Agenda – Lord Selkirk-West Kildonan Community Committee – November 18, 2026

PUBLIC HEARINGS

Item No. 2 Variance – 748 Keewatin Street
(Point Douglas Ward)
File DAV 209931/2026D [c/r DAZ 223/2026]

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval of the application to vary the proposed "RMU" development and design standards of Winnipeg Zoning By-law 200/2006 as follows:

1. For the construction of a mixed use building to permit 210 parking spaces instead of 214 spaces;

2. For the establishment of an accessory parking area to permit insufficient buffering of parking and loading areas located within 20 feet (6.1 metres) of a side or rear lot line.

Subject to the following conditions:

1. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

2. That the Variance order DAV 26-209931\D 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 223/2026.

Agenda – Lord Selkirk-West Kildonan Community Committee – November 18, 2026

File:	DAV 209931/2026D
Applicant:	Serhal Consulting Inc. (Daniel Serhal)
Premises Affected:	748 Keewatin Street
Legal Description:	LOT 3 PLAN 24560 WLTO SW ¼ 24-11-2 EPM, hereinafter called "the land"
Property Zoned:	"R1-M" (Residential Single-Family (Medium) District) Proposed "RMU" (Residential Mixed Use District)
Nature of Application:	To vary the proposed "RMU" development and design standards of Winnipeg Zoning By-law 200/2006 as follows: 1. For the construction of a mixed use building to permit 210 parking spaces instead of 214 spaces; 2. For the establishment of an accessory parking area to permit insufficient buffering of parking and loading areas located within 20 feet (6.1 metres) of a side or rear lot line.

Exhibits Filed:

1. Application dated August 12, 2026
2. Notification of Public Hearing dated October 27, 2026
3. Manitoba Status of Title 3295647/1
4. Letter of authorization dated June 11, 2026, from 10192906 Manitoba Ltd to Daniel Serhal
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Caveats(s) 5635237/1, 5635238/1, 3006548
7. Plans, Sheets 1 to 7 inclusive, for File DAV 209931/2026D dated August 5, 2026
8. Report from the Urban Planning Division dated November 3, 2026
9. Inspection Report

The Winnipeg Public Service to advise that all statutory requirements with respect to this application have been complied with.

Moved by Councillor

That the report of the Winnipeg Public Service be taken as read.

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

That in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance,

(a) ☐ is consistent ☐ is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) ☐ does not create ☐ does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) ☐ is ☐ is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) ☐ is ☐ is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

Moved by Councillor

That the recommendation of the Winnipeg Public Service be concurred in / not be concurred in and the Variance be approved / rejected.

Moved by Councillor

That the public hearing with respect to this application be concluded.

Exhibit "8" referred to in File DAV 209931/2026D

ADMINISTRATIVE REPORT

Title: DAV 26-209931\D – 748 Keewatin St

Issue: For consideration of Variances associated with the development of a 178-unit mixed use building.

Critical Path: Lord Selkirk-West Kildonan Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Jerez, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the application to vary the proposed "RMU" development and design standards of Winnipeg Zoning By-law 200/2006 as follows:

1) For the construction of a mixed use building to permit 210 parking spaces instead of 214 spaces;
2) For the establishment of an accessory parking area to permit insufficient buffering of parking and loading areas located within 20 feet (6.1 metres) of a side or rear lot line.

Subject to the following conditions:

1. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.
2. That the Variance order DAV 26-209931\D 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 223/2026.

REASON FOR THE REPORT

- The applicant is proposing to rezone the land to an "RMU" Residential Mixed Use District to facilitate the development of a 178-unit commercial and residential mixed use building, and requires Variances to meet the parking and buffering requirements of *Winnipeg Zoning By-Law*.

- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 26-209931\D**
RELATED FILES:	DAZ 223/2026
COMMUNITY:	Lord Selkirk - West Kildonan Committee
NEIGHBOURHOOD #:	3.325 - Tyndall Park
SUBJECT:	To vary the proposed "RMU" development and design standards of Winnipeg Zoning By-law 200/2006 as follows: 1) For the construction of a mixed use building to permit 210 parking spaces instead of 214 spaces; 2) For the establishment of an accessory parking area to permit insufficient buffering of parking and loading areas located within 20 feet (6.1 metres) of a side or rear lot line.
LOCATION:	748 Keewatin St
LEGAL DESCRIPTION:	LOT 3 PLAN 24560 SW 1/4 24-11-2 EPM
APPLICANT:	Daniel Serhal (Serhal Consulting Inc.) 47 Highland Creek Rd Unit Winnipeg, MB R3Y 0E1
OWNER:	10192906 MANITOBA LTD. 47 Highland Creek Rd Winnipeg, MB R3Y 0E1

