

## ADMINISTRATIVE REPORT

**Title:** DAV 23-196082\C – 805 McDermot AVE

**Issue:** For consideration for a Variance associated with the construction of a new medical building

**Critical Path:** Director of Planning, Property, and Development

### AUTHORIZATION

Author	Department Head	CFO	CAO
Simi Jerez, MCP	n/a	n/a	

### RECOMMENDATIONS

The Urban Planning Division **approves** of the application to vary the “EI PDO-1 West Alexander Centennial” development and design standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of a mixed use university and dental clinic building to permit:

- 1) a west side yard to the main floor of 14.25 feet (4.34 metres) instead of 25 feet (7.62 metres);
- 2) a west side yard to floors 2-4 of 9.25 feet (2.82 metres) instead of 25 feet (7.62 metres);
- 3) a south side yard to the main floor of 10.75 feet (3.27 metres) instead of 25 feet (7.62 metres);
- 4) a south side yard to floors 2-4 of 4.75 feet (1.45 metres) instead of 25 feet (7.62 metres);
- 5) a building height of 96.5 feet (29.41 metres) instead of 52 feet (15.85 metres).

Subject to the following condition(s):

- 1) That prior to the issuance of any permits, the applicant shall, at no expense to the City, remove the existing private approaches to Tecumseh Street on Plan 43531 Parcel C, and restore the curb, boulevard, and sidewalk all as determined by and to the satisfaction of the Director of Public Works. The applicant shall make application to the Public Works Department to remove the private approach as per the Private Access By-law No. 49/2008.
- 2) That the development shall be constructed in substantial conformance with the plans submitted under File No. 23-196082\C and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

OR

The Owner must submit plans showing the location and design of any and all proposed:

- a. buildings
- b. accessory parking areas

- c. private approaches
- d. garbage enclosures
- e. fencing
- f. landscaping
- g. free-standing signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development (the "Director") for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

- 3) 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.

#### **REASON FOR THE REPORT**

- The applicant is proposing to construct a new Faculty of Dentistry building at the University of Manitoba Bannatyne Campus, and Variances are required to facilitate the proposal.
- This report provides information and makes recommendations regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

## FILE/APPLICANT DETAILS

**FILE:** DAV 23-196082\C

**RELATED FILES:**

**COMMUNITY:** Lord Selkirk - West Kildonan Committee

**NEIGHBOURHOOD #:** 3.105

**SUBJECT:** To vary the ""EI PDO-1 West Alexander Centennial"" development and design standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of a mixed use university and dental clinic building to permit:

- 1) a west side yard to main floor of 14.25 feet (4.34 metres) instead of 25 feet (7.62 metres);
- 2) a west side yard to floors 2-4 of 9.25 feet (2.82 metres) instead of 25 feet (7.62 metres);
- 3) a south side yard to the main floor of 10.75 feet (3.27 metres) instead of 25 feet (7.62 metres);
- 4) a south side yard to floors 2-4 of 4.75 feet (1.45 metres) instead of 25 feet (7.62 metres);
- 5) a building height of 96.5 feet (29.41 metres) instead of 52 feet (15.85 metres).

**LOCATION:** 805 McDermot AVE

**LEGAL DESCRIPTION:** LOT 1/8,11/14,33/36,39/46 BLOCK 2 PLAN 431 6 ST J LOT 1 PLAN 6823; EXC BANNATYNE AV PL 30409 LOT 2; LOT 4,7/11 PLAN 11412 6/7 ST J PCL B PLAN 30409 6 ST J LOT 33/38 PLAN 32669 6/7 ST J PCL A,B,C PLAN 43531 6 ST J

**APPLICANT:** Kevin Handkamer (University of Manitoba)  
89 Freedman Cres  
Winnipeg, MB

**OWNER:** THE UNIVERSITY OF MANITOBA  
66 Chancellors Cir (202 ADMINISTRATION BLDG)  
Winnipeg, MB R3T 2N2

## 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 the north side of McDermot Avenue between Emily Street and Tecumseh Street, in the West Alexander neighbourhood of the Point Douglas ward.
- The site falls within the “Mature Community” policy area under the *Complete Communities Direction Strategy 2.0*. The site is designated a “Institutional District” policy area under the *West Alexander and Centennial Neighbourhood Plan*.
- The property is zoned “EI PDO-1 West Alexander Centennial” and mapped under the “Institutional Area” of the West Alexander & Centennial PDO-1.
- The site is a parcel within a larger property, irregular in shape and consisting of several parcels. The parcel where the proposed development is intended is approximately 125 feet by 295 feet and has a total lot area of approximately 36,875 square feet.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2023)

## SURROUNDING LAND USE AND ZONING (See Figure 2)

- North:** A three-storey parking garage, and University of Manitoba Buildings with frontage on Bannatyne Avenue, zoned “EI” Educational and Institutional.
- South:** McDermot Avenue, then two single-family dwellings zoned “R2” Residential Two-family, and surface parking lot (accessory to a University of Manitoba Building) zoned “EI” Educational and Institutional.
- East:** University of Manitoba Buildings with frontage on McDermot Avenue, zoned “EI” Education and Institutional.
- West:** Tecumseh Street, then a place of worship and single- and two-family residential uses zoned “R2” Residential Two-family.

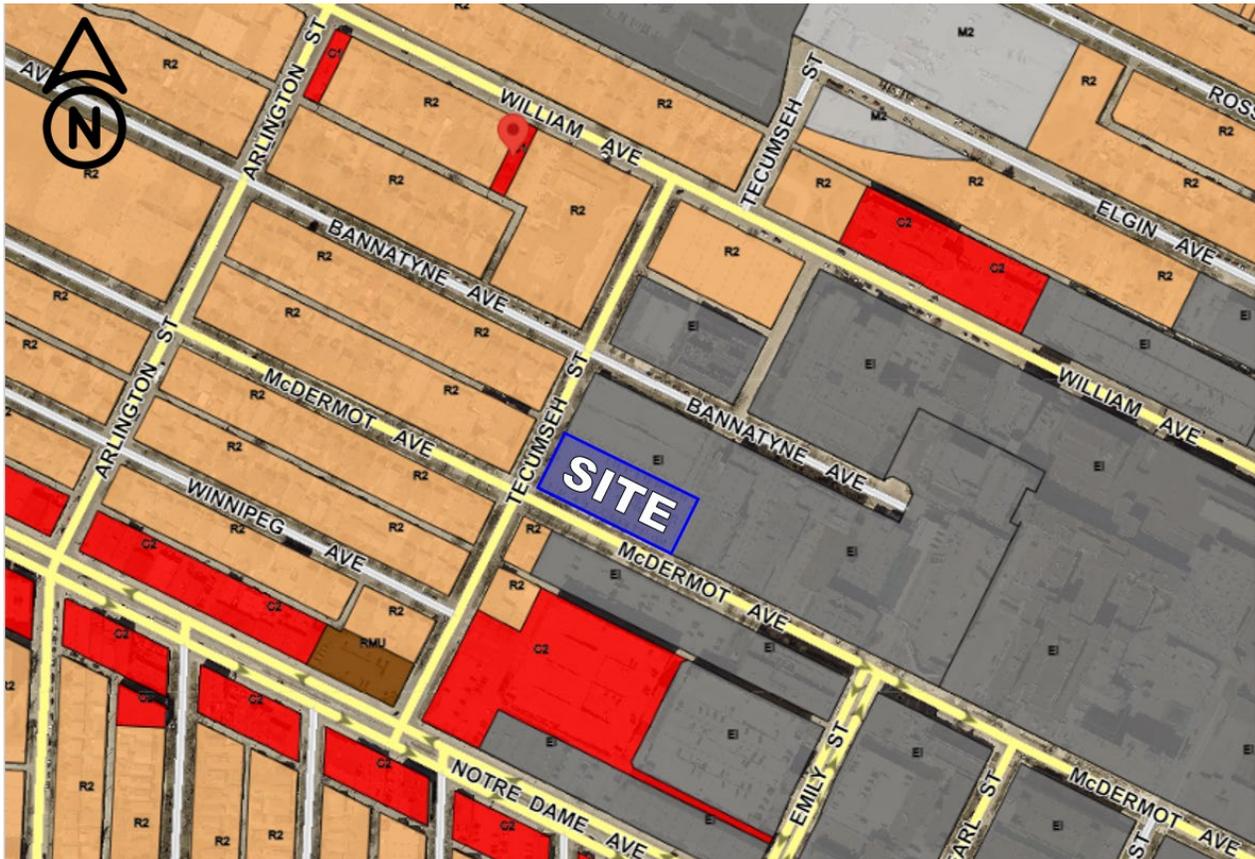


Figure 2: Zoning of the Site and Surrounding Area

## DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to construct a new building for classroom and lecture space, simulation labs, dental clinic space, as well as a daycare with 90 spaces.
- The proposed development is expected to refresh and increase student and teaching spaces, and is consistent with the University of Manitoba Campus Master Plan and the Government of Manitoba’s Master Facilities Plan for the Bannatyne Campus with regard to the phased replacement of aging facilities.

