

ADMINISTRATIVE REPORT

Title: DAV 24-134136\C – 210 Masson Street

Issue: For consideration of a Variance associated with reduced side yards and parking requirements to permit the redevelopment of an existing building.

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Nuttall, MCP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division **approves** the application to vary the "RMF-L" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the establishment of a multi-family dwelling in an existing building as follows:

1. for the maintenance of an existing building to permit;
 - a. an east corner side yard of 14 feet (4.26 metres) instead of 20 feet (6.1 metres);
 - b. no west interior side yard instead of 12 feet (3.66 metres);
2. for the establishment of an open accessory parking area to permit;
 - a. 33 parking spaces instead of 38 parking spaces;
 - b. a west side yard of 5 feet (1.52 metres) instead of 8 feet (2.44 metres).

Subject to the following condition(s):

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.

REASON FOR THE REPORT

- The applicant is proposing to redevelop an existing building and requires variances for the side yard and parking requirements of the 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 24-134136\C

RELATED FILES: 24-196857 ZR

COMMUNITY: Riel Committee

NEIGHBOURHOOD #: 5.502 - (CENTRAL ST. BONIFACE)

SUBJECT: To vary the "RMF-L" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the establishment of a multi-family dwelling in an existing building as follows:
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 a) an east corner side yard of 14 feet (4.26 metres) instead of 20 feet (6.1 metres);
 b) no west interior side yard instead of 12 feet (3.66 metres);
 2) for the establishment of an open accessory parking area to permit;
 a) 33 parking spaces instead of 38 parking spaces;
 b) a west side yard of 5 feet (1.52 metres) instead of 8 feet (2.44 metres).

LOCATION: 210 Masson ST

LEGAL DESCRIPTION: LOT 1 PLAN 17550 76 ST B

APPLICANT: Kate Moir (M Richard & Associates Ltd)
 55 Donald St Unit 200
 Winnipeg, MD R3C 1L8

OWNER: 210 MASSON LTD.
 1420 Taylor Ave 100
 Winnipeg, MB R3N 1Y6

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 Masson Street, in the Central St. Boniface neighbourhood of the St Boniface ward.

- The subject site is 39,231 square feet (3,644.68 square metres) in area. The site is currently occupied by a vacant three storey building formerly used as a school.
- The subject site is accessed by a shared approach on Masson Street and a non-shared approach on Aulneau Street.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhoods – Mature Communities policy area. The property is zoned “RMF-L” Residential Multi-Family (Large) District.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Masson Street, then single-family and multi-family dwellings zoned “R2” Residential Two-Family zoning district.

South: Multi-family dwellings zoned “RMF-L” Residential Multi-Family (Large) zoning district.

East: Aulneau Street, then single-family dwellings zoned “R1-M” Residential Single-Family (Medium) zoning district.

West: Multi-family dwellings zoned “RMF-L” Residential Multi-Family (Large) zoning district.

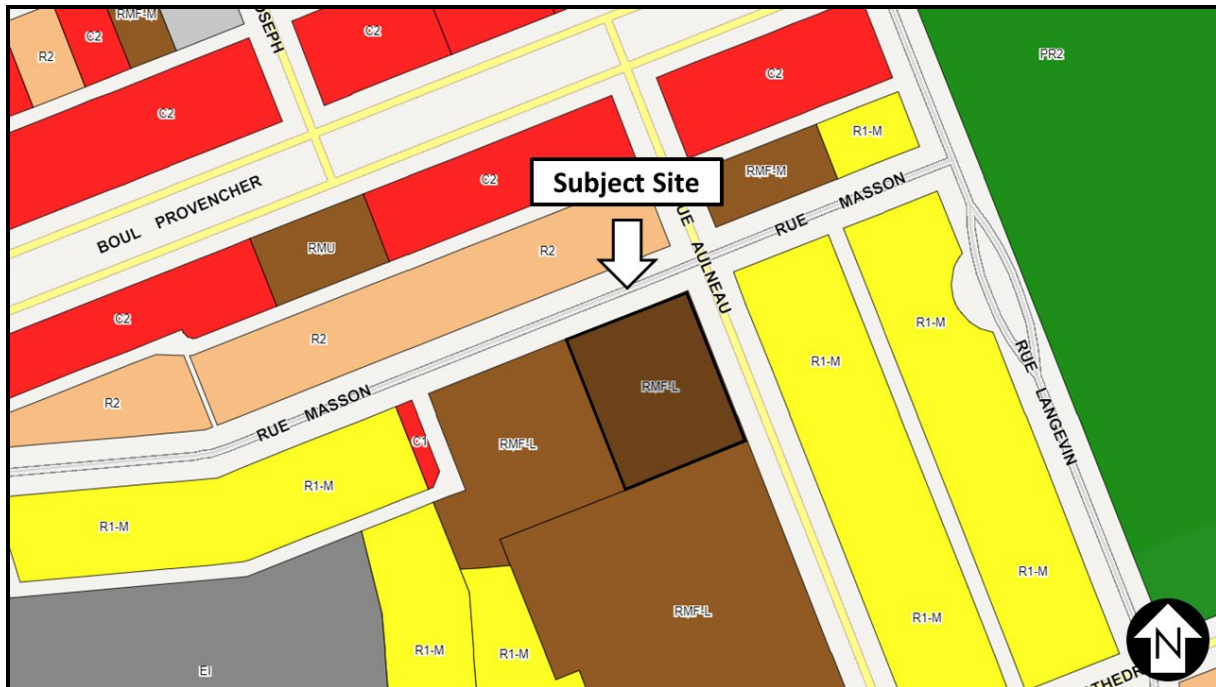


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to redevelop an existing vacant heritage building into multi-family rental housing.
- The building will be restored in accordance with the policies for heritage-status buildings.
- The redevelopment will consist of seven (7) studio units, twenty-three (23) one-bedroom units, and one (1) two-bedroom unit.
- Parking will consist of thirty-three (33) exterior surface parking spaces with three (3) accessible spaces and ten (10) indoor bicycle parking spaces.
- The submitted site plans shows that the two (2) parking spaces in the front yard will be removed and the curb restored.
- A concrete storage building located along the rear of the building will be demolished.
- The existing approach along Aulneau Street will be removed with the sidewalk, boulevard, and curb restored. A new approach measuring 23 feet (7.01 metres) in width will be constructed to the south of the existing approach.
- The street edge landscaping schedule shows the following:
 - Seven (7) existing trees along Masson Street will be retained and no new trees will be planted.
 - Seven (7) existing shrubs along Masson Street will be retained and twenty (20) new shrubs will be planted.
 - Eight (8) existing trees along Aulneau Street will be retained and two (2) new trees will be planted.

- Thirty-four (34) existing shrubs along Aulneau street will be retained and no new shrubs will be planted.
- Five (5) new trees will be planted in the parking area.
- In total, the site will have twenty-two (22) trees and sixty-one (61) shrubs.

COLLABORATIVE PLANNING and CONSULTATION

With the Urban Planning and Design Division

The applicant discussed the project with the Urban Planning and Design Division prior to submitting a formal application. In their Letter of Intent, the applicant notes they worked with the City's Heritage Planner to ensure compliance with applicable policies for heritage buildings.

With the Public

The applicant has not included any letters of support with their application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction Strategy 2.0* supports *OurWinnipeg 2045*, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.