HISTORY

N/A

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a Variance with respect to a property may be approved if the Variance:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject property is located on Keewatin Street between Manitoba Avenue and Tyndall Avenue, in the Tyndall Park neighbourhood of the Point Douglas ward.
- The subject site is 93,661 square feet in area and is currently occupied by a place of worship use and accessory parking area.
- The site is accessed by two approaches on Keewatin Street arterial route, two approaches from the rear (east) lane and one approach from the south side lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within a "Established Neighbourhood - Recent Community" policy area. The property is currently zoned an "R1-M" Residential Single-family Medium District.



Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Commercial uses zoned "C2", then Tyndal Avenue, then a 192-unit multi-family residential development zoned "RMF-S" Residential Multi-family (Small).

South: Single-family dwellings zoned "R1-M" Residential Single-family (Medium), them Manitoba Avenue, then single- and two-family dwellings zoned "R1-M" Residential Single-family (Medium) and "R2" Residential Two-family.

East: Keewatin Street, then an arena and park land and sports fields zoned "PR2" Parks and Recreation (Active).

West: A public lane, then single-family dwellings zoned "R1-M" Residential Single-family (Medium).

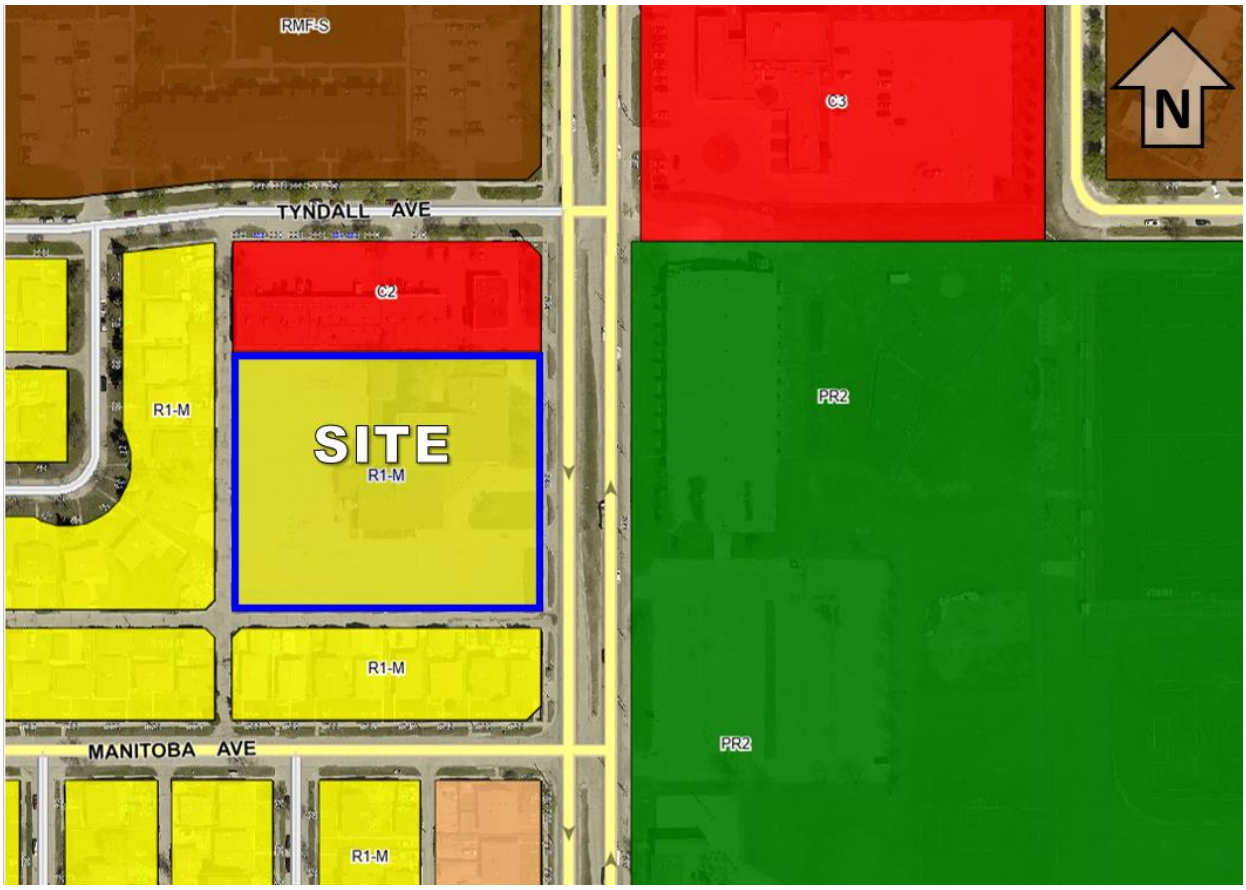


Figure 2: Zoning of the site and surrounding area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the subject site under DAZ 223/2026 from "R1-M" Residential Single-Family (Medium) to “RMU” Residential Mixed Use to facilitate the establishment of a proposed mixed use residential and commercial building. The existing building will be demolished.
- The proposed six (6) storey mixed use building is proposed to contain 178 residential dwelling units and 1 commercial unit.
- The commercial unit is 702 square feet in area located at the southeast corner of the building at grade.
- Elevations, a site plan, landscaping details, and floor plans have been provided.
- The proposed building configured in an “L” shape, with 220 feet of massing located along Keewatin Street, and 288.6 located along the north property line, abutting existing commercial uses to the north. Plans show a 20 foot front (east) and north side yard setback to the proposed building.
- The elevations provided show the proposed building is 72 foot in height, stepping down to 48 feet at the south and west ends of the building nearest to lower density land uses.
- The proposed building materials include a mix of warm toned materials, including white acrylic stucco, light brown Hardie board and batten, dark brown Hardie panel, and horizontal wood-look Sagiper siding.

- The main entrance faces the interior parking area, with the commercial and secondary entrance facing Keewatin Street.
- Plans provided show a total of 210 parking spaces, 208 allocated for residential units (a 1:1.17 ratio of units to parking), and 2 spaces for the commercial unit. Additional parking details are as follows:
    - 73 indoor spaces below grade;
    - 135 outdoor surface parking spaces, located behind the building;
    - 27 visitor parking spaces are proposed;
    - 7 accessible spaces are provided, including 2 van accessible stalls;
    - 40 bicycle parking spaces are proposed, including 22 outdoor spaces near the main building entrance (facing the interior parking area), and 18 in a secure bike parking room in the indoor parking area.
- Two points of access to surface parking and door to indoor parking are provided along the south side lane.
- A 20 feet landscaped front yard setback is shown along Keewatin Street, and a 20 foot side ward
- The applicant is proposing to provide street edge landscaping with 9 trees and 42 shrubs along McPhillips Street. Building foundation landscaping includes 26 shrubs along Keewatin Street, and 36 shrubs along the west and south façades facing the accessory parking area.
- The applicant has proposed 7 trees 88 shrubs for parking lot interior landscaping, which includes shrubs in lieu of fencing is provided along the rear (west) and south side public lanes.

COLLABORATION

- The applicant consulted with the Urban Planning and Design Division to confirm general support and to make revisions prior to submitting the subject applications.

ANALYSIS AND ISSUES

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.
- The subject site is designated "Established Neighbourhood - Recent Community" under CCDS 2.0. With regard to this proposal, the key policies guiding the development of Established Neighbourhoods include:

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

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.

1.14 Mid-rise residential uses will generally be accommodated on arterial roads where compatible with adjacent land uses and where they can be conveniently served with transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.

2.0 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.

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.

2.4 Encourage the use of high-quality, energy efficient, and durable exterior building facade materials.

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.

2.8 Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest which may include, but are not limited to, the following:

- *a. Direct pedestrian access to main building entrances from the street;*
- *b. Transparent storefront displays;*
- *c. Human scaled signage; and*
- *d. Decorative lighting, awnings, benches and other pedestrian oriented amenities.*

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*

2.13 Where appropriate, taller buildings should use step backs and roof design to mitigate negative impacts on adjacent properties and provide a more comfortable pedestrian environment.

2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.

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.

2.17 Where motor vehicle parking must be accessed from a front street, it should be effectively screened or incorporated into the building in a manner that positively contributes to the attractiveness of the streetscape.

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.