- The proposed building would occupy the western half (+/-154.5 feet) of an existing staff surface parking area. Existing parking from the subject site will be relocated to the parking structure directly north of the site.
- The proposed 96,690 square foot building will be six storeys, 96.5 feet at the highest point. The proposed height to the top of the 4<sup>th</sup> floor is 60 feet to the parapet. The fifth and 6<sup>th</sup> floors will be stepped back from Tecumseh Street. Bicycle parking would be located within the west side yard, with space to park four (4) bicycles.
- The plans submitted show a daycare with outdoor play space, and student lobby at with a food kiosk on the ground level, with doors facing both McDermot Avenue (south) and Tecumseh Street (west).
- The applicant has proposed five (5) time-limited designated drop-off and pick-up stalls along McDermot Avenue available from 6:00am to 9:00am and 4:00pm to 6:00pm.
- The proposed façades would contain ample fenestration and a mix of cladding materials, with greater articulation on facades facing Tecumseh Street and McDermot Avenue.
- Two existing approaches on Tecumseh Street would be closed.
- A well developed package of preliminary building drawings has been provided, including a site plan, floor plans, colour elevations and renderings, and landscape plans.
- In addition, the applicant has provided a shadow study for the proposed building, and a parking analysis for the University of Manitoba Bannatyne Campus.

### ***Collaborative Planning***

- The applicant has worked consistently and collaboratively with the Public Service to incorporate feedback prior to submitting the subject application.
- The applicant has consulted with the Area Councillor and undertaken public engagement with residents and stakeholder groups through virtual and in-person sessions to provide information, invite feedback and answer questions regarding the proposed development. An engagement summary has been provided.

## **ANALYSIS AND ISSUES**

### **COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0**

- The subject property is located in along at the corner of two collector streets in the Established Neighbourhoods – Mature Communities policy area of *OurWinnipeg 2045* and the *Complete Communities Direction Strategy 2.0* (CCDS 2.0). The Vision for Established Neighbourhoods is for them to continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- With regard to this proposal, the key goal and policies guiding the development of Established Neighbourhoods include:
  - 2.10 Discourage building designs that orient the back of the building to the street.*
  - 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.*

*2.21 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.*

#### WEST ALEXANDER & CENTENNIAL NEIGHBOURHOOD SECONDARY PLAN:

The property is within an area covered by the *West Alexander & Centennial Neighbourhood Secondary Plan*, within the “Institutional District”.

Key policies relevant to this proposal include:

- *Require that intensification and infill projects will be consistent with the street pattern and architectural character of existing areas. Existing patterns of streets, lanes, blocks, and private or public open spaces should be respected when possible;*
- *Encourage new development to be in a compact urban layout, which means a vertical instead of land consumptive, sprawling horizontal building form;*
- *Require that building design reinforces activity and vitality at the ground level through the use of architectural elements and accommodate features to create interest on the street level;*
- *Encourage all public, semi-public and private spaces to be considered in the design process;*
- *Discourage blank walls and ensure that all sides of a building that face a public street have windows with transparent glass that look out onto the street;*
- *Consider light, view, and privacy of adjacent buildings;*
- *Encourage the incorporation of concepts of Universal Design into building, streetscape, and site design through compliance with the City of Winnipeg Accessibility Design Standards.*
- *Encourage the incorporation of concepts of Crime Prevention Through Environmental Design (CPTED) into building, streetscape, and site design.*

The proposed development would be generally consistent with the above-noted policies for the following reasons:

- The proposed building would be located close to the front (McDermot) and corner side (Tecumseh) property lines, with pedestrian access at street level, and ground level windows oriented towards both street frontages.
- In addition to providing active uses at grade (a student lobby and daycare) and glazing for visual permeability, an outdoor play area for the daycare will be provided in the 14.5 foot corner side yard.
- The proposed development maximizes land use within the existing campus footprint, providing a dense, vertical stacking of uses to ensure the University does not encroach into the adjacent community.
- As a condition of approval, the approaches would be closed and the sidewalk along Tecumseh Street restored, contributing to an improved pedestrian environment.

## CITY OF WINNIPEG ZONING BY-LAW 200/2006

### *“EI” Educational and Institutional District*

- The Educational and Institutional (“EI”) district is intended to provide areas for the development of large and significant, multi-building, public, quasi-public, or private facilities of a non-commercial character that may have significant impacts on the surrounding areas. Attractive, campus-style development is encouraged within this district.
- The dimensional standards for structures in the EI zone are: a minimum front yard of 25 feet; a minimum rear yard of 25 feet; no interior side yard, a minimum corner side yard of 25 feet and, a maximum building height of 100 feet.

### *PDO-1 West Alexander Centennial Planned Development Overlay*

- The maximum building height permitted in the “EI” zone is 100 feet, however the *West Alexander Centennial PDO* adjusts maximum permitted building height by location within the Institutional Area. For the subject application at 805 McDermot Avenue, the PDO permits a maximum height five storeys or 52 feet, whichever is less.

### *Requested Variances*

- The applicant is proposing a six storey building 96.5 feet in height instead of 52 feet as required in the Institutional Area of the *West Alexander Centennial PDO*, therefore a Variance is required.
- The applicant is proposing to provide a west side yard of 14.25 feet to the main floor and 9.25 feet to floors 2-4 instead of 25 feet, therefore Variances are required.
- The proposed design provides a south side yard of 10.75 feet to the main floor and 4.75 feet to floors 2-4 instead of 25 feet, therefore Variances are required.

## ANALYSIS OF VARIANCES

- The proposed development aligns with the applicable policies of *Complete Communities 2.0* and the *West Alexander & Centennial Secondary Plan*, outlined above.
- The immediate neighbourhood area is characterized primarily by institutional and accessory uses to the south, east and north, including a three-storey parking garage is located directly north of the subject site.
- A place of worship is located across Tecumseh Street from the subject site, separating the proposed building from the one and two storey residential uses within the Low-Density Residential Policy Area under the *West Alexander & Centennial Secondary Plan*.

### *Building Height*

- The PDO permits a maximum of 5 storeys or 52 feet, however the applicant is providing 6 storeys with a maximum height of 96.5 feet.
- The applicant indicates in their letter of intent that though the building is consistent with the intent of the *West Alexander & Centennial Neighbourhood Plan*, the dimensional standards for this site do not align with building floor height requirements that are necessary to service an educational facility that includes clinical and instructional space.

- In addition to programming requirements, the University, in alignment with the *West Alexander & Centennial Secondary Plan*, seeks to maximize land use through the vertical stacking of uses (classrooms, lecture halls, clinical space, and daycare) to preserve land for future campus development
- The proposed six (6) storey building will step down from 96.5 feet to 60 feet in height (four (4) storeys) on the west end facing Tecumseh Street. In addition, the fifth and 6<sup>th</sup> floors will be stepped back approximately 48 feet from the west property line. Together, this is intended to mitigate the effects of massing on the abutting non-institutional uses to the west, outside of the Institutional District policy area.
- Considering the surrounding form and because the proposed design incorporates a substantial step back above the 4<sup>th</sup> floor, the Public Service is supportive of the requested height variance.

#### *West and South Side Yard Setback*

- Because the proposed setbacks are in character with buildings within the Institutional District policy area and contribute to an active street edge, the Urban Planning and Design Division is supportive of the proposed west side yard of 14.25 feet to the main floor and 9.25 feet to floors 2-4 instead of 25 feet, as well as the south side yard variance of 10.75 feet to the main floor and 4.75 feet to floors 2-4 instead of 25 feet.

### **REASONS FOR THE DECISION**

In the context of Section 247(3), the Urban Planning Division **approves** for the following reasons:

- (a) is consistent with Plan Winnipeg and any applicable secondary plan;  
*In that, the development meets the intent of the West Alexander and Centennial Neighbourhood 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;  
*In that, the proposed commercial and residential uses are compatible with the development on the University of Manitoba Bannatyne Campus and the Health Sciences Centre Medical Campus.*
- (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 variances as applied for will allow the applicant to introduce moderate intensification on the subject property which is consistent with the Complete Communities Direction Strategy 2.0, and with Institutional District policies in the West Alexander and Centennial Neighbourhood Plan.*
- (d) is compatible with the area in which the property to be affected is situated.  
*In that, the proposal is consistent with existing uses within with Institutional District policies under the West Alexander and Centennial Neighbourhood Plan.*

## CONSULTATION

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

## OURWINNIPEG 2045 POLICY ALIGNMENT

### 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 healthy food, daily needs, employment, education, recreation, and green infrastructure.

**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.

**6.6 Intensification Target:** Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable, as directed by *Complete Communities*.

