Minutes – Standing Policy Committee on Property and Development – July 6, 2026

REPORTS

Item No. 19 Rezoning – 626 and 628 Garwood Avenue
(Fort Rouge-East Fort Garry Ward)
File DAZ 210/2026 [c/r DAV 270917/2025D and DCU 131893/2026D]

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee, and recommended to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "R2 Mature Communities PDO-1" Residential Two-Family District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated June 23, 2026, and attached as Schedule "B" to this report.

2. That in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

3. That the Developer shall meet all terms and conditions as outlined in Appendix "B", the report of the Administrative Coordinating Group, dated June 11, 2026, to the satisfaction of the Director of Planning, Property and Development.

4. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading.

5. That upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 210/2026 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading

6. That Development Application No. DAZ 210/2026 will be deemed to be concluded and all approvals in connection with same will expire if the Developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

STANDING COMMITTEE RECOMMENDATION (continued):

7. That the By-law will come into force when the consolidation of Lots 1 and 2 is registered at the Winnipeg Land Titles Office.

8. That the By-law will be repealed without coming into force 1 year following the date it is enacted if Lots 1 and 2 are not consolidated in accordance with recommendation 7, unless the Developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

9. That the Variance order and Conditional Use 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 No. DAZ 210/2026.

10. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

DECISION MAKING HISTORY:

Moved by Councillor Santos,

That the recommendation of the City Centre Community Committee be concurred in and forwarded to the Executive Policy Committee and Council.

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On June 23, 2026, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

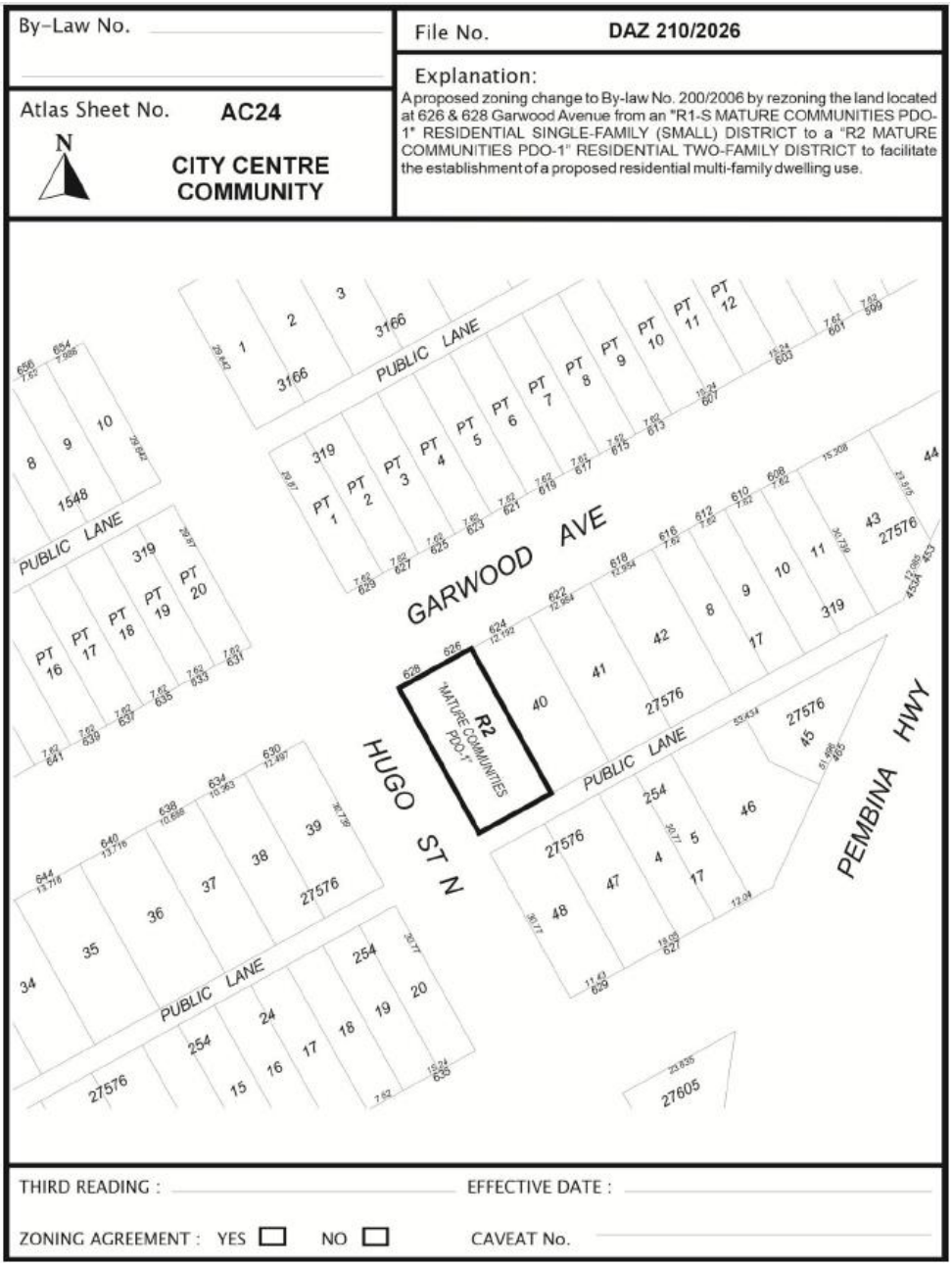
File: DAZ 210/2026

Before: City Centre Community Committee
Councillor Gilroy, Chairperson
Councillor Orlikow
Councillor Rollins

Public Hearing: June 23, 2026
Council Building, 510 Main Street

Applicant: KNH Sawatzky & Associates Ltd. (Landon Friesen)

Subject:



Premises Affected: 626 and 628 Garwood Avenue

For submission to: The Standing Policy Committee on Property and Development

Prepared by: Rebecca Ford, Committee Clerk
City Centre Community Committee

Report date: June 23, 2026

Community Committee Recommendation:

On June 23, 2026, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "R2 Mature Communities PDO-1" Residential Two-Family District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated June 23, 2026, and attached as Schedule "B" to this report.

2. That in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

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6. That Development Application No. DAZ 210/2026 will be deemed to be concluded and all approvals in connection with same will expire if the Developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

7. That the By-law will come into force when the consolidation of Lots 1 and 2 is registered at the Winnipeg Land Titles Office.

8. That the By-law will be repealed without coming into force 1 year following the date it is enacted if Lots 1 and 2 are not consolidated in accordance with recommendation 7, unless the Developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

9. That the Variance order and Conditional Use 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 No. DAZ 210/2026.

10. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

The City Centre Community Committee provided the following supporting reasons for its recommendation:

1. There is always a tension between the front yard setback as it relates to the neighbourhood and the liveable outdoor space.

2. I like balconies. I like windows. I don't like to see a mass of space that could contribute to windows be disrupted because it doesn't create a nice space to live in.

3. I like a balcony. Especially if we're trying to address the missing middle. It's an opportunity to grow plants. Drapes and nice plants on the balcony.

4. We have some excellent examples of this model. Of a six storey in the neighbourhood, in particular on Grosvenor, I'll point-out, which is a shared zone between Councillor Orlikow and I.

5. I see here the Winnipeg Public Service being really sensitive to the design of Earl Grey. This has the pitched roof that the neighbours like. I really hope we'll see the materials; like the shingle style. This does reflect the three-storey homes in the neighbourhood.

6. While I appreciate that the infill guidelines and the subsequent rezoning hearings that we've done really address four units as-a-right, I'll point out that before the hearing and after, the six units were actually the typical model we'd see. A more frequent model. The four units, as the Public Service pointed out, weren't the economic tone of the day.