8.1 Protect, maintain and expand the pedestrian network within Established Neighbourhoods to create a more comfortable and accessible pedestrian environment.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reasons for Variances

- The applicant is proposing to provide 210 parking spaces instead of 214 spaces, therefore a Variance is required.
- A landscaped buffer is required when a parking or accessory to any use, other than a single- or two-family residential use, is located within 20 feet of a side or rear lot line abutting or adjacent to a residential zoning district. The proposed development include a landscape buffer between 5.75 feet to 6.5 feet in depth. As such, a Variance is required.

ANALYSIS OF VARIANCES

Parking Reduction

- The Public Service is supportive of the requested parking reduction as it is a small reduction, considering that this site is located along an arterial street with access to 2 transit routes, and because the site is within close proximity to employment, commercial, and neighbourhood amenities.
- In addition, the subject site abuts a multi-use pathway, and the applicant has provided 40 bicycle parking spaces, including 18 secure indoor spaces, exceeding the minimum Zoning By-law requirement of 21 bicycle parking spaces.

Insufficient buffering

- The Winnipeg Zoning By-law requires that a landscaped buffer must be installed when a parking or loading area accessory to any use, other than a single- or two-family residential use, is located within 20 feet of a side or rear lot line abutting or adjacent to a residential zoning district.
- The Urban Planning Division is supportive of the Variance to omit the buffering requirement of the parking area because the site is separated from single- and two-family residential uses by +/-20 foot wide public lanes west and south of the site. In addition, the applicant is proposing to provide a minimum 5.75 foot landscaped setback to the public lanes lined with shrubs.

RECOMMENDATIONS

In the context of Section 247(3), the Urban Planning and Design Division recommends **approval of** the application for the following reasons:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

In that, *the proposed development is consistent with* Complete Communities 2.0 *as the development will increase housing options in the area, support alternative modes of transportation, concentrate density in close proximity to the Transit Network, and support the City of Winnipeg Intensification Target.*

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

In that, *the proposed scale, character and built form of the proposed multi-family dwelling considers the scale of the existing development on the street and subject block and is compatible with adjacent land uses.*

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

In that, *the proposed Variances are required to relieve the injurious effect of the zoning by-law and to meet the goals and objectives of* Complete Communities Direction Strategy 2.0*.*

(d) is compatible with the area in which the property to be affected is situated.

In that, *the Variances requested are compatible with existing character and development on the street.*

CONSULTATION

In preparing this report there was internal consultation with: N/A

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 is the City of Winnipeg's long-range development plan. Applicable policies include the following:

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.

01-1a OurWinnipeg Approach to City Building: Promote compact urban form and manage the extension of municipal services for new growth. Support new developments that are contiguous with existing developments to minimize the spatial use of land and the extension of services.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

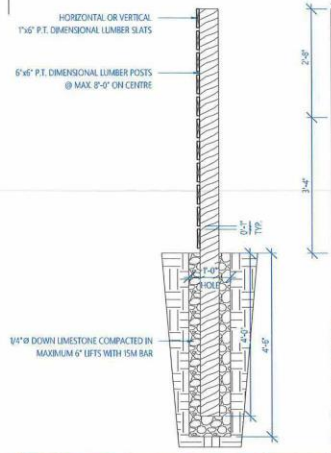
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

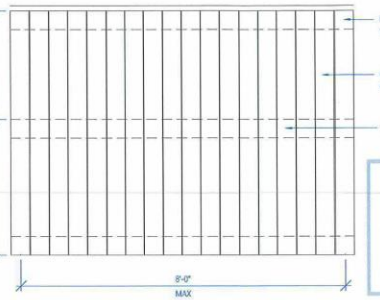
Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Simi Jerez, RPP MCIP
Date:	November 3, 2026
File No.	DAV 26-209931\D

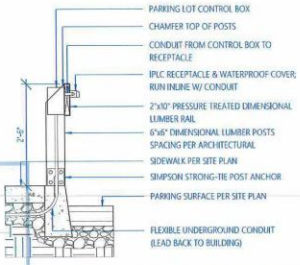
Exhibit “7” referred to in File DAV 209931/2026D





1 REFUSE / SITE FENCE DETAIL 1/2" 1/2" = 1'-0"





ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV26-209931/D
SHEET # 2 OF 7
DATE: August 5, 2026