**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*.

## WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

## WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

### SUBMITTED BY

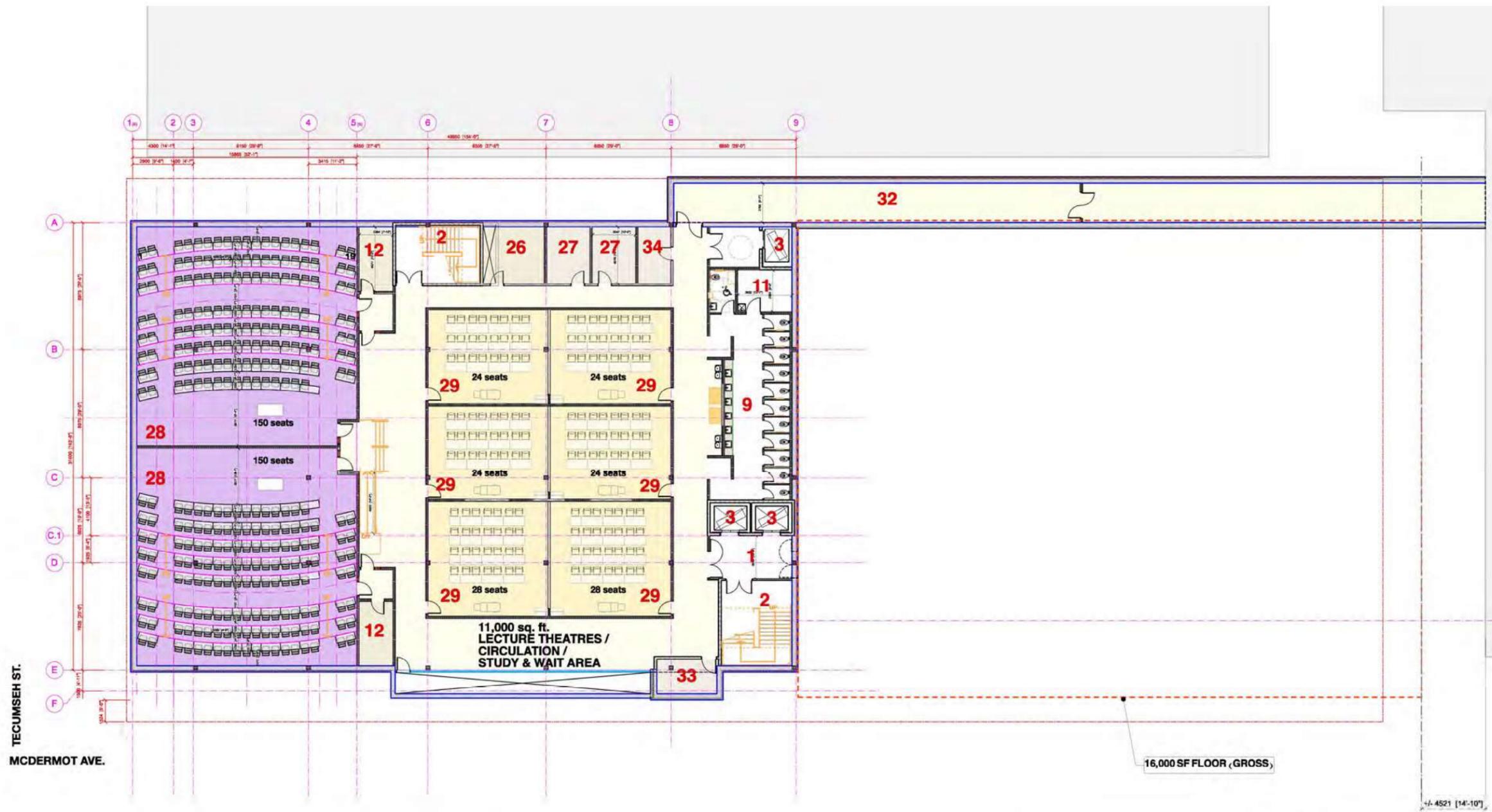
Department: Planning, Property and Development  
Division: Urban Planning  
Prepared by: Simi Jerez, MCP  
Date: November 24, 2023  
File No. DAV 23-196082\C

## **Preliminary Building Drawings**

**July 14, 2023**

Building drawings are preliminary and are to be further refined

- Site Plan + Floor Plans
- Building Elevations
- Concept Rendering
- Landscape Plan
- Lighting Plan
- Shadow Study



CLIENT APPROVAL:  
 SIGNATURE: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 DATE: \_\_\_\_\_

Revision	Date	No.

University of Manitoba  
 Physical Plant Department  
 Architectural and Engineering Services

prairie architects inc.

Crosier Kilgour & Partners Ltd.  
 CONSULTING STRUCTURAL ENGINEERS

**KGS**  
 GROUP

PRELIMINARY  
 DATE PLOTTED 2023 Jul 5  
 PRELIMINARY  
 DATE PLOTTED 2023 Jul 5

PROJECT TITLE:  
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SHEET TITLE:  
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SCALE:	DRAWN BY:
DATE:	APPROVED BY:
REGISTRATION NO. & PROJECT NO.	SHEET NO.
499C190429-01	

1 BASEMENT FLOOR PLAN  
 A2-00 1:150

- |                       |  |   |
|-----------------------|--|---|
| 1. VESTIBULE          | 12. STORAGE                                | 24. EXISTING PARKING STALLS (50 STALLS) |
| 2. STAIRCASE          | 13. GYM                                    | 25. CLASSROOM                           |
| 3. ELEVATOR           | 14. PARTIAL PLAY AREA (700 SF of 3,400 sf) | 26. MECH/ELEC SHAFT                     |
| 4. OFFICE             | 15. DENTAL STORE                           | 27. IT / AVR ROOM                       |
| 5. PRESCHOOL          | 16. PPE STORAGE                            | 28. LECTURE THEATRE                     |
| 6. TODDLER            | 17. MDR - SOILED                           | 29. CLASSROOMS                          |
| 7. INFANT             | 18. MDR - CLEAN                            | 30. SIM LABS                            |
| 8. STAFFROOM          | 19. LOCKERS (168)                          | 31. STUDENT / EXAM STUDY SPACE          |
| 9. WASHROOM           | 20. WAITING AREA                           | 32. TUNNEL CONNECTION                   |
| 10. KITCHEN           | 21. MDR                                    | 33. WATER SERVICE/ FIREPUMP RM.         |
| 11. LAUNDRY / JANITOR | 22. BY-PASS LANE                           | 34. WASTE COLLECTION                    |
|                       | 23. SIDEWALK                               |   |

FLOOR	GROSS	NET*
BASEMENT	16,650	13,000
MAIN	14,900	12,750
SECOND	15,500	12,665
THIRD	15,500	12,665
FOURTH	15,500	12,665
FIFTH	12,000	9,300
SIXTH	6,640	5,870
<b>TOTAL</b>	<b>96,690</b>	<b>78,915</b>

\* NET PROGRAMMABLE SPACE.  
 EXCLUDES STAIRS, WC'S, AND ELEVATORS

+ 3350 SF ON MAIN FLOOR  
 = 35,500 STUDENT AND  
 TEACHING SPACES

**BASEMENT FLOOR PLAN**  
 GROSS AREA 16,650 sq. ft.  
 NET USEABLE AREA 13,000 sq. ft.



TECUMSEH ST.  
MCDERMOT AVE.

1 MAIN FLOOR PLAN  
A2-01 1:150



- 1. VESTIBULE
- 2. STAIRCASE
- 3. ELEVATOR
- 4. OFFICE
- 5. PRESCHOOL
- 6. TODDLER
- 7. INFANT
- 8. STAFFROOM
- 9. WASHROOM
- 10. KITCHEN
- 11. LAUNDRY / JANITOR
- 12. STORAGE
- 13. GYM
- 14. PARTIAL PLAY AREA (700 SF of 3,400 sf)
- 15. DENTAL STORE
- 16. PPE STORAGE
- 17. MDR - SOILED
- 18. MDR - CLEAN
- 19. LOCKERS (168)
- 20. WAITING AREA
- 21. MDR
- 22. BY-PASS LANE
- 23. SIDEWALK
- 24. EXISTING PARKING STALLS (60 Stalls)
- 25. CLASSROOM
- 26. MECH/ELEC SHAFT
- 27. IT / AVR ROOM
- 28. LECTURE THEATRE
- 29. CLASSROOMS
- 30. SIM LABS
- 31. STUDENT / EXAM STUDY SPACE
- 32. TUNNEL CONNECTION
- 33. WATER SERVICE/ FIREPUMP RM.
- 34. WASTE COLLECTION

16,000 SF FLOOR, GROSS

+/- 4521 (14'-10")

CLIENT APPROVAL:  
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DATE: \_\_\_\_\_

Revision	Date	No.

University of Manitoba  
Physical Plant Department  
Architectural and Engineering Services

prairie architects inc.

Crosier Kilgour & Partners Ltd.  
CONSULTING STRUCTURAL ENGINEERS

KGS GROUP

PRELIMINARY  
DATE PLOTTED 2023 Jul 5  
FOR CONSTRUCTION

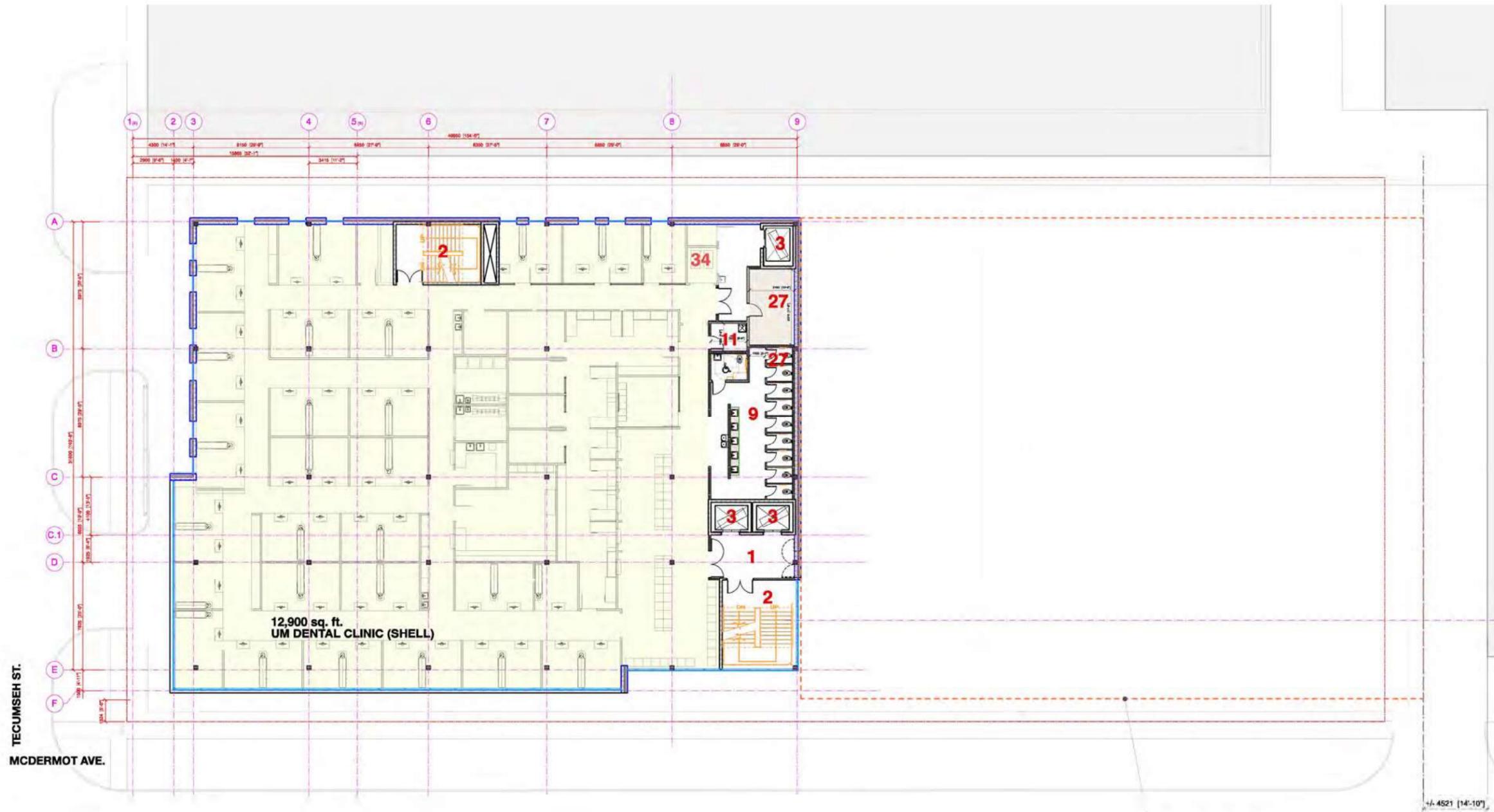
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DATE PLOTTED 2023 Jul 5  
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**MAIN FLOOR PLAN**  
GROSS AREA 14,900 sq. ft.  
NET USEABLE AREA 12,750 sq. ft.