7. We've seen a lot of different types of things come through since we did the zoning process.

8. A lot of the attention that the Public Service paid to the collaborative process with the applicant produced really great decision-making.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 2 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated December 10, 2025 2. Notification of Public Hearing dated June 4, 2026 3. Manitoba Status of Title 3343204/1 4. Letter of authorization dated December 9, 2025 from 10219705 Manitoba Ltd. (John Vincent Sy Galauran) to KNH Sawatzky & Associates Ltd. (Landon Friesen) 5. Plans (7 pages) for File DAZ 210/2026 6. Report from the Urban Planning Division dated June 9, 2026 7. Inspection Report 8. Communication dated June 15, 2026, from Paula Murray in opposition to the application 9. Communication dated June 18, 2026, from Daniel Hemond in opposition to the application 10. Recording of Representations

REPRESENTATIONS:

In Support:

Landon Friesen
Armin Barsomian

In Opposition:

Paula Murray
Daniel Hemond

For Information:

Nil

For the City:

Dylan Chyz-Lund, District Planner, Planning, Property and Development Department

Exhibit “6” referred to in File DAZ 210/2026

ADMINISTRATIVE REPORT

Title: DAZ 210/2026 at 626 and 628 Garwood Avenue

Issue: For consideration at the Public Hearing of an application to Rezone the subject property to the “R2” Residential Two-Family district for the purpose of constructing a six-unit residential building on the lot.

Critical Path: City Centre Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Dylan Chyz-Lund, RPP, MCIP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a “R2 Mature Communities PDO-1” Residential Two-Family District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated June 23, 2026, and attached as Schedule “B” to this report.
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9. That the Variance order and Conditional Use 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 No. DAZ 210/2026.
10. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The applicant wishes to Rezone the subject property to the "R2" Residential Two-Family district for the purpose of constructing a six-unit multi-family building.
- Rezoning applications require a Public Hearing per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- This report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the land will be **Rezoned.**

CONSULTATION

In preparing this report there was consultation with:

- Land Development Branch

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared By:	Dylan Chyz-Lund, MCP
Date:	June 9, 2026
File No.	DAZ 210/2026

List of Schedules and Appendices

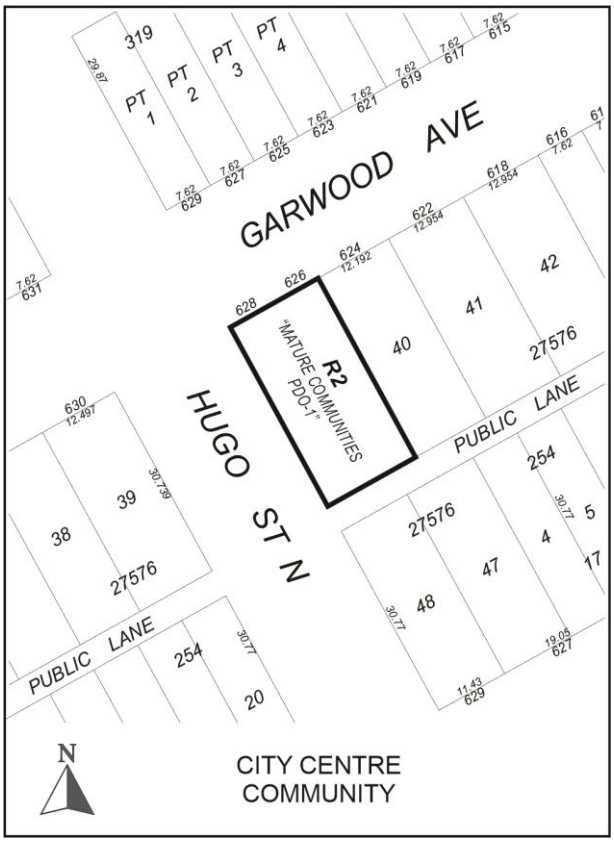
- Schedule A – Planning Discussion
- Schedule “B” of File No. DAZ 210/2026, City Centre Community Committee, dated June 23, 2026
- Appendix A: Draft by-law
- Appendix B: Report of the Administrative Coordinating Group, dated June 11, 2026

SCHEDULE 'A'- PLANNING DISCUSSION

DATE:	June 9, 2026
FILE:	**DAZ 210/2026**
RELATED FILES:	DAV 25-270917\D
	DCU 26-131893\D
COMMUNITY:	City Centre
NEIGHBOURHOOD #:	1.106 - (EARL GREY)

SUBJECT: To rezone the property to the "R2" Residential Two-Family district for the purpose of constructing a six-unit multi-family residential building on the lot.

LOCATION: **626 and 628 Garwood Avenue**



LEGAL DESCRIPTION: LOT 1/2 BLOCK 17 PLAN 319 29/31 ST B

APPLICANT: Landon Friesen (KNH Sawatzky & Associates Ltd.)
128 James Ave Unit 100
Winnipeg, MB R3B 0N8

OWNER: 10219705 MANITOBA LTD.
26 Wheelwright Way
OAK BLUFF, MB R4G 0C3

RECOMMENDATION: **Approval with conditions**

SITE DESCRIPTION

- The subject property is located at the southeast corner of Garwood Avenue and Hugo Street N, in the Earl Grey neighbourhood of the Fort Rouge - East Fort Garry ward.
- The subject property is located in an "Established Neighbourhood-Mature Community" policy area as identified in *Complete Communities 2.0*.
- The subject property is currently zoned "R1-S" Residential – Single-Family – Small district, and is approximately 5058 square feet in area.
- The subject property is accessed by a paved rear lane.

SURROUNDING LAND USE AND ZONING

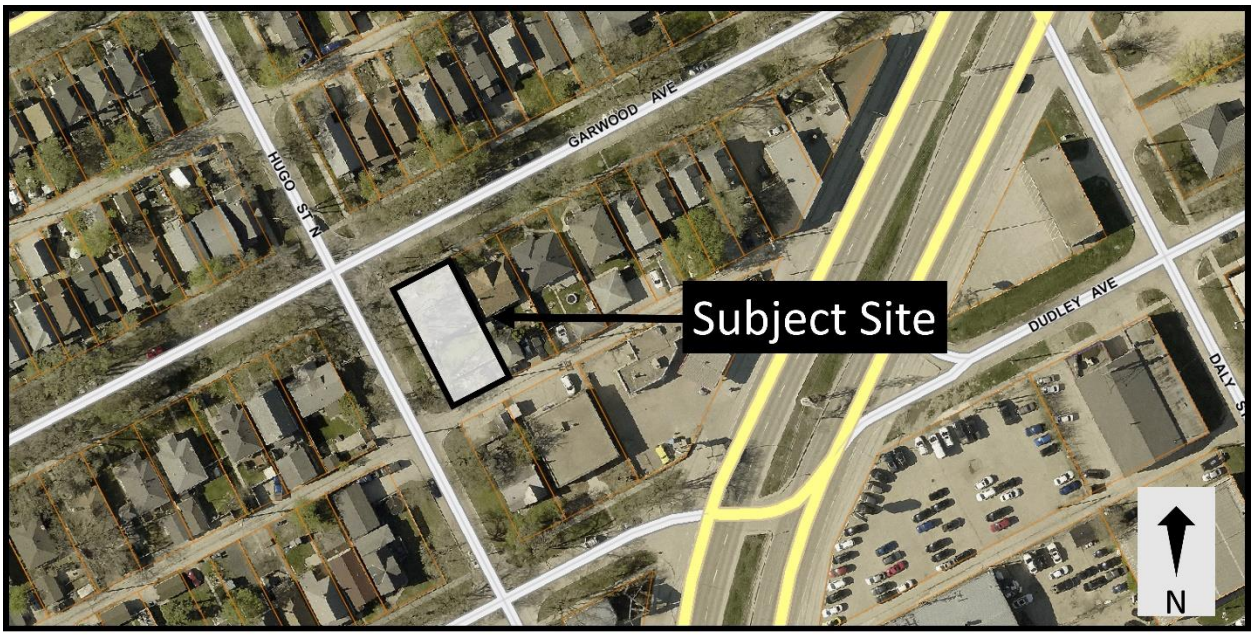


Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2024).