The subject property is located in the "Established Neighbourhoods – Mature Communities" policy area as outlined in *CCDS 2.0*. The goals and policies from *CCDS 2.0* that apply to the subject property include:

Goal 1: 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.*
- 1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
- 1.8 Low-rise residential uses will generally be encouraged on arterial roads and collector streets where compatible with adjacent land uses, where they can be conveniently served by transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.*

Goal 3: Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.

- 3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*

The subject proposal is consistent with applicable policies as outlined above for Established Neighbourhoods – Recent Communities for the following reasons:

- The reuse of a heritage building for multi-family housing positively contributes to the neighbourhood's character by maintaining a historically significant building, and expands the housing options for residents.

- Renovating an existing building that has previously been vacant contributes to the physical renewal and revitalization of an older neighbourhood while increasing the population by adding additional units to the rental market.
- The building fronts a local street, but it is flanked by a collector street. It is compatible with the adjacent land uses in that the neighbouring building to the west is a 147-unit building. Additional multi-family buildings are located nearby at 207 Masson (8 units) and 223 Masson (14 units). Frequent transit service and commercial amenities are found on Provencher Boulevard one block north.
- This development includes mainly studio and one bedroom apartments in a neighbourhood with other rental apartments, single-family homes, and a senior's residence. This project will contribute to the diversity of housing types and tenures in a mature neighbourhood.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reason for the Variances

Side Yard Reductions

This application includes three (3) Variances for reduced side yards. The first is to permit an east corner side yard of 14 feet (4.26 metres) where the Zoning By-law requires a minimum of 20 feet (6.10 metres). The second is to permit no west side yard where the Zoning By-law requires a minimum of 12 feet (3.66 metres). The third is to permit a west side yard of 5 feet (1.52 metres) in an open accessory parking area where the Zoning By-law requires a minimum of 8 feet (2.44 metres). For these reasons, Variances are required.

Parking Reduction

The applicant is proposing to provide 33 parking spaces where the minimum requirement under the Zoning By-law is 38 parking spaces. For this reason, a Variance is required.

Analysis of Variances

Side Yard Reductions

The first two side yard Variances are necessary to maintain the existing building. Since 210 Masson has heritage status, it would be unreasonable to remove the parts of the building which encroach on the side yards. As such, a maintenance Variance is the best method to address the substandard side yards. While the east side yard is 6 feet (1.83 metres) short of the requirement, it is screened from the sidewalk by mature trees. There is no west side yard because 210 Masson is connected to the neighbouring building.

The third side yard Variance is necessary to establish the accessory parking area. Increasing the side yard by 3 feet (0.91 metres) to meet the requirements would result in a further reduction in parking spaces. In this case, the reduced side yard is a practical tradeoff to prevent the parking ratio from falling below 1:1.

Parking Reduction

Parking is being provided at a ratio slightly higher than 1:1, with 33 spaces for 31 dwelling units. This is an acceptable parking ratio for this development. All but one of the dwelling units are studio or one-bedroom apartments, and not every potential tenant should be assumed to drive or own a vehicle. The area is well served by public transit, it is walkable to nearby services, and

Masson Street is a “low-stress” on-street cycling route connecting to the wider active transportation network. The applicant has included ten (10) indoor bicycle parking to further offset the parking reduction. For these reasons, the requested parking ratio is contextually appropriate.

CONDITIONS OF APPROVAL

One condition is included with this approval. The condition is to inform the applicant that if not acted upon, the Variance Order expires in two years as per the regulations within the *Winnipeg Zoning By-law*.

REASONS FOR 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 applicant is proposing development consistent with the Complete Communities 2.0 policies for Mature Communities.
- (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 project is well designed to fit the surrounding context and mitigate any potential adverse affects to the adjoining properties.
- (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 requested for the proposed development are necessary to meet the goals and objectives of the Complete Communities Direction Strategy.
- (d) is compatible with the area in which the property to be affected is situated.
In that, the development is focused around restoring an existing heritage building to provide multi-family housing in an area with several multi-family developments.

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 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 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.

6.6 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

- **Key Direction 4.1:** Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service
- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

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 and Design
Prepared by: Steve Nuttall, MCP
Date: Tuesday, August 20, 2024
File No. DAV 24-134136\C

Sketch of Surveyor's Building Location Certificate
210 Rue Masson
Winnipeg, Manitoba

CERTIFIED A TRUE COPY
DATED April 5, 2012
Kelly W. Mantik M.L.S.

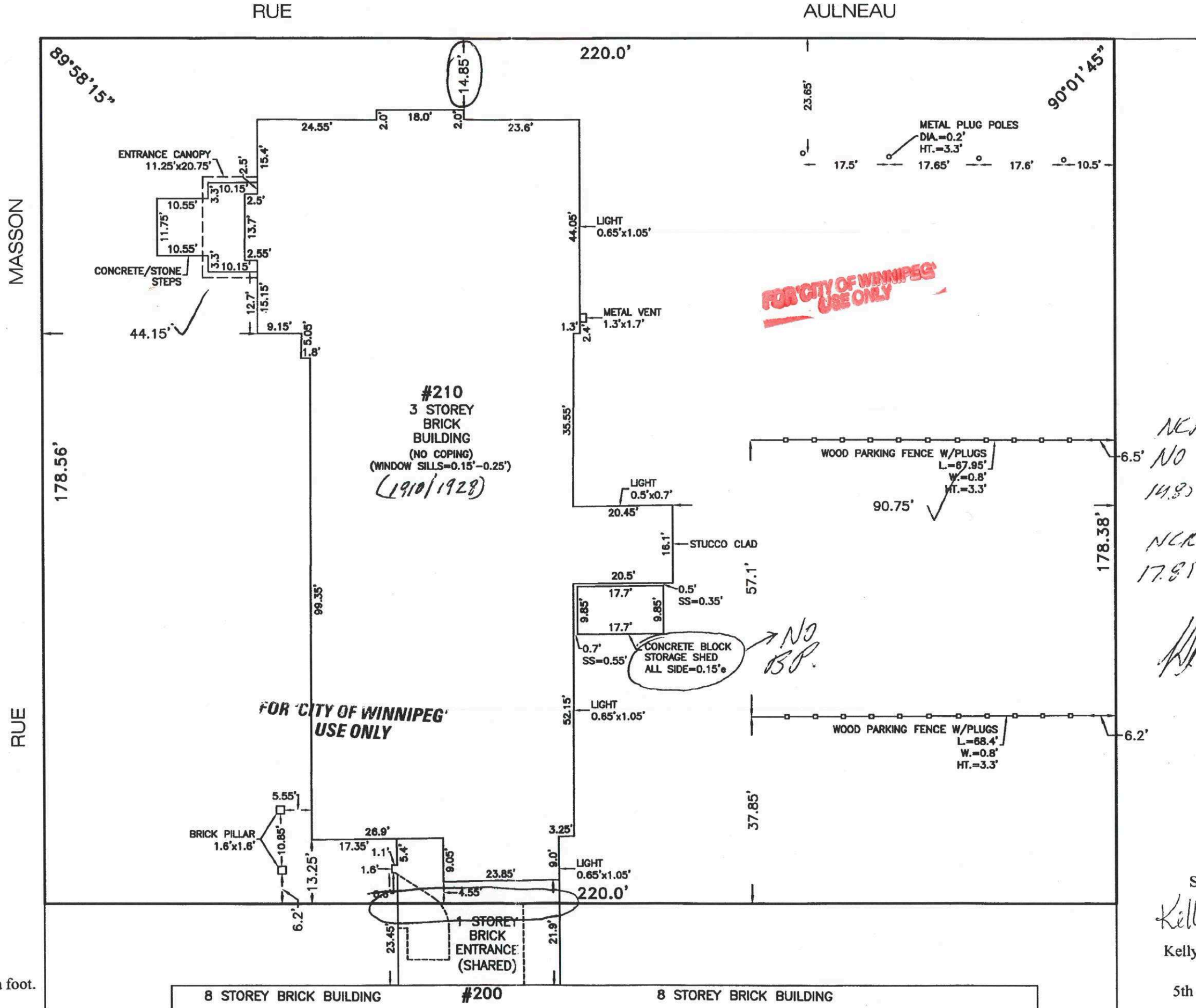
Barnes & Duncan
Land Surveying & Geomatics