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 Physical Plant Department  
 Architectural and Engineering Services

CONSULTANT:  
**prairie**  
 architects inc.

CONSULTANT:  
**Crosier Kilgour & Partners Ltd.**  
 CONSULTING STRUCTURAL ENGINEERS

CONSULTANT:  
**KGS**  
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16,000 SF FLOOR (GROSS)

+/- 4521 (14'-10")

1 2ND & 3RD FLOOR PLAN  
 A2-03 1:150



- |                       |  |   |
|-----------------------|--|---|
| 1. VESTIBULE          | 12. STORAGE                                | 23. SIDEWALK                            |
| 2. STAIRCASE          | 13. GYM                                    | 24. EXISTING PARKING STALLS (60 Stalls) |
| 3. ELEVATOR           | 14. PARTIAL PLAY AREA (700 SF of 3,400 sf) | 25. CLASSROOM                           |
| 4. OFFICE             | 15. DENTAL STORE                           | 26. MECH/ELEC SHAFT                     |
| 5. PRESCHOOL          | 16. PPE STORAGE                            | 27. IT / AVR ROOM                       |
| 6. TODDLER            | 17. MDR - SOILED                           | 28. LECTURE THEATRE                     |
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| 10. KITCHEN           | 21. MDR                                    | 32. TUNNEL CONNECTION                   |
| 11. LAUNDRY / JANITOR | 22. BY-PASS LANE                           | 33. WATER SERVICE/ FIREPUMP RM.         |
|                       |  | 34. WASTE COLLECTION                    |

**2nd & 3rd FLOOR PLAN (2nd Floor Shown)**  
 GROSS AREA 15,500 sq. ft.  
 NET USEABLE AREA 12,665 sq. ft.



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 GROUP



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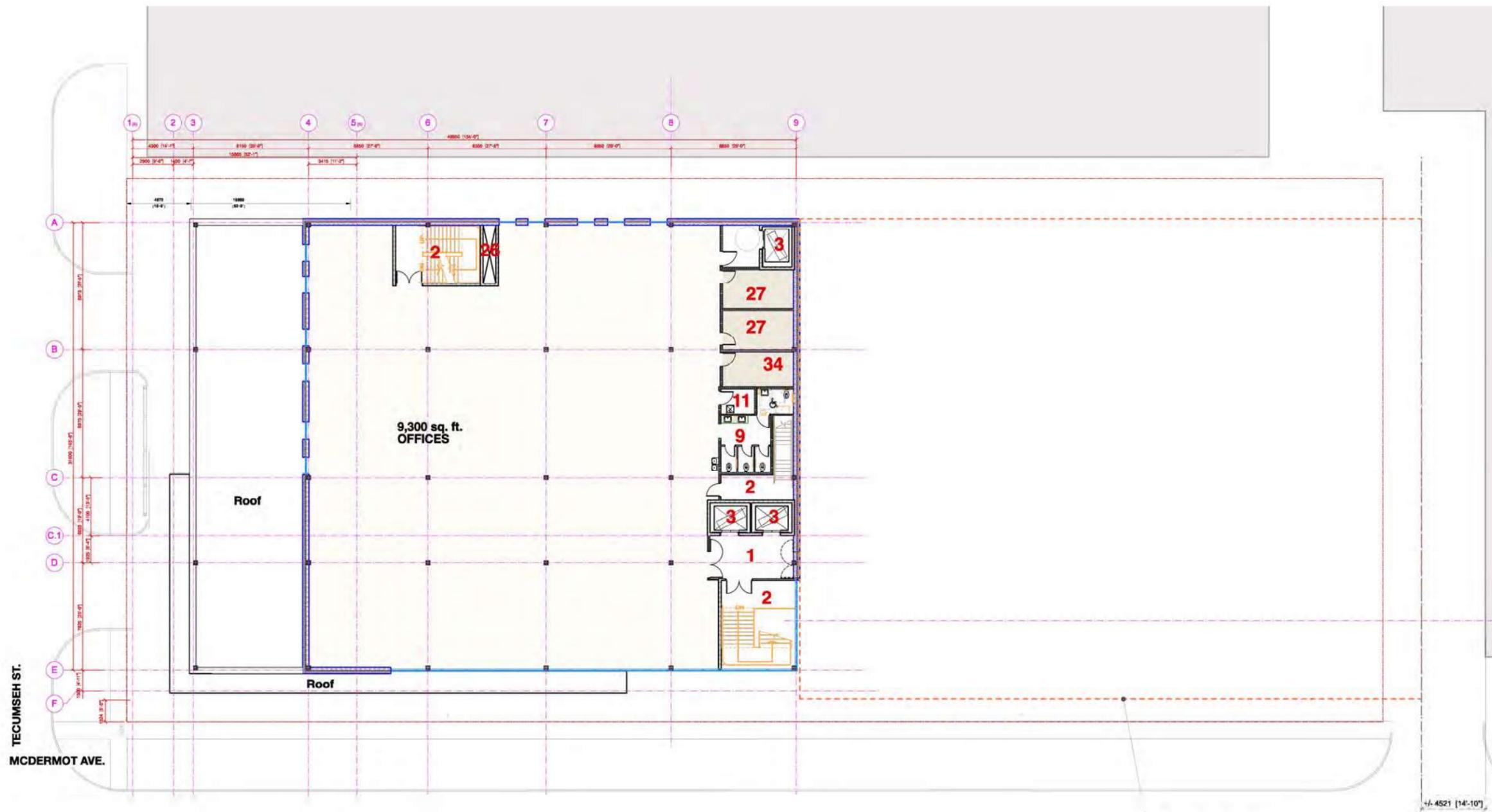
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1 4TH FLOOR PLAN  
 A2-03 1:150



- |                       |  |   |
|-----------------------|--|---|
| 1. VESTIBULE          | 12. STORAGE                                | 23. SIDEWALK                            |
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| 4. OFFICE             | 15. DENTAL STORE                           | 26. MECH/ELEC SHAFT                     |
| 5. PRESCHOOL          | 16. PPE STORAGE                            | 27. IT / AVR ROOM                       |
| 6. TODDLER            | 17. MDR - SOILED                           | 28. LECTURE THEATRE                     |
| 7. INFANT             | 18. MDR - CLEAN                            | 29. CLASSROOMS                          |
| 8. STAFFROOM          | 19. LOCKERS (168)                          | 30. SIM LABS                            |
| 9. WASHROOM           | 20. WAITING AREA                           | 31. STUDENT / EXAM STUDY SPACE          |
| 10. KITCHEN           | 21. MDR                                    | 32. TUNNEL CONNECTION                   |
| 11. LAUNDRY / JANITOR | 22. BY-PASS LANE                           | 33. WATER SERVICE/ FIREPUMP RM.         |
|                       |  | 34. WASTE COLLECTION                    |

**4th FLOOR PLAN**  
 GROSS AREA 15,000 sq. ft.  
 NET USEABLE AREA 12,665 sq. ft.



1 5TH FLOOR PLAN  
A2-04 1:150



- |                       |  |   |
|-----------------------|--|---|
| 1. VESTIBULE          | 12. STORAGE                                | 23. SIDEWALK                            |
| 2. STAIRCASE          | 13. GYM                                    | 24. EXISTING PARKING STALLS (60 Stalls) |
| 3. ELEVATOR           | 14. PARTIAL PLAY AREA (700 SF of 3,400 sf) | 25. CLASSROOM                           |
| 4. OFFICE             | 15. DENTAL STORE                           | 26. MECH/ELEC SHAFT                     |
| 5. PRESCHOOL          | 16. PPE STORAGE                            | 27. IT / AVR ROOM                       |
| 6. TODDLER            | 17. MDR - SOILED                           | 28. LECTURE THEATRE                     |
| 7. INFANT             | 18. MDR - CLEAN                            | 29. CLASSROOMS                          |
| 8. STAFFROOM          | 19. LOCKERS (168)                          | 30. SIM LABS                            |
| 9. WASHROOM           | 20. WAITING AREA                           | 31. STUDENT / EXAM STUDY SPACE          |
| 10. KITCHEN           | 21. MDR                                    | 32. TUNNEL CONNECTION                   |
| 11. LAUNDRY / JANITOR | 22. BY-PASS LANE                           | 33. WATER SERVICE/ FIREPUMP RM.         |
|                       |  | 34. WASTE COLLECTION                    |