2 PARKING FENCE DETAIL 1/2" = 1'-0"

SITE PLAN CONSTRUCTION ASSEMBLIES

PREPARED GRADE
GRADE WHICH IS REASONABLY SMOOTH AND FREE FROM STONE, ROOTS OR OTHER DEBRIS AND CONFORMS TO ALIGNMENTS, GRADE AND CROSS-SECTIONS AS INDICATED ON DRAWINGS

TYPICAL SOD
SOD CONSISTING OF VIGOROUS GROWING DENSE PERENNIAL GRASS TURF W/ A MINIMUM THICKNESS OF 1" ON PREPARED GRADE MOISTENED TO A MINIMUM DEPTH OF 6"

TYPICAL SIDEWALK CONSTRUCTION
5" THICK CONCRETE SLAB
(CLASS: C-2, STRENGTH: 32 MPa @ 28 DAYS, CEMENT: GU / 10, MAX. AGG.: 20mm, AIR: 5-8%) R/W 10M BARS @ 16" O/C EACH WAY TOP ON 6" THICK 1/4"Ø DOWN LIMESTONE COMPACTED W/ MINIMUM 500 LB PLATE COMPACTOR W/ (2) PASSES IN ALTERNATING DIRECTIONS ON WOVEN GEOTEXTILE ON PREPARED GRADE

TYPICAL PARKING SURFACE CONSTRUCTION
6" THICK 1/4"Ø DOWN LIMESTONE COMPACTED W/ MINIMUM 500 LB PLATE COMPACTOR W/ (2) PASSES IN ALTERNATING DIRECTIONS ON WOVEN GEOTEXTILE ON PREPARED GRADE

TYPICAL ROCK MULCH CONSTRUCTION
MINIMUM 3/4"Ø BLACK GRANITE WASHED BEFORE OCCUPANCY ON WOVEN GEOTEXTILE ON PREPARED BASE

TYPICAL ROCK MULCH CONSTRUCTION
BROWN OR BLACK WOOD BARK MULCH ON WOVEN GEOTEXTILE ON PREPARED GRADE

ZONING / INFILL GUIDELINE ANALYSIS

ZONING	RMU		
	BYLAW		PROPOSED
CATEGORY	MINIMUM	MAXIMUM	PROVIDED
LOT AREA	9,000 SQ. FT.		94,183 SQ. FT.
LOT AREA PER UNIT	500 SQ. FT.		532 SQ. FT.
LOT WIDTH	N/A		280'-10 7/16"
FRONT YARD	20'-0"		20'-0"
REAR YARD	25'-0"		27'-0"
INTERIOR SIDE YARD	5'-0" + 10'-0" = 15'-0"*		20'-0"
CORNER SIDE YARD	20'-0"		40'-10 7/16"
BUILDING HEIGHT		100'-0"	70'-7 11/32"

*5 STOREYS ABOVE GROUND FLOOR = 5 x 2'-0" = 10'-0"

LANDSCAPING ANALYSIS

STREET EDGE LANDSCAPING
LINEAR LENGTH 280'-0"

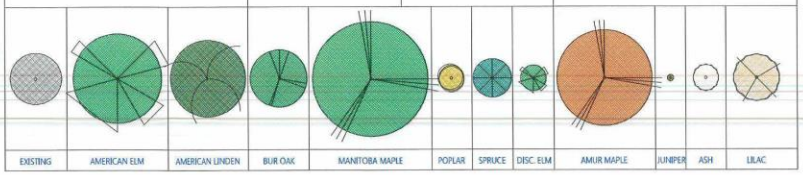
TYPE	REQUIRED	PROVIDED
TREES	LIN. FT. / 30'-0" = 9	9
SHRUBS	LIN. FT. / 20'-0"= 14*3 = 42	42
FOUNDATION	EAST FACE - 220'-0" BUILDING LENGTH	
	BLDG. FT. / 10'-0" = 22	22
	SOUTH FACE - 226'-6" BUILDING LENGTH	
	BLDG. FT. / 10'-0" = 23	36
	WEST FACE - 158'-0" BUILDING LENGTH	
	BLDG. FT. / 10'-0" = 16	24

ACCEPTABLE SHRUB SPECIES INCLUDE:
- BROADMOOR JUNIPER
- GLOBE CEDAR
- GOLD MOUND SPIREA
- MANGO TANGO POTENTILLA
- MUGHO PINE
- NINEBARK
- PYGMY CARAGANA
- WINTERCREEPER DWARF

ACCEPTABLE TREE SPECIES INCLUDE:

- AMERICAN ELM	L
- AMERICAN LINDEN	L
- BUR OAK	L
- MANITOBA MAPLE	L
- PRAIRIE SKY POPLAR	L
- BLACK HILLS SPRUCE	M
- COLORADO SPRUCE	M
- DISCOVERY ELM	M
- AMUR MAPLE	S
- JUNIPER	S
- SHOWY MOUNTAIN ASH	S
- TREE LILAC	S

PLANT SPECIFICATIONS
- MUST BE NO. 1 GRADE NURSERY STOCK
- INSTALLED IN CONFORMANCE WITH THE LATEST "CANADIAN STANDARDS FOR NURSERY STOCK"
- SPECIES MUST BE SALT TOLERANT
- 2 1/2" MINIMUM DECIDUOUS TREE CALIPER LOCATED WITHIN 5'-0" OF PATH OF TRAVEL
- 1 3/4" MINIMUM DECIDUOUS TREE CALIPER ELSE
- 6'-0" MINIMUM CONIFER TREE HEIGHT
- TREES TO BE PLANTED MINIMUM 6.56' FROM SIDEWALK & 3.28' FROM PROPERTY LINE
- LOCATE TREES TO ALLOW FOR FULL CANOPY & ROOT DEVELOPMENT



818 ARCHITECTURE INC

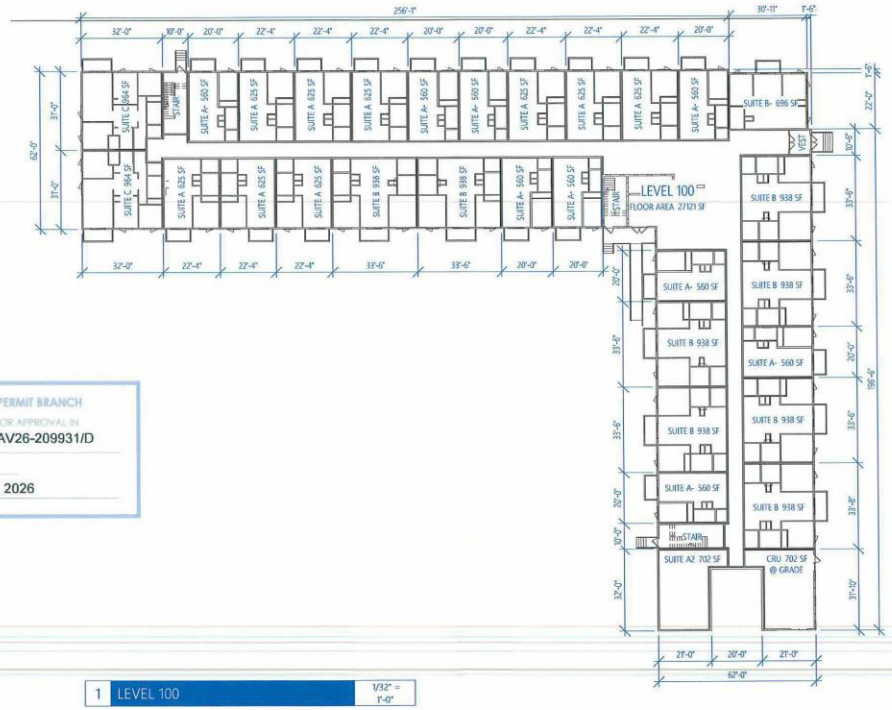
This drawing is the exclusive property of 818 Architecture Inc. and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc.

It remains the responsibility of the Construction Manager/Owner and/or person assuming similar responsibilities of the aforementioned to: verify all datums and dimensions prior to construction and to report any deviations, errors and/or omissions to 818 Architecture Inc. immediately upon discovery and prior to proceeding, and; ensure that acceptable, proper and safe construction measures are taken at all times.

SERHAL CONSULTING INC.

Multi Family Development
748 Keewatin Street, Winnipeg, MB

DRAWING P102



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-209931/D
SHEET # 4 OF 7
DATE: August 5, 2026

1 LEVEL 100 1/32" = 1'-0"

This drawing is the exclusive property of 818 Architecture Inc, and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc.