298 Fort Street
Winnipeg, Manitoba
R3C 1E5

180-A, 5th Street
Morden, Manitoba
R6M 1C9

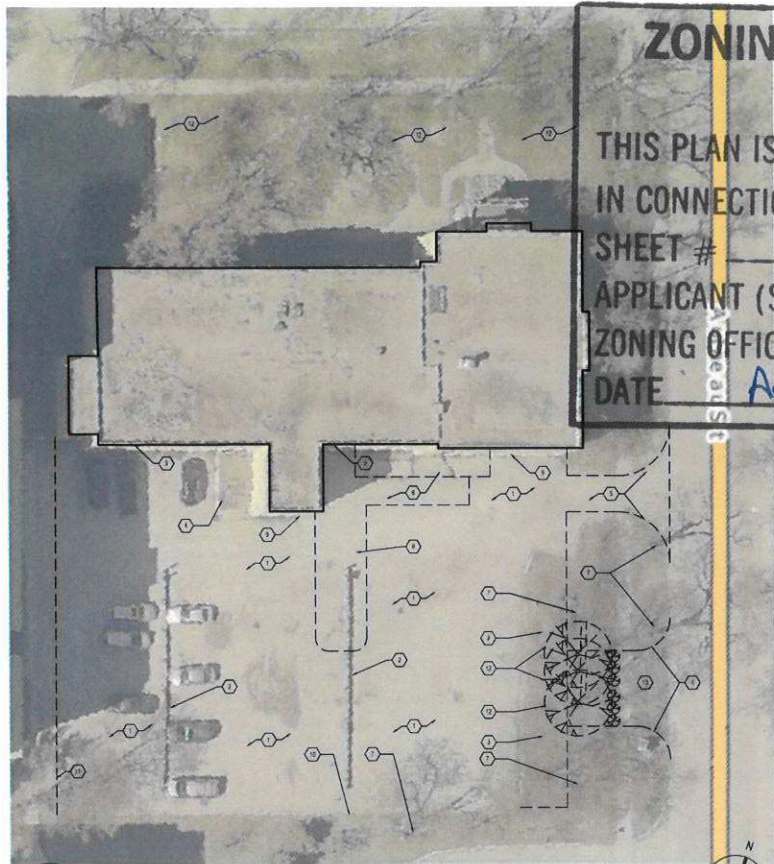
Our File: 12-0294
Acad dwg: 12-0294-BLC
Field Book: B&D 1092-57/59
Drafter: AN

SKETCH - all distances are in feet and decimals of a foot.
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R1-M
NEAR BUILDING
NO WEST SIDE!
14.8' EAST SIDE
NEAR PARKING
17.85' WEST SIDE
APR 2012

Signed & Sealed
Kelly W. Mantik
Kelly W. Mantik, M.L.S.
Dated this
5th day of April, 2012



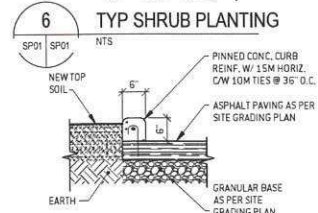
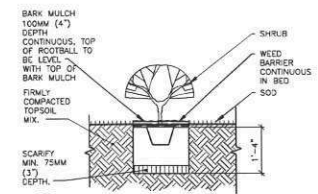
2 BUILDING LOCATION PLAN & SITE DEMOLITION WORK

○ SITE DEMOLITION KEYNOTES:

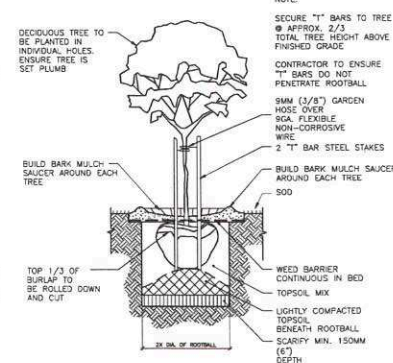
1. REMOVE ALL EXISTING OBSOLETE ASPHALT PAVEMENT SOUTH OF 210 MASSON. SITE CONFIRM QUANTITY. REMOVE MATERIAL TO PROVIDE FOR DEPTH OF COMPACTED FILL AS SPECIFIED. VERIFY LOCATIONS OF UNDERGROUND POWER AND OTHER POTENTIAL SERVICES.
2. REMOVE EXISTING WOOD PARKING FENCES AS INDICATED. WHERE FENCE IS POWERED, REMOVE AND CUT BACK POWER TO CAP AT SOURCE.
3. REMOVE SOD IN AREA TO RECEIVE NEW PAVEMENT. REMOVE TREES ONLY IN AREA TO BE PAVED. OBTAIN VERIFICATION FROM CONSULTANT IF IN DOUBT.
4. DEMOLISH EXISTING CONCRETE MASONRY STORAGE BUILDING. CUT BACK POWER TO SOURCE.
5. REMOVE OBSOLETE PRIVATE APPROACH AND CONCRETE CURBS ALONG RUE AULNEAU AS INDICATED.
6. REMOVE EXISTING CITY OF WINNIPEG SIDEWALK AND STREET CURB FOR NEW PRIVATE APPROACH. VERIFY INTENDED APPROACH LOCATION WITH EXISTING MTS COMMUNICATIONS BOX.
7. MAINTAIN EXISTING TREES WHERE POSSIBLE. CONFIRM WITH CONSULTANT PRIOR TO REMOVAL OF TREES.
8. EXCAVATE AREAS TO PROVIDE SLOPES TO ELEVATIONS AS INDICATED ON GRADING PLAN.
9. PROTECT EXISTING STONE/MASONRY CONSTRUCTION AGAINST AREAS OF WORK. PROVIDE SOLID HOARDING IF REQUIRED. SUBMIT DESCRIPTION OF METHODS TO BE IMPLEMENTED FOR REVIEW BY CONSULTANT.
10. LINE OF EXISTING PAVING TO BE MAINTAINED FOR NEW PAVEMENT. NO CHANGE TO EXTENT.
11. APPROXIMATE LINE OF DEMOLISHED PAVING. CONFIRM EXTENTS ON SITE.
12. NO WORK IN THIS AREA.
13. REMOVE TREE CLUSTER.
14. REMOVE SHRUBS IN THIS AREA.