North: Garwood Avenue, then a single-family dwelling zoned "R1-S" Residential – Single-Family – Small district.

South: A rear lane, then a commercial use zoned “C2” Commercial – Neighbourhood district and a single-family dwelling zoned “R1-S” Residential – Single-Family – Small district.

East: A two-family dwelling zoned “R1-S” Residential – Single-Family – Small district.

West: Hugo Street N, then a single-family dwelling zoned “R1-S” Residential – Single-Family – Small district.

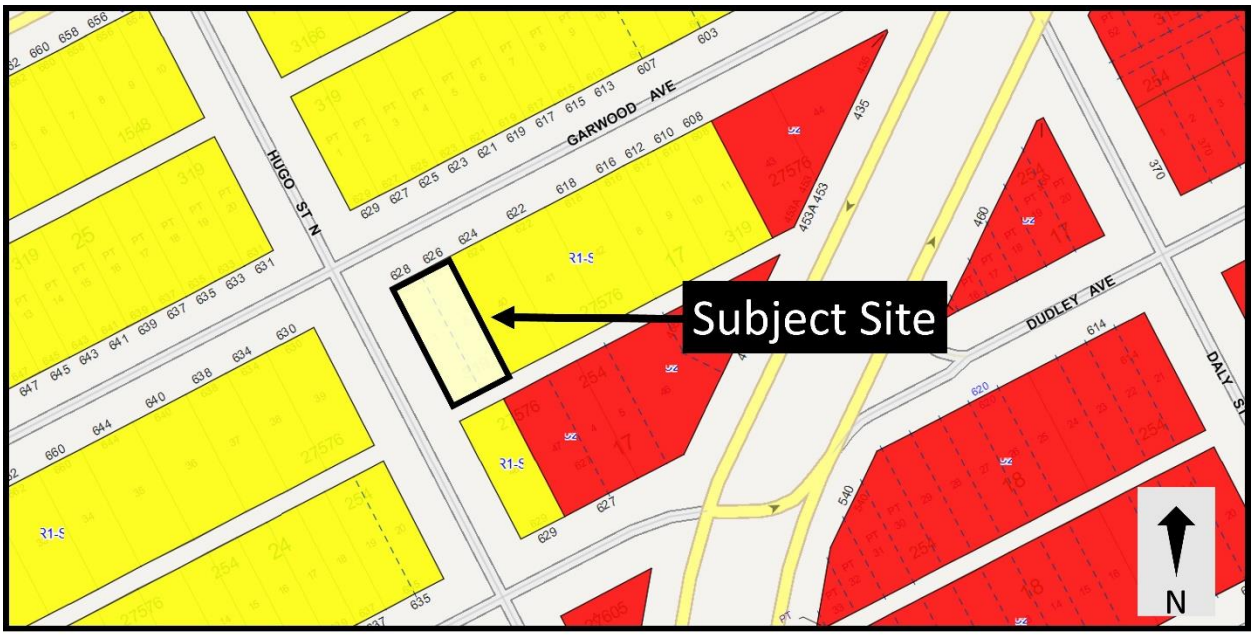


Figure 2: Zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a six-unit multi-family development, oriented towards Garwood Avenue and Hugo Street N. The building would:
    - Be two stories in height (30'-9 3/8" measured to the peak of the roof).
    - Have a 13’ front yard setback from the building foundation to the Garwood Avenue property line, and an 8’ front yard setback from the front porch and balcony to the Garwood Avenue property line.
    - Have a 6’ west side yard setback to Hugo St. N.
    - Have a 6'-6 ¾” east side yard setback to the abutting property.
    - Have a 33’ 3 1/8” rear yard setback to the lane.
    - Include individual unit entrances on the north (Garwood Avenue), west (Hugo Street N), and south elevations, with direct pedestrian connections to the sidewalks on Hugo Street N and Garwood Avenue.
    - Include balconies and porches on the north and south elevations.
    - Be clad in a mixture of acrylic stucco and cement board.
- The site plan also shows:
    - One new tree and 11 new shrubs.

- Five parking spaces, including one accessible stall.
- A bicycle rack with space for three bicycles.

Collaboration with the Public Service:

- N/A

ANALYSIS AND ISSUES

OURWINNIPEG

OurWinnipeg Goal: City Building

Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support *Complete Communities* principles, to achieve this Plan's sustainable development goals.

- Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.

Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to health food, daily needs, employment, education, recreation, and green infrastructure.

Applicable Policies for Established Neighbourhoods – Mature Communities

6.1 Sustainable Urban Growth

- The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.

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.

6.44 Compatible Growth

- Plan for and protect green and built infrastructure and resources from incompatible development that would compromise achievement of this Plan's goals.

The proposed development aligns with *OurWinnipeg2045* in general because it would facilitate the development of a small-scale multi-family building in an area characterized by smaller-scale development including single-family dwellings, two-family dwellings, and commercial uses.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg. *CCDS 2.0* provides policy guidance when assessing proposals that are seeking entitlements or changes to the *Winnipeg Zoning By-Law*.

The subject site is located in an "Established Neighbourhood – Mature Communities" policy area of *CCDS 2.0*. The following goals and policies of *CCDS 2.0* apply to the proposal:

- Goal 1 - *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*

  General 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.*

At two stories and less than 35' in height, the proposed building is considered a low-rise development under *CCDS 2.0* policies. The building will increase the population in this established neighbourhood and increase housing options for residents while positively contributing to the neighbourhood through design elements detailed under Goal 2.

- Goal 2 - *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.*

  Building Setbacks

  - *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.*

The proposed building includes a 13' front yard setback from the building foundation to the Garwood Avenue property line, and an 8' front yard setback from the front porch and balcony to the Garwood Avenue property line. The building would also have a 6' west side yard setback to Hugo St. N. and a 6'-6 ¾" east side yard setback to the abutting property. Together, these setbacks bring the building closer to the front and corner property lines. Simultaneously, the

setbacks – when paired with the modest building height of just over 30' – respects the area context which is predominantly one and two-storey buildings.

The north yard to Garwood Avenue, and the west yard to Hugo Street N, bring the building closer to the street. Typically, the Urban Planning and Design Division requires front yards to be within +/- 5' of the average of abutting properties. This is intended to ensure new development respects the existing alignments along a developed block, that neighbouring developments are not significantly impacted by changes to the front yards, and that new development has some flexibility when being planned. In this case, the front yard to the building foundation wall is within 4' of the alignment, while the front yard to the balconies and porches is 9' less than the alignment. While this is a larger setback than is typically supported, it is noteworthy that the setback enables larger outdoor space for residents, and that the balconies / porches are located on the west half of the front façade, away from the existing two-family dwelling to the east. This ensures that the main building wall maintains the required setback, while the projecting balcony and porch respects the existing development by being located away from it.

Building Design

- *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.*

The proposed building includes cement siding and acrylic stucco, as well as 20% window coverage. In addition, the building includes full balconies and porches, along with entrances facing both streets that flank the building. Together, these features create visual interest that positively contributes to the aesthetics of both streets the building is located on.

Pedestrian orientation

- *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*

The proposed building includes ground floor entrances that provide access to both Garwood Avenue and Hugo Street N, balconies and porches that face Garwood Avenue and the rear

lane, and significant window coverage that faces both streets. Together, these features promote the pedestrian orientation of the building.