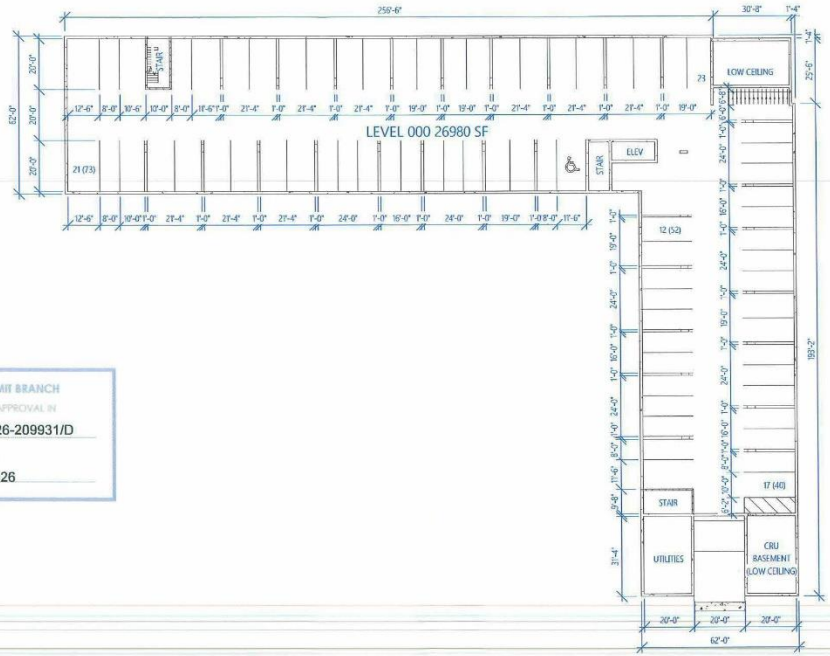
It remains the responsibility of the Construction Manager/Owner and/or person assuming similar responsibilities of the aforementioned to: verify all datums and dimensions prior to construction and to report any deviations, errors and/or omissions to 818 Architecture Inc. immediately upon discovery and prior to proceeding, and; ensure that acceptable, proper and safe construction measures are taken at all times.

818 ARCHITECTURE INC

SERHAL CONSULTING INC.

Multi Family Development
748 Keewatin Street, Winnipeg, MB

P201



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-209931/D
SHEET # 3 OF 7
DATE: August 5, 2026

1 LEVEL 000 1/32" = 1'-0"

818 ARCHITECTURE INC

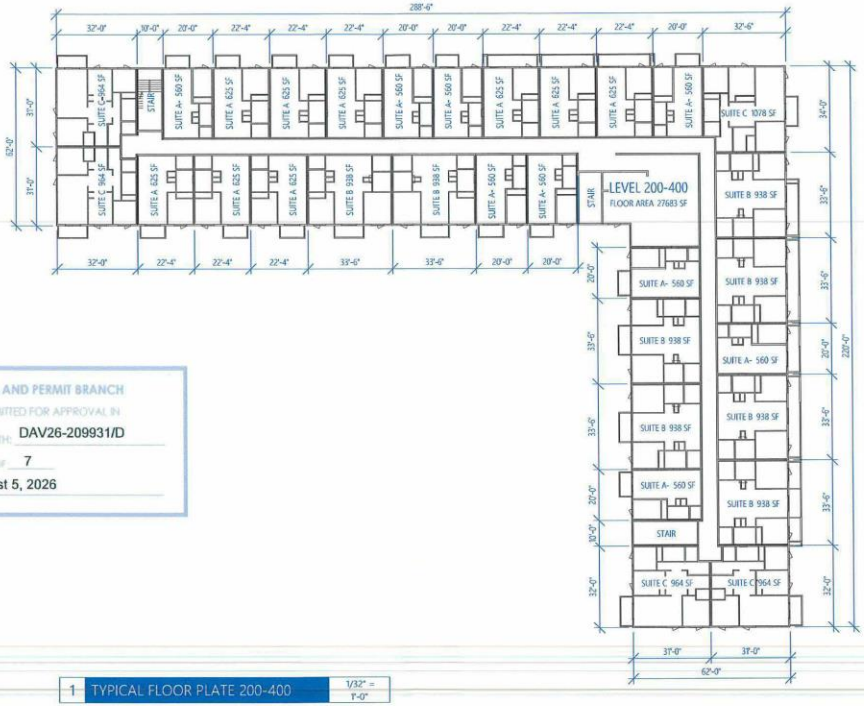
This drawing is the exclusive property of 818 Architecture Inc. and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc.