○ EXISTING LANDSCAPE GENERAL NOTES

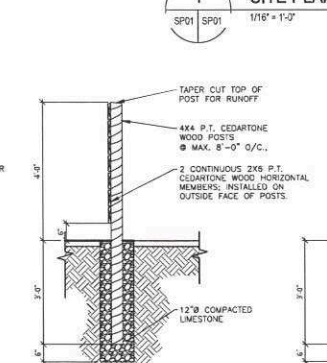
1. EXCEPT AT AREA FOR NEW PRIVATE APPROACH ON AULNEAU, ALL EXISTING MATURE TREES ON THE PROPERTY TO REMAIN UNLESS DEEMED UNHEALTHY BY CITY OF WINNIPEG.
2. ALL EXISTING SHRUBS TO REMAIN. REMOVE ONLY IN AREA OF NEW PRIVATE APPROACH.
3. EXISTING TREES SHOWN ON SITE PLAN ARE ACCURATE IN QUANTITY AND GENERAL LOCATION. SHRUBS IN GENERALLY ACCURATE CONFIGURATION.
4. ALL EXISTING GRASS AREAS IN NORTH AND EAST YARDS TO REMAIN. REMOVE GRASS ONLY TO ALLOW FOR EXPANDED PARKING IN REAR YARD.
5. ALL EXISTING PUBLIC SIDEWALKS TO BE RETAINED.
6. NO NEW PLANTING IN NORTH (MASSON) AND EAST (AULNEAU) YARDS.
7. SOUTH YARD: NEW ASPHALT TO REPLACE EXISTING. RETAIN EXISTING GRASS AT SOUTH EDGE OF PROPERTY.
8. PROTECT ALL EXISTING VEGETATION ON CITY OF WINNIPEG BOULEVARDS AND WITHIN NEIGHBOURING PROPERTY FROM DAMAGE DURING NEW WORK.



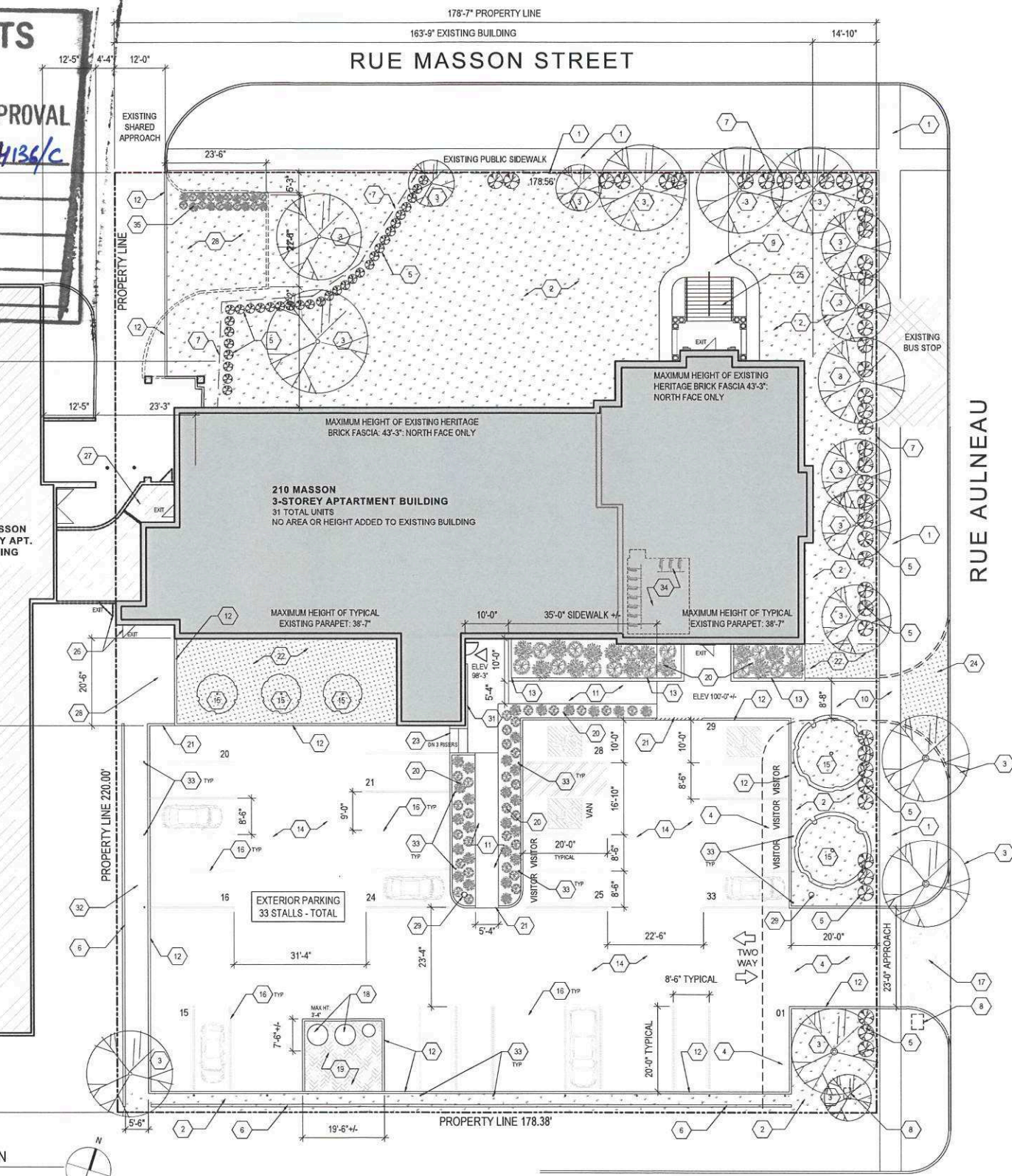
4 TYP CURB DETAIL



5 TYP TREE PLANTING



3 WOOD FENCE DETAIL



1 SITE PLAN

2 LANDSCAPE DATA: REFER TO LANDSCAPE DRAWINGS

STREET EDGE LANDSCAPING		REQUIRED		PROVIDED	
		MASSON	AULNEAU	MASSON	AULNEAU
TREES: 1 PER 30FT OF FRONTAGE		178/30 = 5.93	220/30 = 7.33	7 EXISTING	10 (8 EXISTING)
SHRUBS: 3 PER 20FT OF FRONTAGE		(178/20) x 3 = 26.7	(220/20) x 3 = 33	7 EXIST + 20 NEW	34 (EXISTING)
URBAN INFILL AREA MAP 1 (TABLE 5-9)		APPLIES			
FOUNDATION LANDSCAPING		NIL			
PLANTING IN PARKING AREA		NOT REQUIRED: <50 PARKING SPACES		5 NEW TREES	
SITE TOTAL TREES:				22	
SITE TOTAL SHRUBS:				61	
EDGE BUFFERING: WEST: 4 FT HIGH FENCE, SOUTH: 4 FT HIGH FENCE					

PARKING DATA:		REQUIRED		PROVIDED	
PARKING CATEGORY = CATEGORY 3 MULTI-FAMILY					
SPACES REQ'D PER DWELLING UNIT					
URBAN INFILL AREA MAP 1 (TABLE 5-9) = 1.5 PER X.8 = 1.2 X 31 UNITS		37		33	
REQUIRED BICYCLE PARKING		4		10	
REQUIRED GUEST PARKING		MIN. 10%		5	
ACCESSIBLE PARKING		2 (1 VAN)		2 (1 VAN)	
PARKING TOTALS:					
AT GRADE EXTERIOR				33	
SITE TOTAL PARKING SPACES:				33	