Massing and scale

- *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.*

The proposed building two stories (approximately 30'-9 3/8" measured to the peak of the roof) is consistent with surrounding development, which includes both one and tow-storey development. It is notable that the proposed development is significantly under the maximum allowed height for either the “R1” or “R2” districts, which enable a building height of 35’ when measured to the midpoint of a roof.

The use of individual entrances, alternating building façade materials, significant window coverage, and balconies all break up the horizontal massing of the proposed building.

Parking and loading

- *2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:*
  a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;

  b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and

  c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing

The parking is accessed from the rear lane, with parking buffered from Hugo Street N by an opaque wood fence. Parking taken from the rear lane, rather than from a front drive aisle, reduces the risk of conflict between pedestrians and vehicles and preserves the existing green space along the public boulevard.

Site design

- *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.*

As discussed, the proposed building height of two stories is similar to surrounding development, and paired with the 6'-6 ¾" east side yard ensures the new development mitigates the impact with the abutting house to the east.

SMALL SCALE AND LOW-RISE RESIDENTIAL DEVELOPMENT GUIDELINESS FOR MATURE COMMUNITIES

- The *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities (Infill Guidelines)* were adopted by Council on June 24, 2021 and are applicable to this proposal.
- The proposed development meets the preferred location criteria contained in the *Infill Guidelines* to support a low-rise multi-family development. Specifically, the *Infill Guidelines* support low-rise development where:
    - The rear yard abuts a lane;
    - The site is located within 400 metres of the Primary Transit Network;
    - The property is a corner lot and the lane separates the rear yard from a commercial, multi-unit residential or non-residential use.

ZONING BY-LAW 200/2006

- The "R2" Residential Two-Family district is intended for two-family development and smaller-scale multi-family development, such as townhouses and low-rise multi-unit buildings.
- The subject site is located on the corner of two local streets, with an adjacent commercially zoned property to the south.
- The proposed low-rise multi-family development can be accommodated in the "R2" Residential Two-Family district.

ADDITIONAL CONSIDERATIONS

ACG

- The Administrative Coordinating Group (ACG) report outlined in Appendix B of this report advises that no servicing agreement is required.

Lot Consolidation

- Given that the proposed Rezoning and associated development occurs on a lot with an underlying lot line, two conditions (recommendations 7 and 8) have been included that require the lots to be consolidated at the Winnipeg Land Titles Office prior to the By-Law coming into force.

SUMMARY

The Urban Planning Division recommends **approval** for the following reasons:

- The Rezoning will result in the establishment of a multi-family development that is consistent with policies in *OurWinnipeg 2045* and *Complete Communities 2.0*.

RECOMMENDATION

The Urban Planning Division recommends this application be **approved** and the subject property be Rezoned to the “R2” Residential Two-Family district.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Dylan Chyz-Lund, RPP, MCIP
PPD File # DAZ 210/2026

SCHEDULE "B" OF FILE DAZ 210/2026, City Centre Community Committee, Dated June 23, 2026

By-Law No. _____

File No. **DAZ 210/2026**

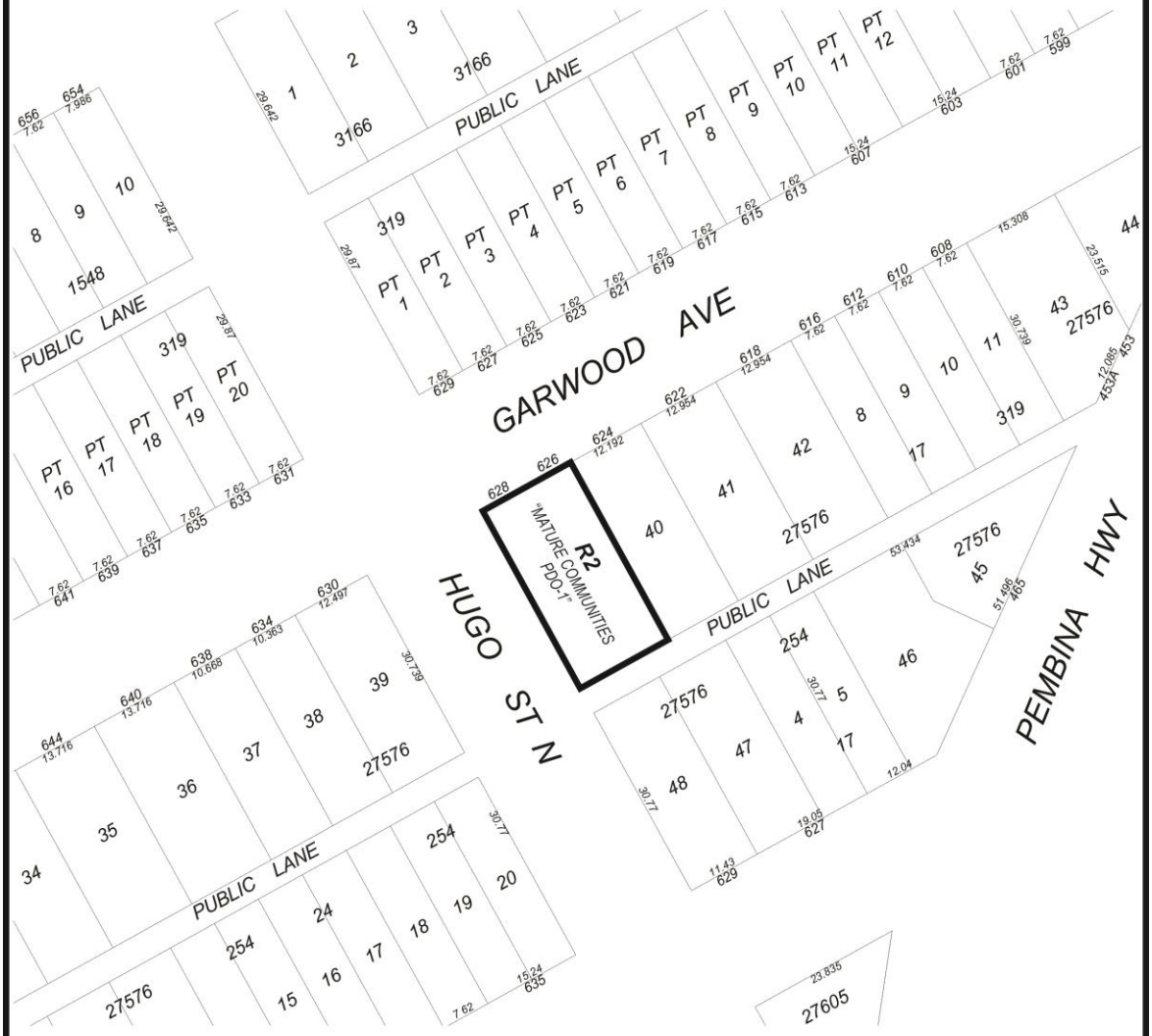
Explanation:

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 626 & 628 Garwood Avenue from an "R1-S MATURE COMMUNITIES PDO-1" RESIDENTIAL SINGLE-FAMILY (SMALL) DISTRICT to a "R2 MATURE COMMUNITIES PDO-1" RESIDENTIAL TWO-FAMILY DISTRICT to facilitate the establishment of a proposed residential multi-family dwelling use.