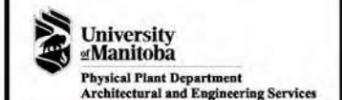
16,000 SF FLOOR (GROSS)

+/- 4521 (14'-10")

**5TH FLOOR PLAN**  
GROSS AREA 12,000 sq. ft.  
NET AREA 9,300 sq. ft.

CLIENT APPROVAL:  
SIGNATURE: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
DATE: \_\_\_\_\_

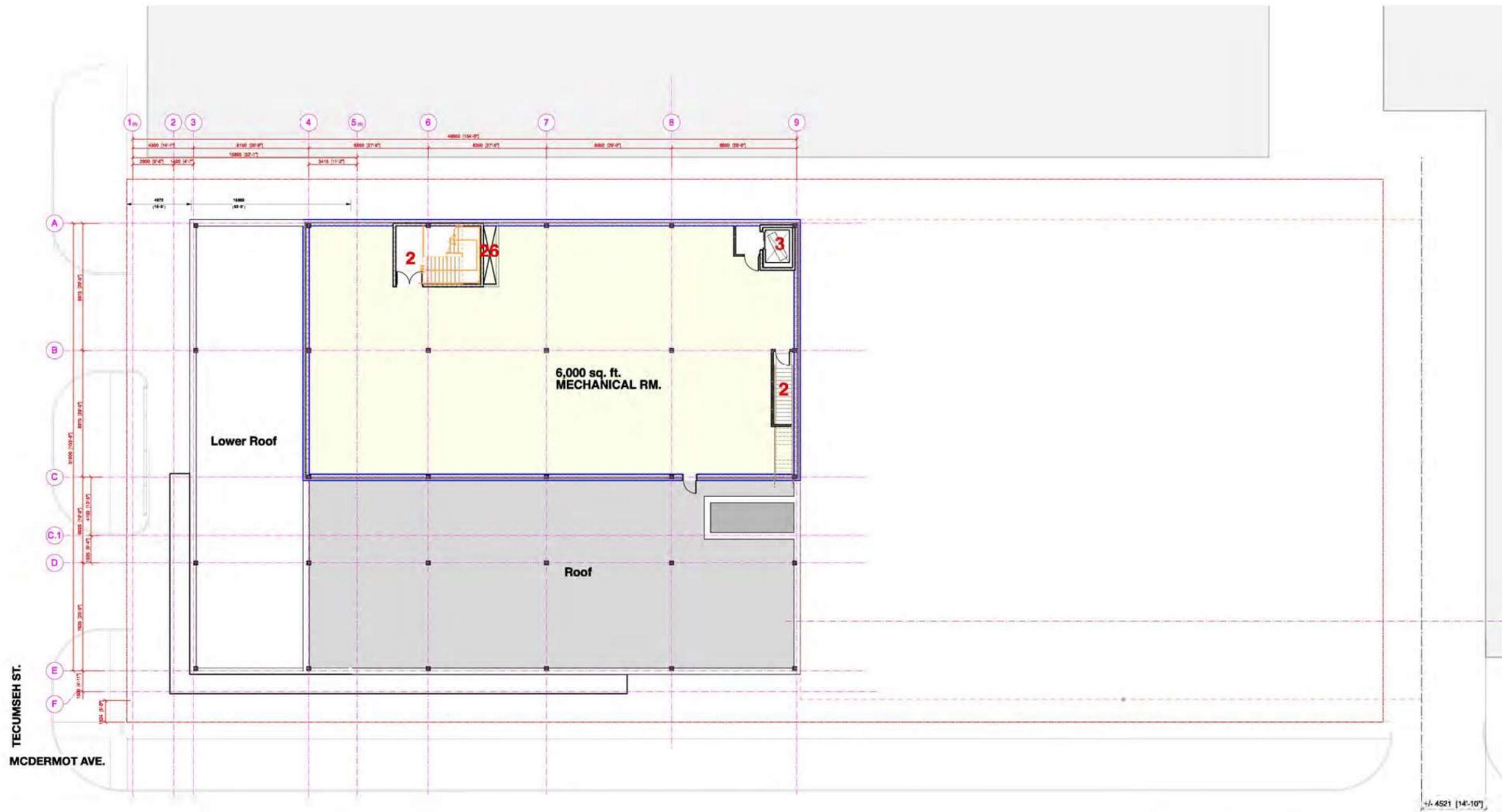
Revision	Date	No.



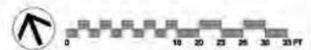
PROJECT TITLE:

SHEET TITLE:

SCALE:	DRAWN BY:
DATE:	APPROVED BY:
REVISION NO & PROJECT NO:	SHEET NO.
499C190429-01	



1 6TH FLOOR PLAN  
A2-05 1:150



- |                       |  |   |
|-----------------------|--|---|
| 1. VESTIBULE          | 12. STORAGE                                | 23. SIDEWALK                            |
| 2. STAIRCASE          | 13. GYM                                    | 24. EXISTING PARKING STALLS (60 Stalls) |
| 3. ELEVATOR           | 14. PARTIAL PLAY AREA (700 SF of 3,400 sf) | 25. CLASSROOM                           |
| 4. OFFICE             | 15. DENTAL STORE                           | 26. MECH/ELEC SHAFT                     |
| 5. PRESCHOOL          | 16. PPE STORAGE                            | 27. IT / AVR ROOM                       |
| 6. TODDLER            | 17. MDR - SOILED                           | 28. LECTURE THEATRE                     |
| 7. INFANT             | 18. MDR - CLEAN                            | 29. CLASSROOMS                          |
| 8. STAFFROOM          | 19. LOCKERS (1 68)                         | 30. SIM LABS                            |
| 9. WASHROOM           | 20. WAITING AREA                           | 31. STUDENT /EXAM STUDY SPACE           |
| 10. KITCHEN           | 21. MDR                                    | 32. TUNNEL CONNECTION                   |
| 11. LAUNDRY / JANITOR | 22. BY-PASS LANE                           | 33. WATER SERVICE/ FIREPUMP RM.         |
|                       |  | 34. WASTE COLLECTION                    |

**6TH FLOOR PLAN**  
GROSS AREA 6,640 sq. ft.  
NET AREA 5,870 sq. ft.

CLIENT APPROVAL:		
SIGNATURE:	_____	
PRINT NAME:	_____	
DATE:	_____	
Revision	Date	No.
 University of Manitoba Physical Plant Department Architectural and Engineering Services		
CONSULTANT:		
 prairie architects inc.		
CONSULTANT:		
 Crosier Kilgour & Partners Ltd. CONSULTING STRUCTURAL ENGINEERS		
CONSULTANT:		
 KGS GROUP		
PROJECT TITLE:		
SHEET TITLE:		
SCALE:	DRAWN BY:	
DATE:	APPROVED BY:	
REQUISITION NO. & PROJECT NO.	SHEET NO.	
499C190429-01		