LANDSCAPE LEGEND		NEW PLANTING SCHEDULE	
		NOTE: NO GRAVEL OR STONES TO BE USED IN LANDSCAPE BEDS.	
		SHRUB COMPACT DOGWOOD	
		SHRUB ARCADIA JUNIPER	
		NEW TREE AMERICAN BASSWOOD	
		CALIPER AS PER CITY OF WINNIPEG REQUIREMENTS OR LARGER	
		NEW TREE JAPANESE TREE LILAO OR SIMILAR	
		CALIPER AS PER CITY OF WINNIPEG REQUIREMENTS OR LARGER	

- SITE PLAN KEYNOTES:
1. PUBLIC SIDEWALK TO REMAIN.
 2. EXISTING SOD TO REMAIN.
 3. EXISTING TREE TO REMAIN. NOTE: TREES SHOWN ON PLAN ARE ACCURATE IN QUANTITY AND LOCATIONS +/- 3FT.
 4. REMOVE EXISTING SOD IN AREA OF NEW ASPHALT PAVING.
 5. EXISTING SHRUBS TO REMAIN.
 6. NEW 4'-0" HIGH WOOD FENCE ON PILE FOUNDATION.
 7. CHAIN LINK FENCE TO BE REMOVED. FILL ALL EXCAVATIONS WITH COMPACTED MATERIAL TO AVOID SINK HOLES.
 8. EXISTING MTS BOX TO REMAIN. CONFIRM CLEARANCE WITH BOX PRIOR TO EXCAVATION FOR APPROACH.
 9. EXISTING CONCRETE SIDEWALK TO REMAIN.
 10. NEW REINFORCED CONCRETE SIDEWALK ON COMPACTED FILL. PROVIDE 6" CONCRETE CURB AT EDGE FOR FULL LENGTH.
 11. PROVIDE NEW SLOPING REINFORCED CONCRETE SIDEWALK ON COMPACTED FILL. SLOPE NO STEEPER THAN 1:20. TOTAL LENGTH TO SUIT FINAL PAVING AND ENTRY LEVELS.
 12. REINFORCED CONCRETE CURB 8" HIGH X 8" WIDE.
 13. REINFORCED CONCRETE PLANTER MINIMUM 12" ABOVE EXISTING GRADE TO ENSURE CONTAINMENT. SEE STRUCTURAL DETAILS.
 14. NEW ASPHALT PAVEMENT: SEE LOT GRADING PLAN.
 15. NEW TREE: SEE PLANTING SCHEDULE.
 16. PAINTED LINES FOR STALLS.
 17. NEW CONCRETE PRIVATE APPROACH TO MEET CITY OF WINNIPEG STANDARDS.
 18. IN-GROUND REFUSE AND RECYCLING COLLECTION SYSTEM: FINAL PRODUCT TO BE CONFIRMED. MAXIMUM HEIGHT 3'-6".
 19. PRECAST PAVERS ON COMPACTED GRANULAR FILL. FINAL EXTENT TO SUIT REFUSE SYSTEM SIZING.
 20. LANDSCAPE BED: SEE PLANTING SCHEDULE. PROVIDE SLOPE TO SUIT ADJACENT SIDEWALKS WHERE APPLICABLE. MAX SLOPE OF 1:2. NOTE: NO STONES USED IN PLANTING AREAS.
 21. CONSTRUCT FLUSH CONCRETE TRANSITION BETWEEN NEW ASPHALT AND ADJACENT WALKING SURFACES.
 22. NEW SOD ON TOPSOIL FILL. PROVIDE POSITIVE SLOPES AWAY FROM BUILDING WHERE APPLICABLE.
 23. NEW REINFORCED CONCRETE STEPS, 3 RISERS IN HEIGHTS TO SUIT FINAL GRADE CHANGE.
 24. DEMOLISH EXISTING PRIVATE APPROACH AND CURBS. RESTORE GRADE AND ADD SOD TO MATCH ADJACENT CITY OF WINNIPEG BOULEVARD.
 25. EXISTING CONCRETE STAIRS TO REMAIN.
 26. EXISTING EXIT TO REMAIN.
 27. EXISTING LOBBY COMMON TO 210 AND 200 MASSON TO REMAIN.
 28. EXISTING PRECAST PAVING TO BE REMOVED AND NEW SOD INSTALLED.
 29. NEW LIGHT STANDARD: LIGHT TO BE CONTAINED ON SITE. SEE ELECTRICAL FOR DETAILS.
 30. NEW CATCH BASIN: SEE GRADING PLAN.
 31. NEW 6" X 6" CONCRETE CURB TO PROVIDE TERMINATION OF SIDEWALK AT EXISTING FOUNDATION. SEE STRUCTURAL.
 32. EXISTING ASPHALT IN THIS AREA CAN BE RETAINED IF DEEMED BENEFICIAL. SEE FINAL PAVING/GRADING PLAN.
 33. NEW VERTICAL POSTS FOR VEHICLE BLOCK HEATER, ONE PER 2 STALLS TYP.
 34. INDOOR BICYCLE STORAGE: MINIMUM 10 BIKES.
 35. 20 NEW SHRUBS IN SOIL PLANTING BED. PROVIDE SOLID METAL EDGE AROUND BED FOR CONTAINMENT.

TOWERS REALTY GROUP

3 692 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@towersoffice.com

CONSULTANT

OWNER

REVISIONS/ISSUANCE

NO.	Date	Description
01	18 DEC 2023	ISSUED FOR REVIEW
02	19 JAN 2024	ISSUED FOR COORDINATION
03	26 FEB 2024	UPDATED SITE PLAN FOR REVIEW
04	12 APR 2024	UPDATED SITE PLAN FOR REVIEW

PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
(REMOVE WHEN DRAWING IS FINAL)

This drawing must not be scaled. The contractor shall verify all dimensions and other data on site prior to commencement of work. Discrepancies, errors, and omissions are to be reported to the Architect.