Atlas Sheet No. **AC24**

N

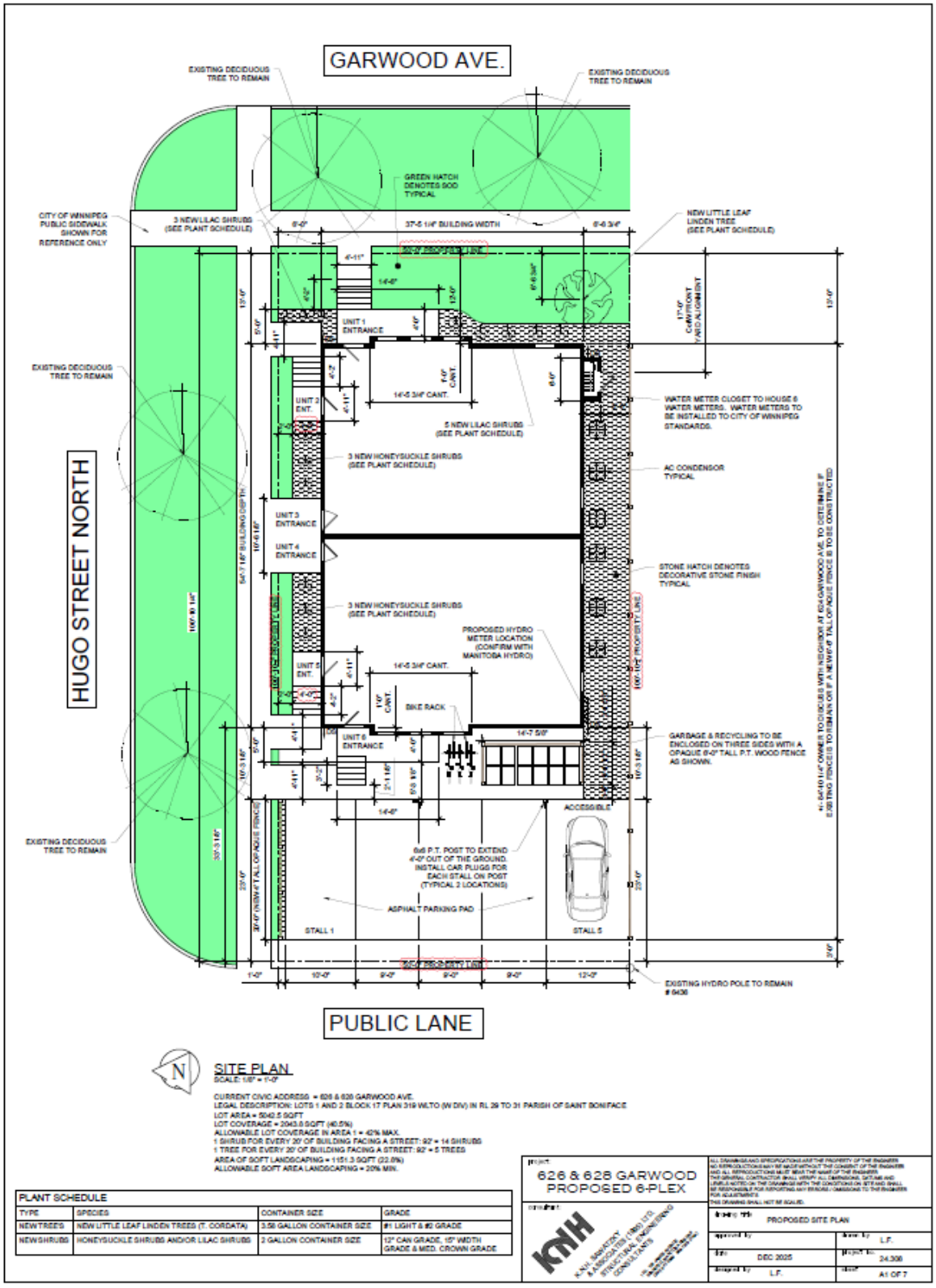
CITY CENTRE COMMUNITY



THIRD READING : _____ EFFECTIVE DATE : _____

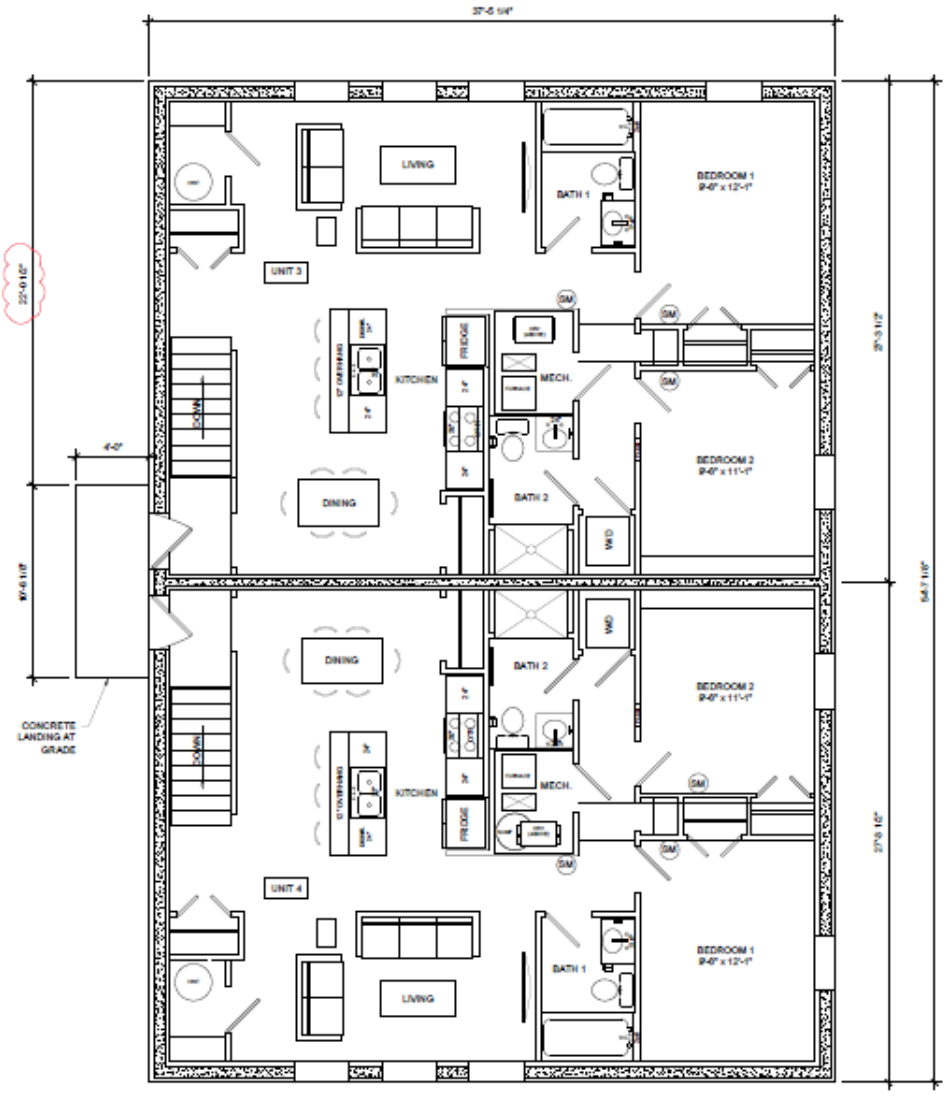
ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “5” referred to in File DAZ 210/2026



BUILDING CONSTRUCTION NOTES:

-ALL UNITS TO HAVE THEIR OWN DEDICATED ELECTRICAL PANEL (SEE PLAN, FINAL LOCATION AS PER OWNER)
-ALL UNITS TO HAVE THEIR OWN DEDICATED ELECTRIC FURNACE, HRV, & HWT (SEE PLAN, FINAL LOCATION AS PER MECH. & OWNER)
-ALL UNITS TO HAVE THEIR OWN DEDICATED WATER METER (LOCATED IN EXTERIOR WATER METER DOGHOUSE)