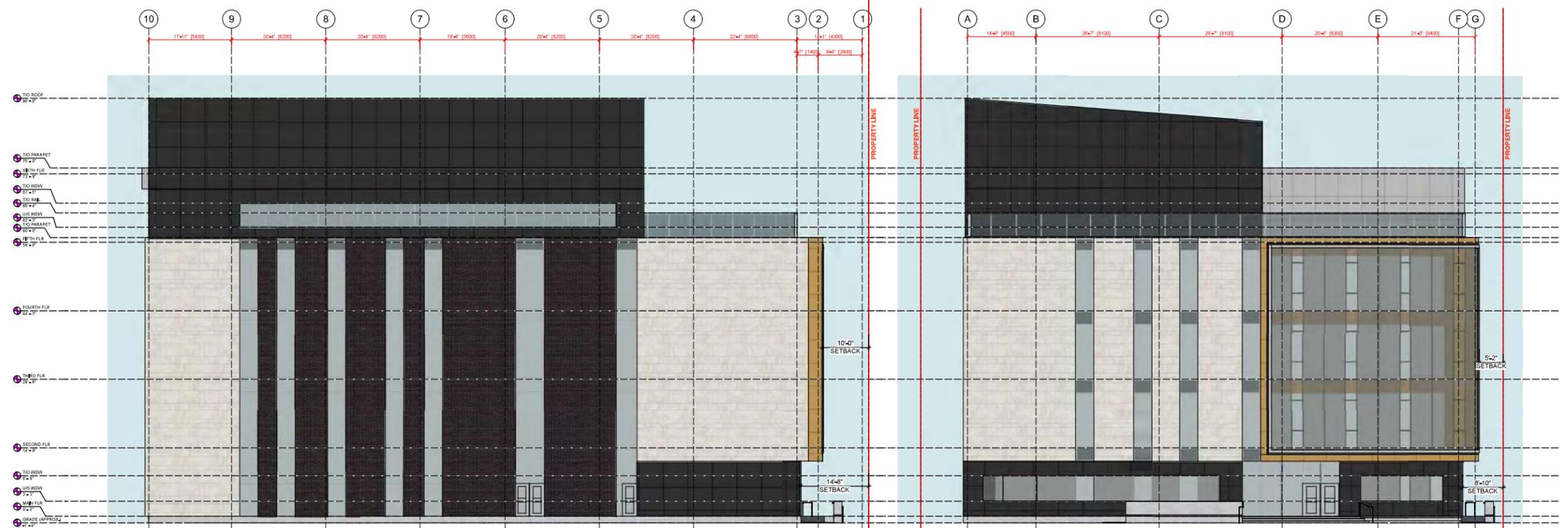


SOUTH-WEST CORNER



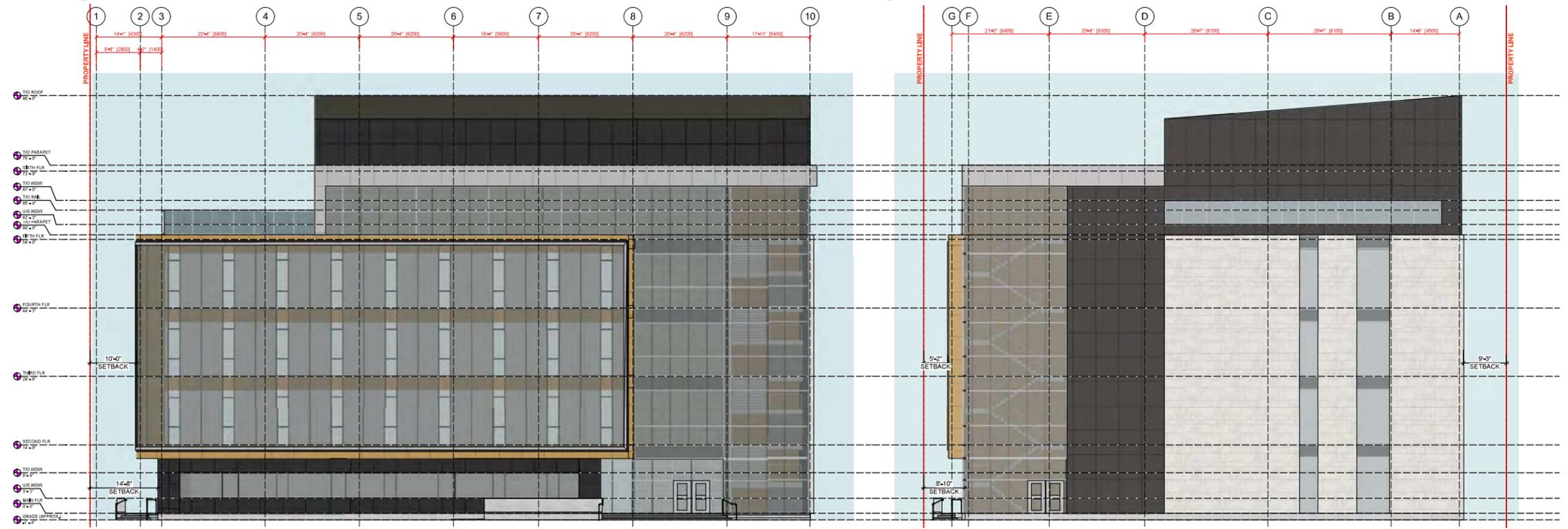
SOUTH-EAST CORNER

ISOMETRIC VIEWS  
Scale: N.T.S.



