLANNER		5 22 26
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Project:
621 Pandora Ave West

Elevations

Page Number:	A103
Scale:	3/16" = 1'-0"
Date:	Mar 3 2026
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East



North



South

West

SCHEDULE "A" page 4 of 4
To Zoning Agreement DAS2: 14/2025
By-Law No. 87/2025

ZONING OFFICER		05/19/2026
DISTRICT PLANNER		5.22.26
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Project:
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Rendered Elevations

Page Number:	A003
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