BASEMENT LAYOUT

FIRE, SMOKE & CO DETECTOR SCHEDULE	
MARK	DESCRIPTION
SM	SMOKE DETECTOR TO CURRENT CODE

WINDOW & DOOR NOTES
-WINDOW SIZES AND OPENERS AS PER ELEVATIONS (WINDOW SUPPLIER TO CONFIRM THAT ALL BEDROOM WINDOWS HAVE 1 ACCESS / EGRESS OPENING)
-MIN. SPEC IS DUAL PANE, LOW E, ARGON TO MEET THE CURRENT ENERGY CODE STANDARDS
-COORDINATE DRYWALL RETURNS OR WINDOW JAMBS WITH OWNER
-CONRETE TRADE & FRAMER TO VERIFY ALL ROUGH OPENINGS WITH APPROVED WINDOW SHOP DRAWINGS PRIOR TO START OF CONSTRUCTION
-INSULATORS TO INSTALL LOW EXPANSION SPRAY FOAM AT A 3" DEPTH AROUND ALL WINDOWS & EXTERIOR DOORS SO AS TO NOT WARP THE FRAMES AND THEN FILL IN THE REST OF THE R.O. WITH FIBERGLASS INSULATION AND SEAL WALL V.B. TO WINDOW FRAME WITH BLUE TUCK TAPE

project:
626 & 628 GARWOOD
PROPOSED 6-PLEX

consultant:
KNH
K.N.H. SANATZKY & ASSOCIATES (1989) LTD. STRUCTURAL ENGINEERING CONSULTANTS

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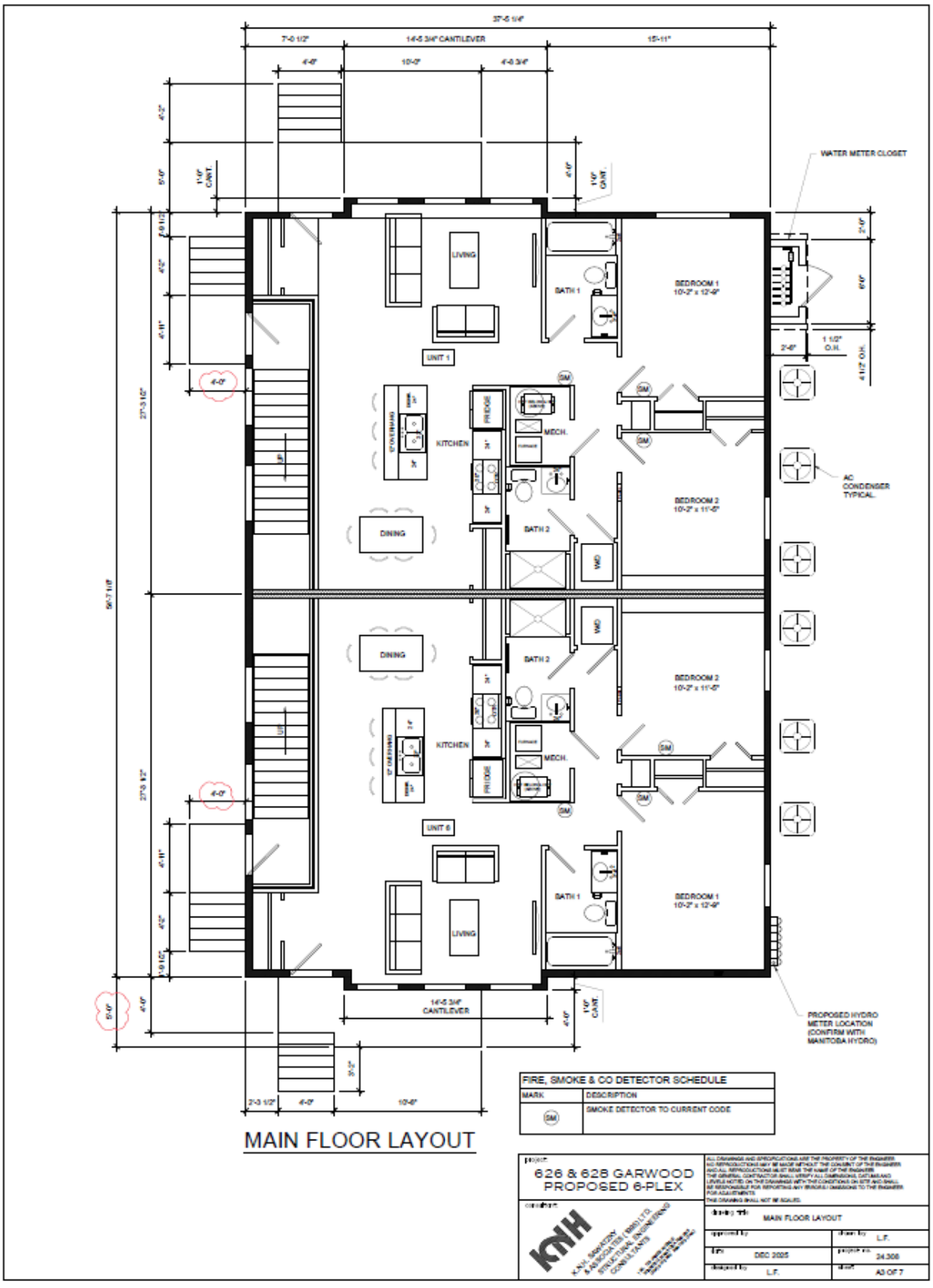
THIS DRAWING SHALL NOT BE SCALED.

drawing title	BASEMENT LAYOUT		
approved by		drawn by	L.F.
date	DEC 2025	project no.	24.306
designed by	L.F.	sheet	A2 OF 7