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PROJECT
210 RUE MASSON
INTERIOR & EXTERIOR ALTERATION

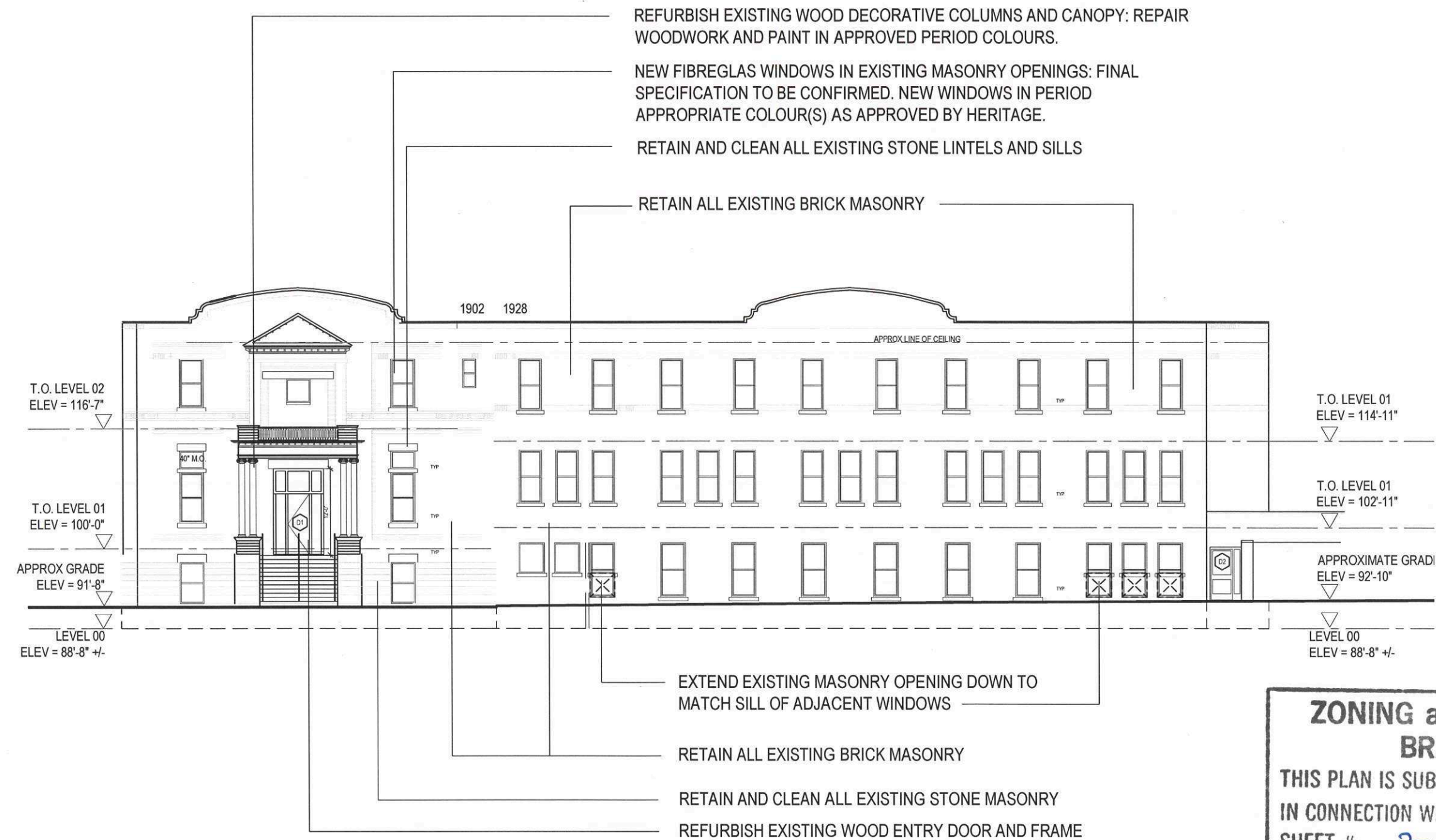
DRAWING
SITE PLAN

DRAWN BY
REVIEWED BY

SCALE
AS NOTED

DATE
08 DEC 2023

PROJECT NO.
DRAWING NO.



NORTH ELEVATION: MASSON

**ZONING and PERMITS
BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 24-134136/C

SHEET # 2 OF 9

APPLICANT (SGD.) _____

ZONING OFFICER High

DATE Aug 07, 2024

1

A01

EXTERIOR PRESERVATION

1/16"=1'-0"

BLDG

architecture office inc.

3-692 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9

T: 1 204 417 6884

E: info@bldgoffice.com

PROJECT
210 MASSON
PROJECT PROPOSAL FOR HERITAGE
WINNIPEG, MANITOBA

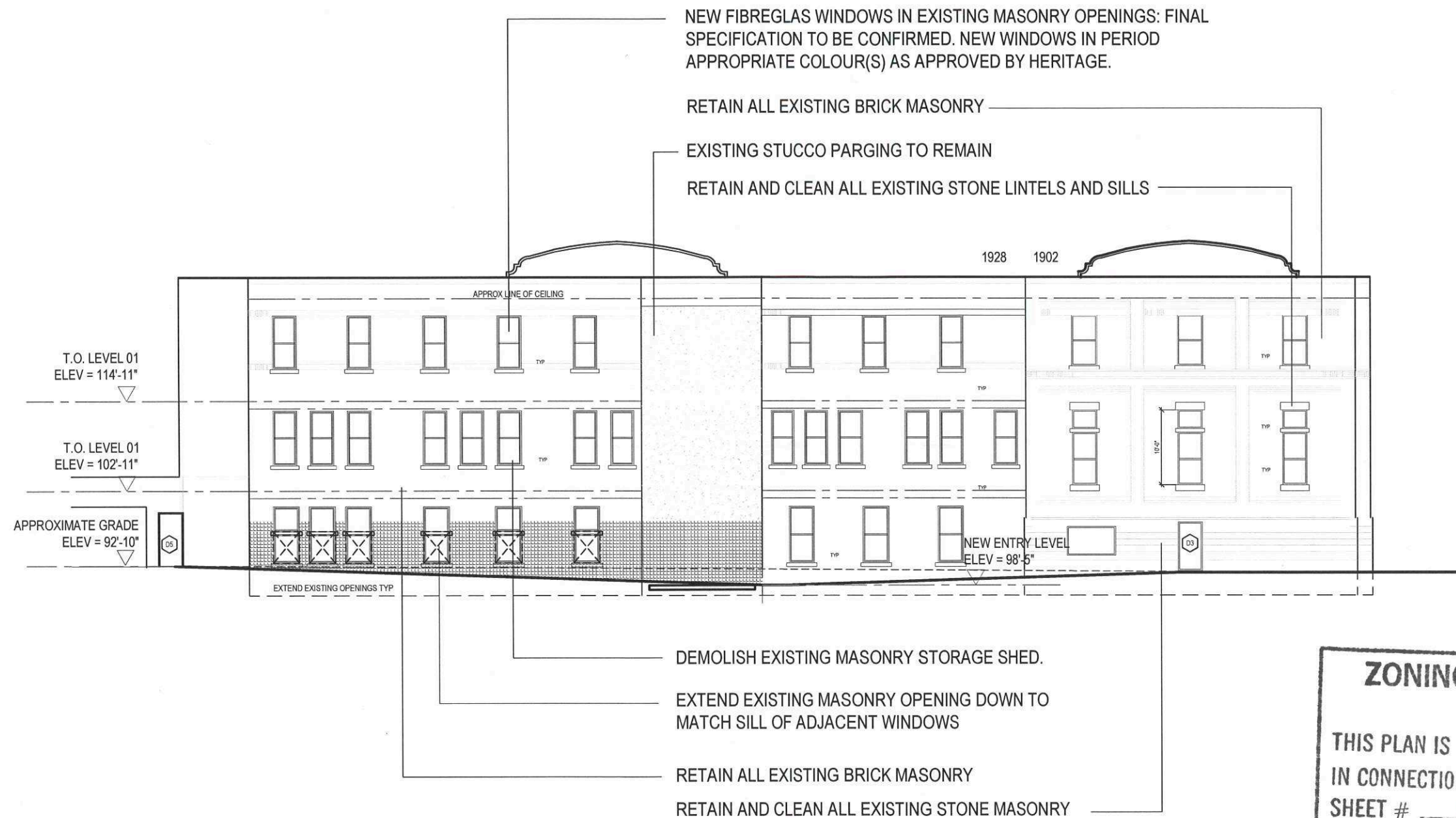
DRAWN AC REV'D KS

DATE 08 DEC 2023

SCALE AS NOTED

PROJECT NO. 2021_22

DRAWING NO. **E01**



SOUTH ELEVATION: EXISTING PARKING AREA

**ZONING and PERMITS
BRANCH**

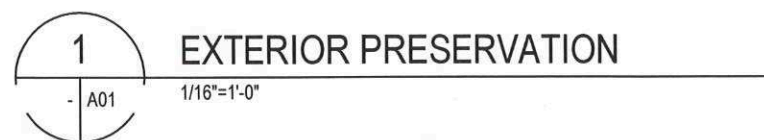
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 24-134136/c