It remains the responsibility of the Construction Manager/Owner and/or person assuming similar responsibilities of the aforementioned to verify all datums and dimensions prior to construction and to report any deviations, errors and/or omissions to 818 Architecture Inc. immediately upon discovery and prior to proceeding, and ensure that acceptable, proper and safe construction measures are taken at all times.

SERHAL CONSULTING INC.

Multi Family Development
748 Keewatin Street, Winnipeg, MB

P200



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-209931/D
SHEET # 5 OF 7
DATE: August 5, 2026

1 TYPICAL FLOOR PLATE 200-400 1/32" = 1'-0"

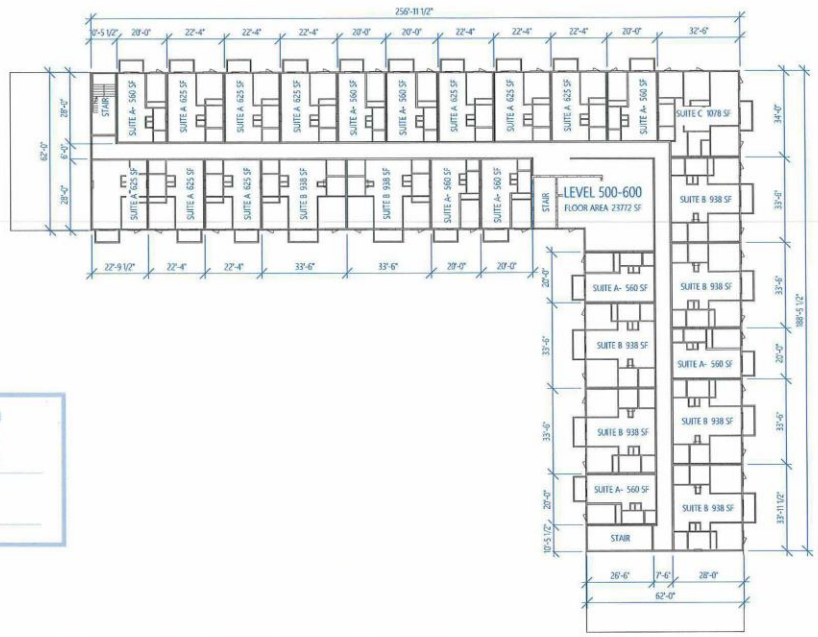
818 ARCHITECTURE INC

This drawing is the exclusive property of 818 Architecture Inc. and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc.
It remains the responsibility of the Construction Manager/Owner and/or person assuming similar responsibilities of the aforementioned to: verify all datums and dimensions prior to construction and to report any deviations, errors and/or omissions to 818 Architecture Inc. immediately upon discovery and prior to proceeding, and; ensure that acceptable, proper and safe construction measures are taken at all times.

SERHAL CONSULTING INC.

Multi Family Development
748 Keewatin Street, Winnipeg, MB

P202



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-209931/D
SHEET # 6 OF 7
DATE: August 5, 2026

1 TYPICAL FLOOR PLATE 500-600 1/32" = 1'-0"

818 ARCHITECTURE INC
This drawing is the exclusive property of 818 Architecture Inc. and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc.
It remains the responsibility of the Construction Manager/Owner and/or person assuming similar responsibilities of the aforementioned to: verify all datums and dimensions prior to construction and to report any deviations, errors and/or omissions to 818 Architecture Inc. immediately upon discovery and prior to proceeding, and; ensure that acceptable, proper and safe construction measures are taken at all times.
SERHAL CONSULTING INC.

Multi Family Development
748 Keewatin Street, Winnipeg, MB

P203



1 NORTH 1/32" = 1'-0"

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV26-209931/D
SHEET # 7 OF 7
DATE: August 5, 2026



2 EAST (KEEWATIN) 1/32" = 1'-0"



3 SOUTH 1/32" = 1'-0"



4 WEST 1/32" = 1'-0"

818 ARCHITECTURE INC

This drawing is the exclusive property of 818 Architecture Inc. and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc.

It remains the responsibility of the Construction Manager/Owner and/or person assuming similar responsibilities of the aforementioned to verify all datums and dimensions prior to construction and to report any deviations, errors and/or omissions to 818 Architecture Inc. immediately upon discovery and prior to proceeding, and, ensure that acceptable, proper and safe construction measures are taken at all times.

SERHAL CONSULTING INC.

Multi Family Development
748 Keewatin Street, Winnipeg, MB

P401