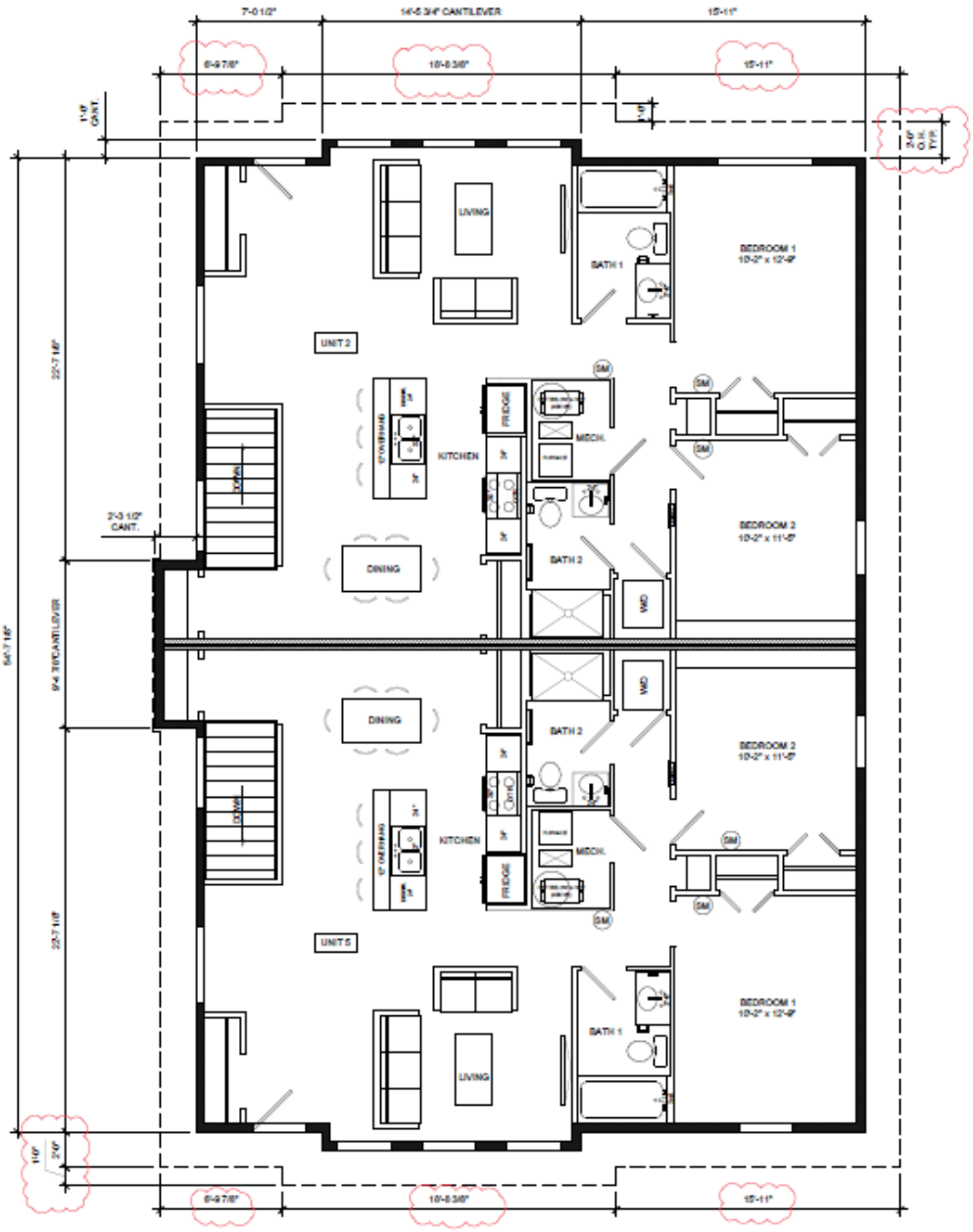


FIRE, SMOKE & CO DETECTOR SCHEDULE	
MARK	DESCRIPTION
SM	SMOKE DETECTOR TO CURRENT CODE

626 & 628 GARWOOD
PROPOSED 6-PLEX

MAIN FLOOR LAYOUT

drawn by: L.F.	
date: DEC 2025	project no. 24.308
designed by: L.F.	sheet A3 OF 7



2ND FLOOR LAYOUT

FIRE, SMOKE & CO DETECTOR SCHEDULE	
MARK	DESCRIPTION
SM	SMOKE DETECTOR TO CURRENT CODE

project:
626 & 628 GARWOOD
PROPOSED 6-PLEX

consultant:
KNH
K.N.H. LABONTE & ASSOCIATES (1980) LTD.
STRUCTURAL ENGINEERING CONSULTANTS

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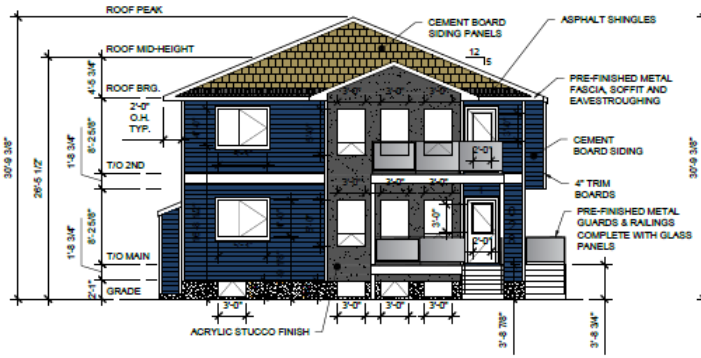
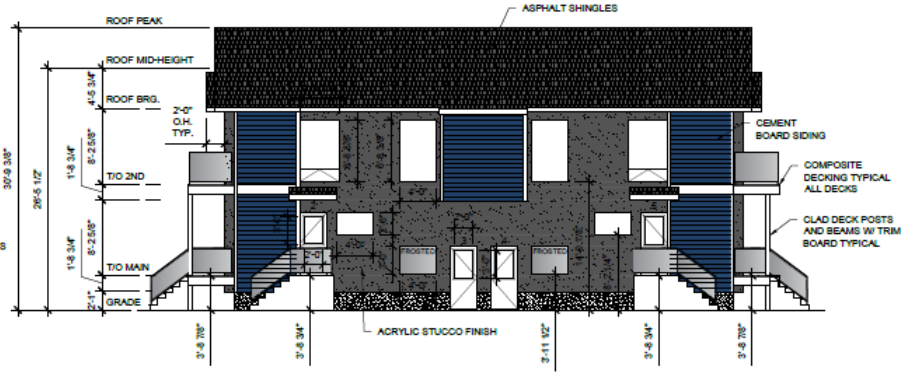
drawing title: 2ND FLOOR LAYOUT

approved by:	drawn by: L.F.
date: DEC 2025	project no. 24.308
designed by: L.F.	sheet A4 OF 7



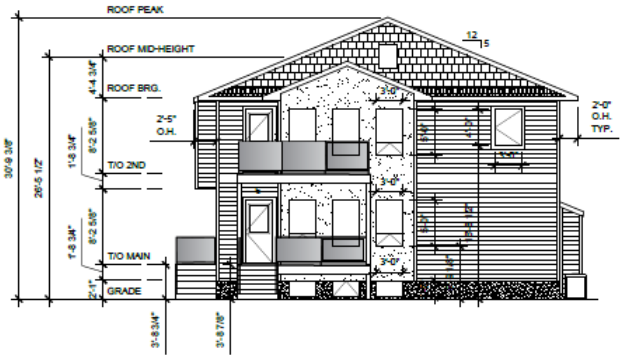
NORTH (FRONT) ELEVATION

SCALE: 1/8" = 1'-0"
AREA OF BUILDING FACE (GRADE TO US CEILING) = 822.8 SQFT
AREA OF CEMENT BOARD SIDING = 394.4 SQFT (48%)
AREA OF ACRYLIC STUCCO = 221.8 SQFT (27%)
AREA OF WINDOW GLAZING = 153 SQFT
AREA OF DOOR GLAZING = 12 SQFT
PERCENTAGE OF GLAZING = 20% (MIN. 20% REQUIRED)



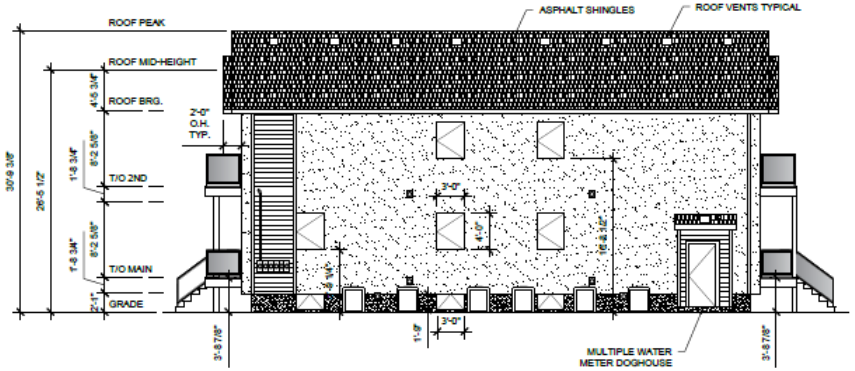
WEST ELEVATION

SCALE: 1/8" = 1'-0"
AREA OF BUILDING FACE (GRADE TO US CEILING) = 1199.7 SQFT
AREA OF CEMENT BOARD SIDING = 373.8 SQFT (31%)
AREA OF ACRYLIC STUCCO = 524.4 SQFT (44%)
AREA OF WINDOW GLAZING = 156 SQFT
AREA OF DOOR GLAZING = 24 SQFT
PERCENTAGE OF GLAZING = 15% (MIN. 15% REQUIRED)