1 NORTH ELEVATION  
Scale: 1:150

2 WEST ELEVATION  
Scale: 1:150



3 SOUTH ELEVATION  
Scale: 1:150

4 EAST ELEVATION  
Scale: 1:150



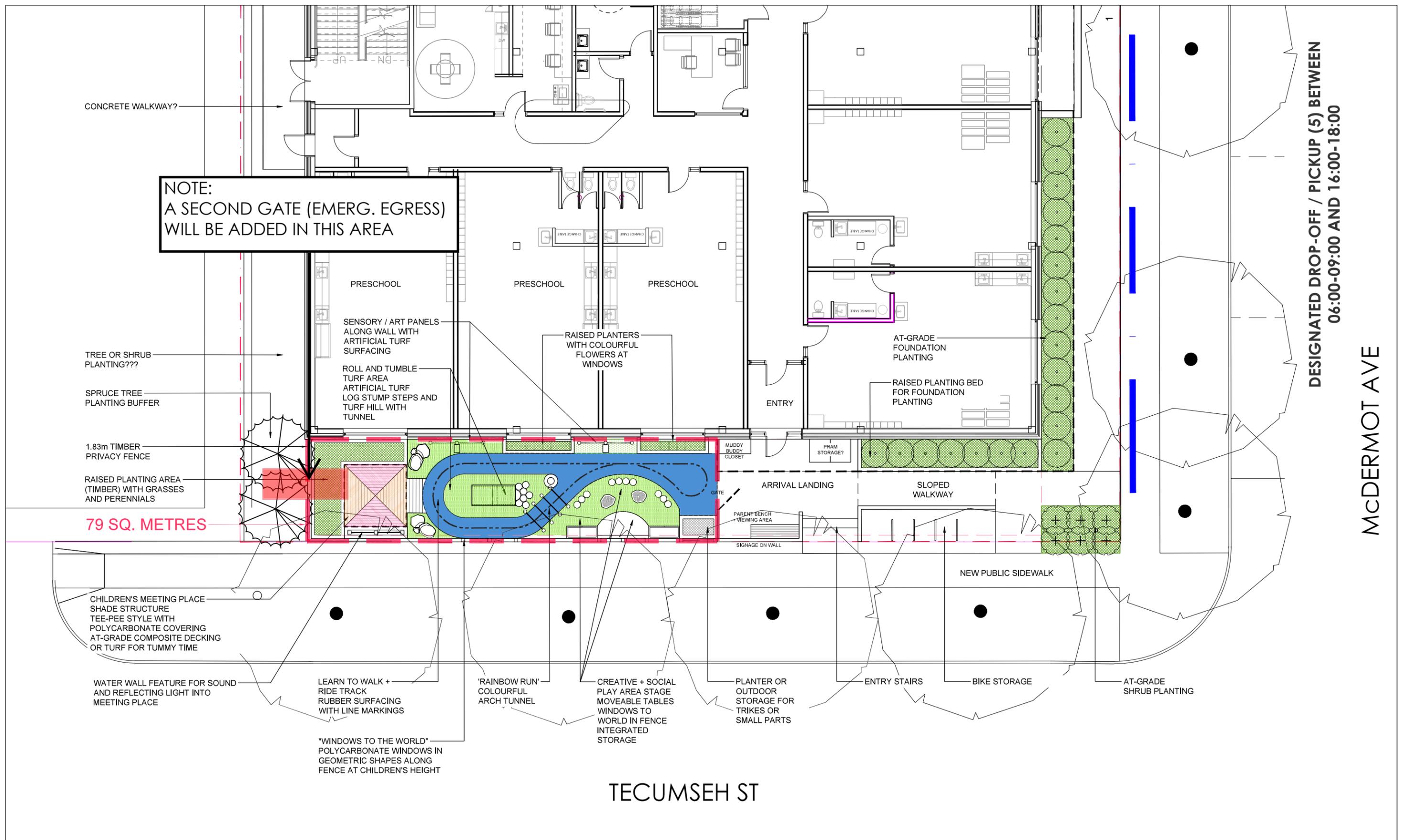
## BANNATYNE CAMPUS - New Building





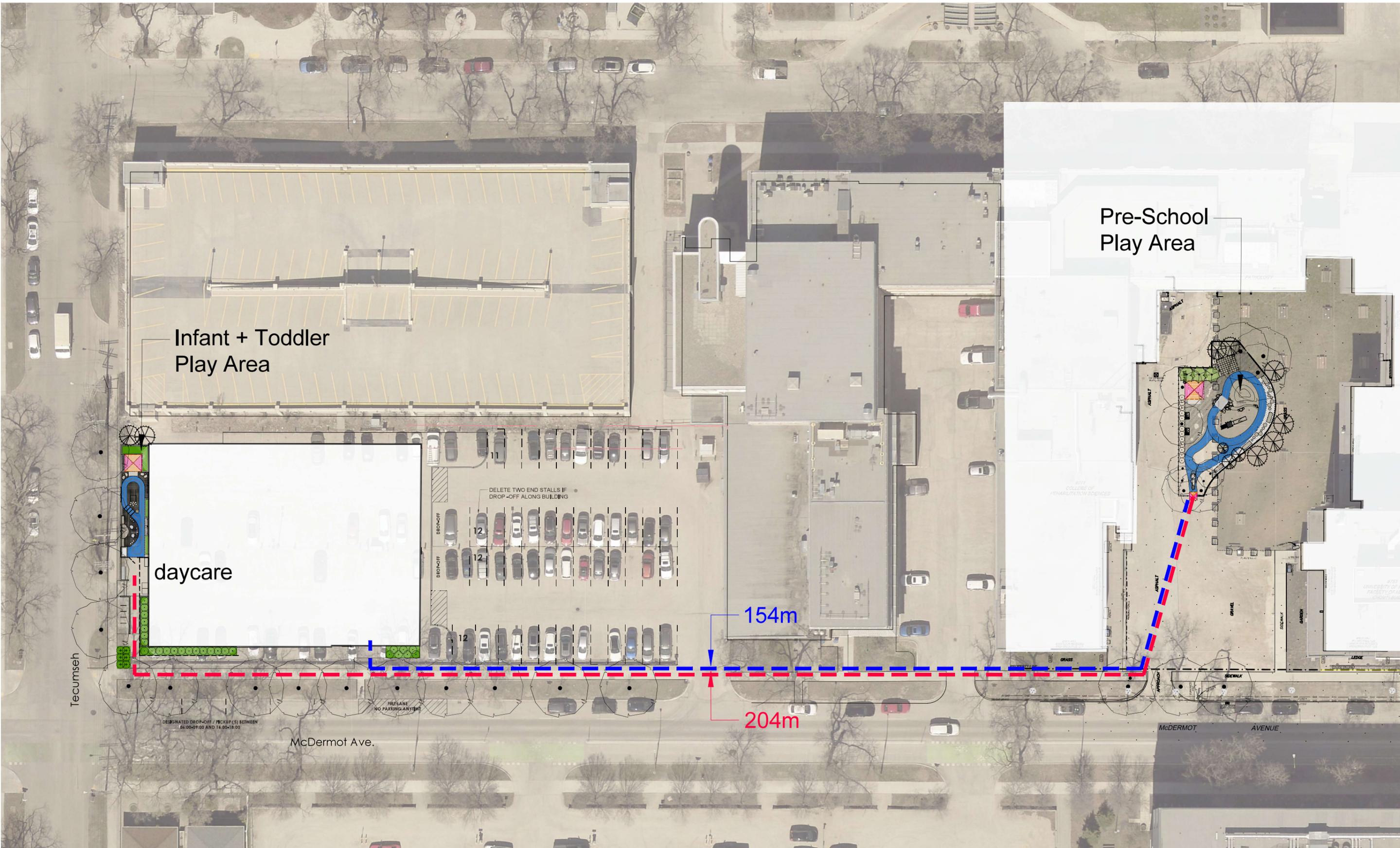
U OF M BANNATYNE CAMPUS DAYCARE  
 INFANT + TODDLER DISCOVERY + PLAY SPACE





U OF M BANNATYNE CAMPUS DAYCARE  
INFANT + TODDLER DISCOVERY + PLAY SPACE



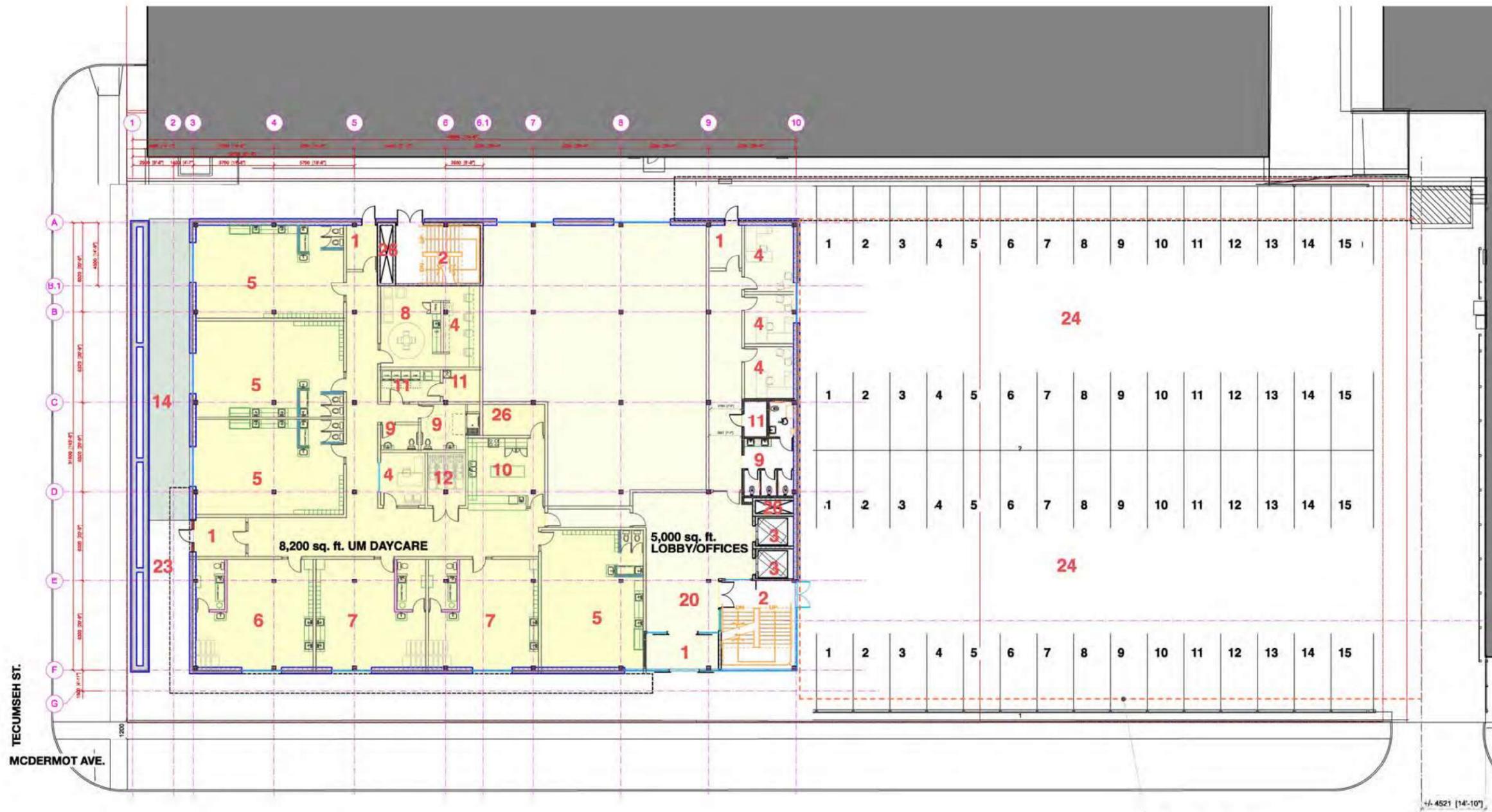


UNIVERSITY OF MANITOBA DAYCARE - WALKING DISTANCE



U OF M BANNATYNE CAMPUS DAYCARE  
 PRE-SCHOOL OUTDOOR PLAY SPACE - FORMER T-BLOCK SITE





TECUMSEH ST.  
MCDERMOT AVE.

16,000 SF FLOOR (GROSS)

+/- 4521 (14'-10")

1 MAIN FLOOR PLAN  
A2-01 1:150

- |              |  |   |                                |
|--------------|--|---|--------------------------------|
| 1. VESTIBULE | 9. WASHROOM                                | 17. MDR - SOILED                        | 25. CLASSROOM                  |
| 2. STAIRCASE | 10. KITCHEN                                | 18. MDR - CLEAN                         | 26. MECH/ELEC SHAFT            |
| 3. ELEVATOR  | 11. LAUNDRY / JANITOR                      | 19. LOCKERS (168)                       | 27. OPEN                       |
| 4. OFFICE    | 12. STORAGE                                | 20. WAITING AREA                        | 28. LECTURE THEATRE            |
| 5. PRESCHOOL | 13. GYM                                    | 21. OPEN                                | 29. CLASSROOMS                 |
| 6. TODDLER   | 14. PARTIAL PLAY AREA (700 SF of 3,400 sf) | 22. BY-PASS LANE                        | 30. SIM LABS                   |
| 7. INFANT    | 15. DENTAL STORE                           | 23. SIDEWALK                            | 31. STUDENT / EXAM STUDY SPACE |
| 8. STAFFROOM | 16. PPE STORAGE                            | 24. EXISTING PARKING STALLS (60 Stalls) | 32. TUNNEL CONNECTION          |

CLIENT APPROVAL:  
SIGNATURE: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
DATE: \_\_\_\_\_

Revision	Date	No.
		3
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		0

University of Manitoba  
Physical Plant Department  
Architectural and Engineering Services

prairie architects inc.

Crosier Kilgour & Partners Ltd.  
CONSULTING STRUCTURAL ENGINEERS

KGS GROUP



PROJECT TITLE:  
NEW BANNATYNE BUILDING  
(DAYCARE / DENTISTRY / CLASSROOMS)  
603 MCDERMOT AVENUE

SHEET TITLE:  
MAIN FLOOR PLAN

SCALE: AS NOTED  
DATE: 2023 Jun 15  
REVISION NO & PROJECT NO: 499C190429-01

DRAWN BY: DP  
APPROVED BY: DP  
SHEET NO: A2.1

**MAIN FLOOR PLAN**  
GROSS AREA 14,980 sq. ft.  
NET USEABLE AREA 13,175 sq. ft.



# WDGE1 LED

## Architectural Wall Sconce



Catalog Number

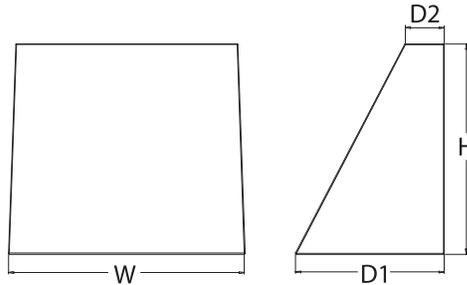
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

### Specifications

**Depth (D1):** 5.5"  
**Depth (D2):** 1.5"  
**Height:** 8"  
**Width:** 9"  
**Weight:** 9 lbs  
 (without options)



### Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

### WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

### Ordering Information

**EXAMPLE:** WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1 P2	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT 347 <sup>2</sup>	<b>Shipped included</b> SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) <sup>5</sup>  <b>Shipped separately</b> AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.
		30K 3000K	90CRI	VW Visual comfort wide		
		35K 3500K				
		40K 4000K				
		50K <sup>1</sup> 5000K				

Options	Finish
E4WH <sup>3</sup> Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	DDBXD Dark bronze
PE <sup>4</sup> Photocell, Button Type	DBLXD Black
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNAXD Natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD White
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD Sandstone
BAA Buy America(n) Act Compliant	DDBTXD Textured dark bronze
	DBLBXD Textured black
	DNATXD Textured natural aluminum
	DWHGXD Textured white
	DSSTXD Textured sandstone

### Accessories

Ordered and shipped separately.