SHEET # 3 OF 9

APPLICANT (SGD.) _____

ZONING OFFICER Thijs

DATE Aug 07, 2024



EXTERIOR PRESERVATION

1/16"=1'-0"



3-692 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9

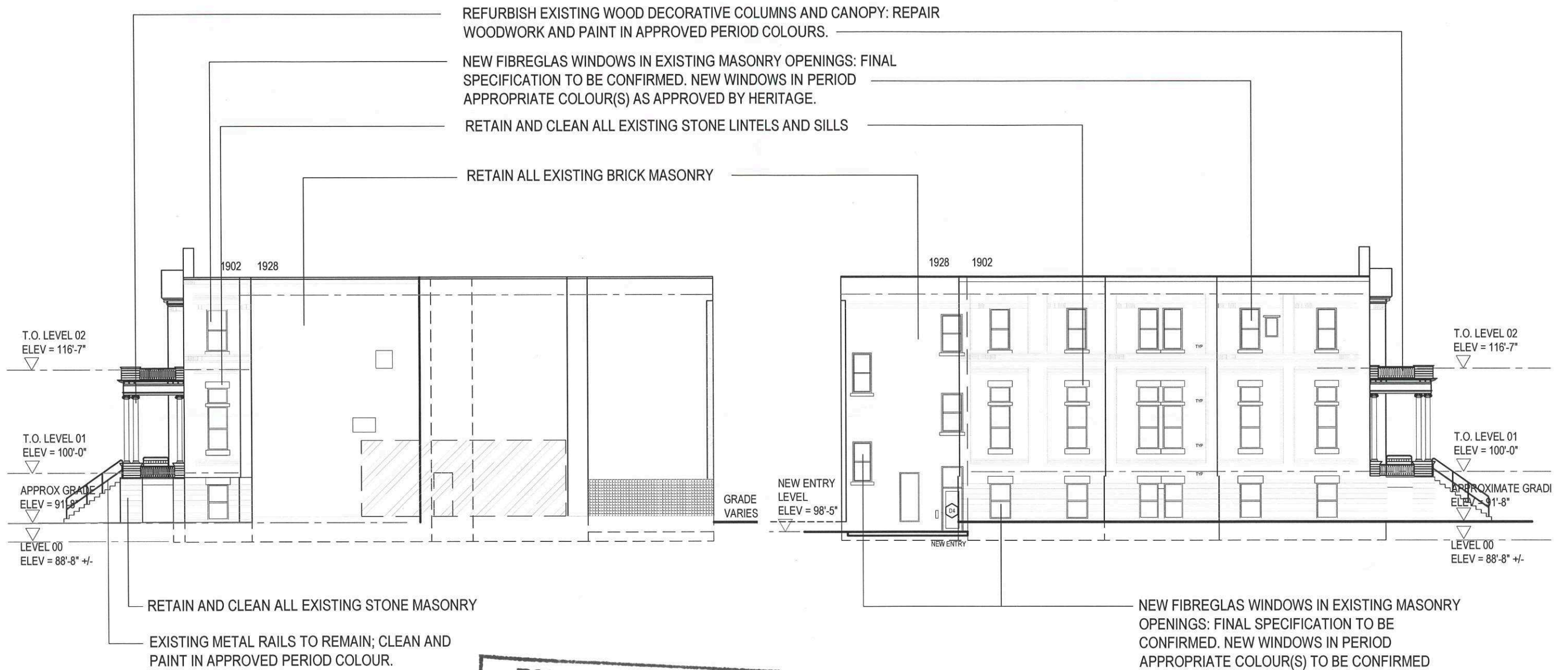
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
210 MASSON
PROJECT PROPOSAL FOR HERITAGE
WINNIPEG, MANITOBA

DRAWN AC REVD KS PROJECT NO. 2021_22

DATE 08 DEC 2023 DRAWING NO. E02

SCALE AS NOTED



**ZONING and PERMITS
BRANCH**

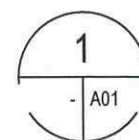
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 24-134136/C

SHEET # 4 OF 9

APPLICANT (SGD.) _____

ZONING OFFICER Thingler

DATE Aug 07, 2024



EXTERIOR PRESERVATION

1/16"=1'-0"

BLDG

architecture office inc.

3-692 Osborne Street
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Canada, R3L 2B9

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PROJECT
210 MASSON
PROJECT PROPOSAL FOR HERITAGE
WINNIPEG, MANITOBA

DRAWN AC REV'D KS PROJECT NO. 2021_22

DATE 08 DEC 2023 DRAWING NO. E03

SCALE AS NOTED

ZONING and PERMITS
BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 24-134136/C
SHEET # 5 OF 9
APPLICANT (SGD.) _____
ZONING OFFICER Thijs
DATE Aug 07, 2024

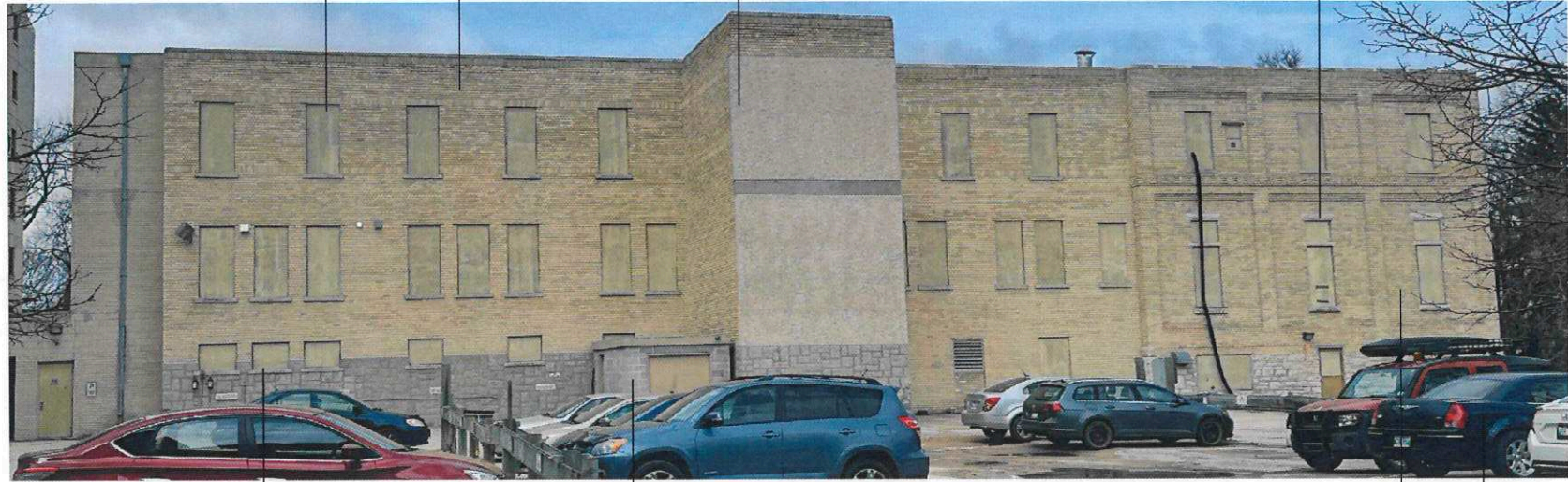


RETAIN AND CLEAN ALL EXISTING STONE MASONRY

PRESERVE EXISTING MATURE TREES IN GOOD
CONDITION: REMOVE UNHEALTHY VEGETATION IN
COORDINATION WITH HERITAGE REQUIREMENTS.