SOUTH (BACK) ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

project:
626 & 628 GARWOOD
PROPOSED 6-PLEX

consultant:
K.N.H. SAWATZKY & ASSOCIATES (1990) LTD.
STRUCTURAL ENGINEERING CONSULTANTS

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FOR ADJUSTMENTS
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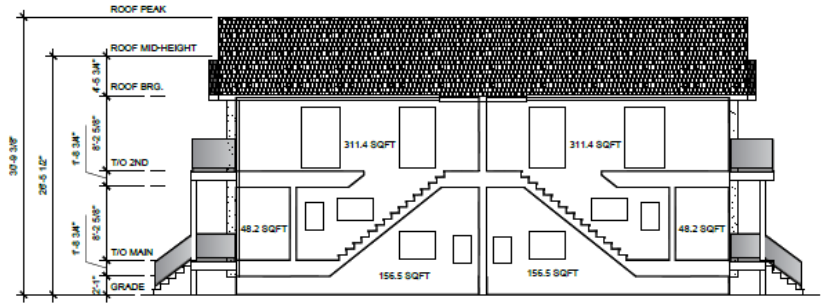
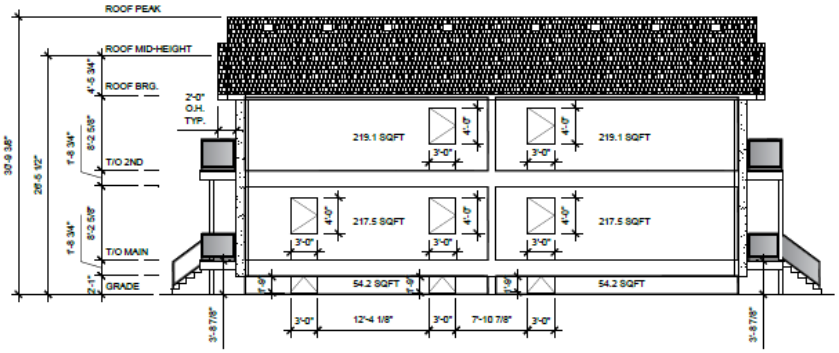
drawing title: ELEVATIONS	
approved by:	drawn by: L.F.
date: DEC 2025	project no.: 24.308
designed by: L.F.	sheet: A5 OF 7



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

project:
626 & 628 GARWOOD
PROPOSED 6-PLEX

consultant:
K.N.H. SAWATZKY & ASSOCIATES (1996) LTD. STRUCTURAL ENGINEERING CONSULTANTS

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FOR ADJUSTMENTS
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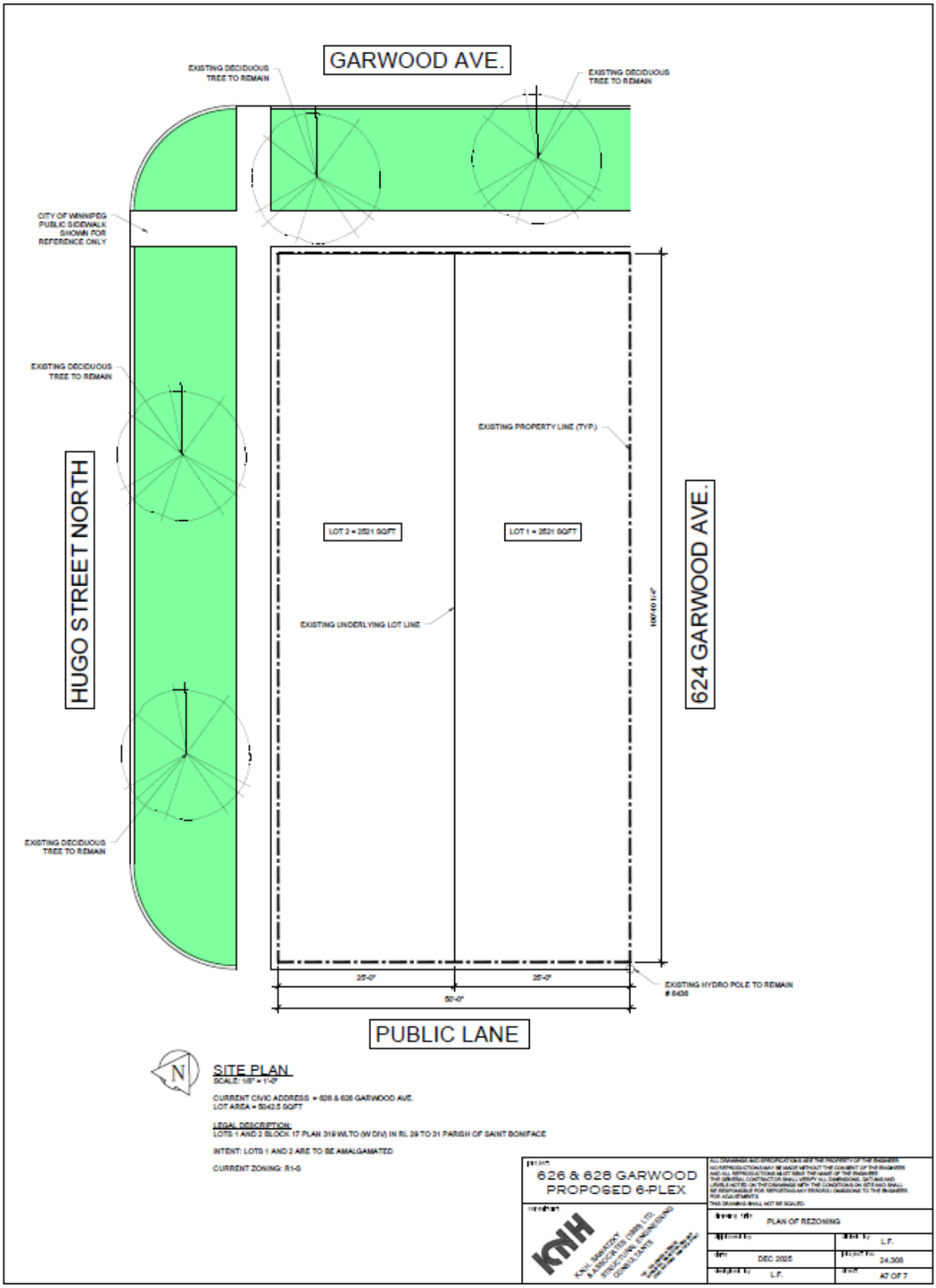
drawing title	SPATIAL SEPARATION AREAS
approved by	drawn by L.F.
date DEC 2025	project no. 24.308
designed by L.F.	sheet A6 OF 7


GARWOOD AVE.
EXISTING DECIDUOUS TREE TO REMAIN
EXISTING DECIDUOUS TREE TO REMAIN
CITY OF WINNIPEG PUBLIC SIDEWALK SHOWN FOR REFERENCE ONLY
EXISTING DECIDUOUS TREE TO REMAIN
HUGO STREET NORTH
EXISTING PROPERTY LINE (TYP.)
LOT 2 = 2521 SQFT
LOT 1 = 2521 SQFT
EXISTING UNDERLYING LOT LINE
624 GARWOOD AVE.
EXISTING DECIDUOUS TREE TO REMAIN
25'-0"
25'-0"
50'-0"
EXISTING HYDRO POLE TO REMAIN # 6408
PUBLIC LANE
N
SITE PLAN
SCALE: 1/8" = 1'-0"
CURRENT CIVIC ADDRESS = 626 & 628 GARWOOD AVE.
LOT AREA = 5042.5 SQFT
LEGAL DESCRIPTION:
LOTS 1 AND 2 BLOCK 17 PLAN 319 WLTO (W DIV) IN RL 29 TO 31 PARISH OF SAINT BONIFACE
INTENT: LOTS 1 AND 2 ARE TO BE AMALGAMATED
CURRENT ZONING: R1-S
626 & 628 GARWOOD
PROPOSED 6-PLEX
PLAN OF REZONING
DEC 2025
24.300
L.F.
A1 OF 7