WDGEAWS DDBXD WDGE 3/8inch Architectural Wall Spacer (specify finish)  
 WDGE1PBBW DDBXD U WDGE1 surface-mounted back box (specify finish)

### NOTES

- 50K not available in 90CRI.
- 347V not available with E4WH, DS or PE.
- E4WH not available with PE or DS.
- PE not available with DS.
- Not qualified for DLC. Not available with E4WH.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • [www.lithonia.com](http://www.lithonia.com)  
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WDGE1 LED  
 Rev. 11/21/22

## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

### Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

### Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

### Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C / 32°F	1.03
10°C / 50°F	1.02
20°C / 68°F	1.01
25°C / 77°F	1.00
30°C / 86°F	0.99
40°C / 104°F	0.98

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

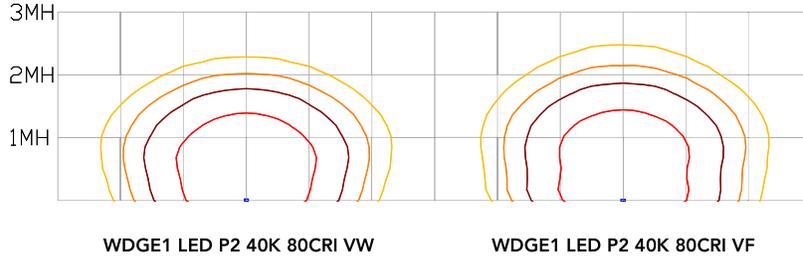
## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

### LEGEND



MH = 8ft  
Grid = 8ft x 8ft



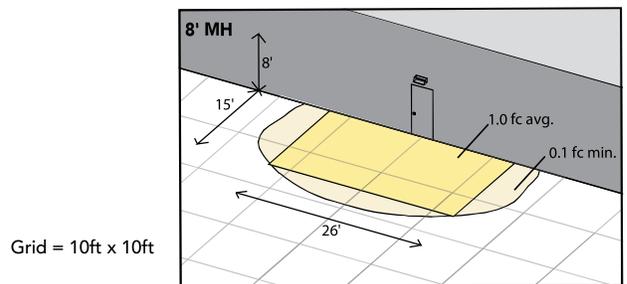
## Emergency Egress Options

### Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

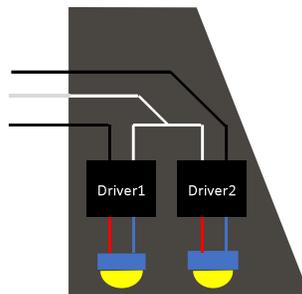


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

### Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9





### E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"



### PBBW – Surface-Mounted Back Box

Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"



### AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

## FEATURES & SPECIFICATIONS

### INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

### CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

### FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

### OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

### INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

### LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

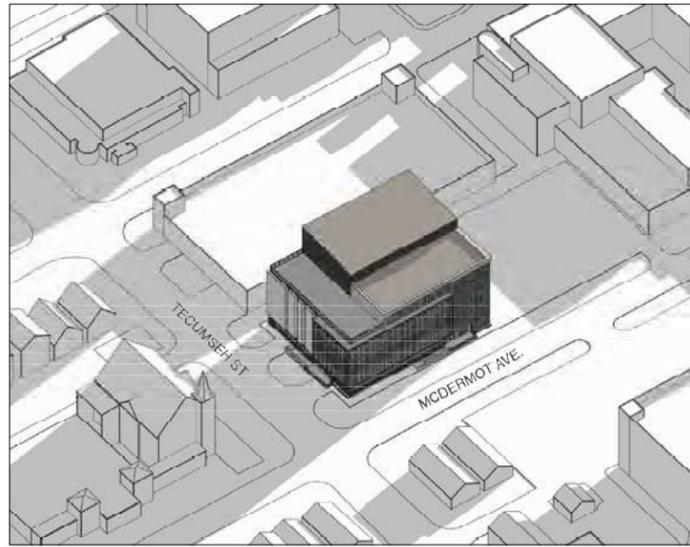
### BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to [www.acuitybrands.com/buy-american](http://www.acuitybrands.com/buy-american) for additional information.

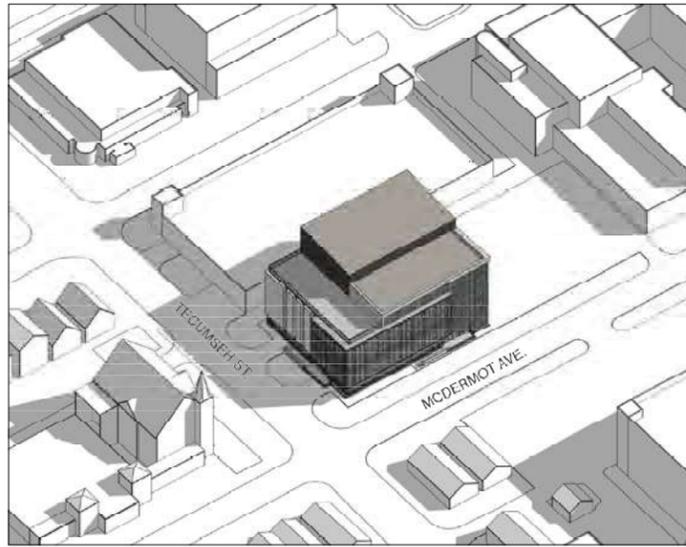
### WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



9 AM



12 PM

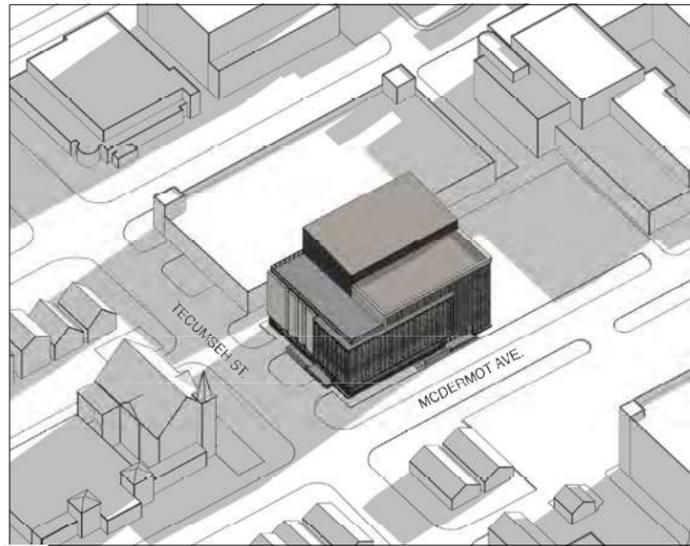


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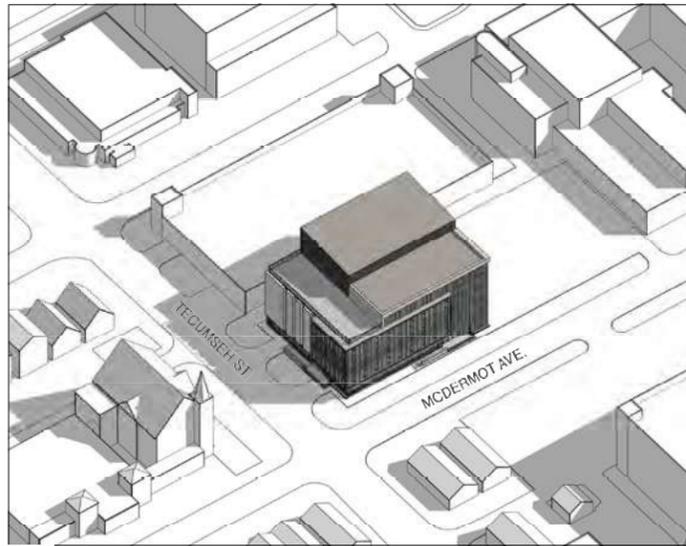


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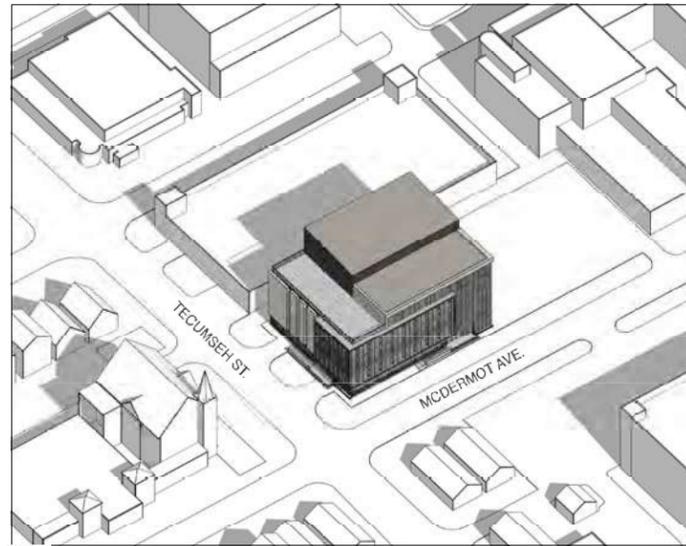
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9 AM



12 PM



3 PM



6 PM

SHADOW STUDY - SEPTEMBER 21  
Scale: N.T.S.