REMOVE EXISTING CHAIN LINK FENCE

EAST ELEVATION FACING ALNEAU



NEW FIBREGLAS WINDOWS IN EXISTING MASONRY OPENINGS:
FINAL SPECIFICATION TO BE CONFIRMED. NEW WINDOWS IN
PERIOD APPROPRIATE COLOUR(S) TO BE CONFIRMED

RETAIN ALL EXISTING BRICK MASONRY

EXISTING STUCCO PARGING TO REMAIN

RETAIN AND CLEAN ALL EXISTING
STONE LINTELS AND SILLS

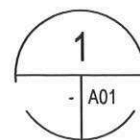
DEMOLISH EXISTING MASONRY STORAGE SHED.

EXTEND EXISTING MASONRY OPENING DOWN TO
MATCH SILL OF ADJACENT WINDOWS

RETAIN ALL EXISTING BRICK MASONRY

RETAIN AND CLEAN ALL EXISTING STONE MASONRY

SOUTH ELEVATION: EXISTING PARKING AREA



EXTERIOR PRESERVATION

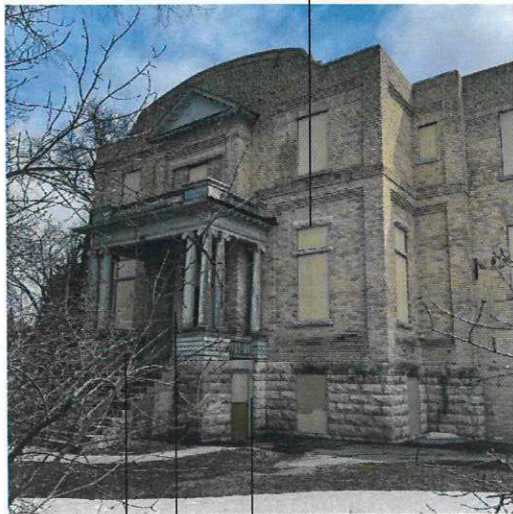
NTS



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PROJECT	210 MASSON		
	PROJECT PROPOSAL FOR HERITAGE		
	WINNIPEG, MANITOBA		
DRAWN	AC	REV'D	KS
DATE	08 DEC 2023		PROJECT NO. 2021_22
SCALE	AS NOTED		DRAWING NO. E04



RETAIN AND CLEAN ALL
EXISTING STONE LINTELS
AND SILLS



REFURBISH EXISTING WOOD
DECORATIVE COLUMNS: REPAIR
WOODWORK AND PAINT IN
APPROVED PERIOD COLOURS.

RETAIN AND CLEAN ALL EXISTING STONE MASONRY

REFURBISH EXISTING WOOD ENTRY DOOR AND FRAME

EXISTING METAL RAILS TO REMAIN; CLEAN AND
PAINT IN APPROVED PERIOD COLOUR.

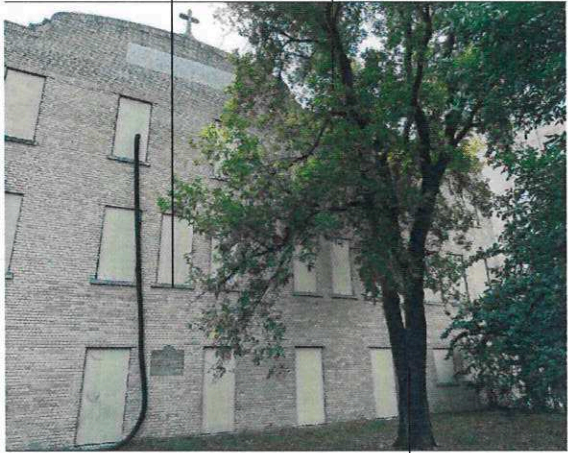
VIEW FACING NORTH: MASSON ENTRY



NEW FIBREGLAS WINDOWS IN EXISTING MASONRY OPENINGS:
FINAL SPECIFICATION TO BE CONFIRMED. NEW WINDOWS IN
PERIOD APPROPRIATE COLOUR(S) TO BE CONFIRMED

RETAIN ALL EXISTING BRICK MASONRY

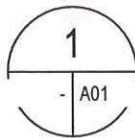
RETAIN AND CLEAN ALL EXISTING
STONE LINTELS AND SILLS



EXTEND EXISTING MASONRY OPENING DOWN TO
MATCH SILL OF ADJACENT WINDOWS

PRESERVE EXISTING MATURE TREES IN GOOD
CONDITION: REMOVE UNHEALTHY VEGETATION IN
COORDINATION WITH HERITAGE REQUIREMENTS.

VIEW FACING NORTH: MASSON



EXTERIOR PRESERVATION

NTS

ZONING and PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 24-134136/C

SHEET # 6 OF 9

APPLICANT (SGD.) _____

ZONING OFFICER High

DATE Aug 07, 2024

BLDG
architecture office inc.

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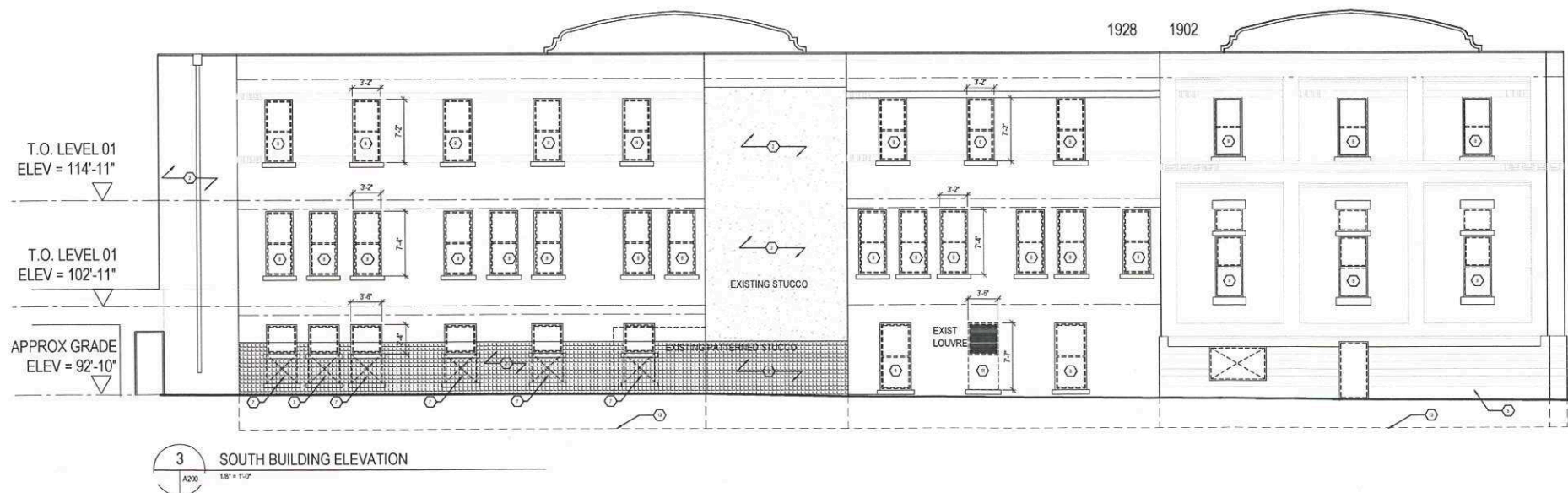
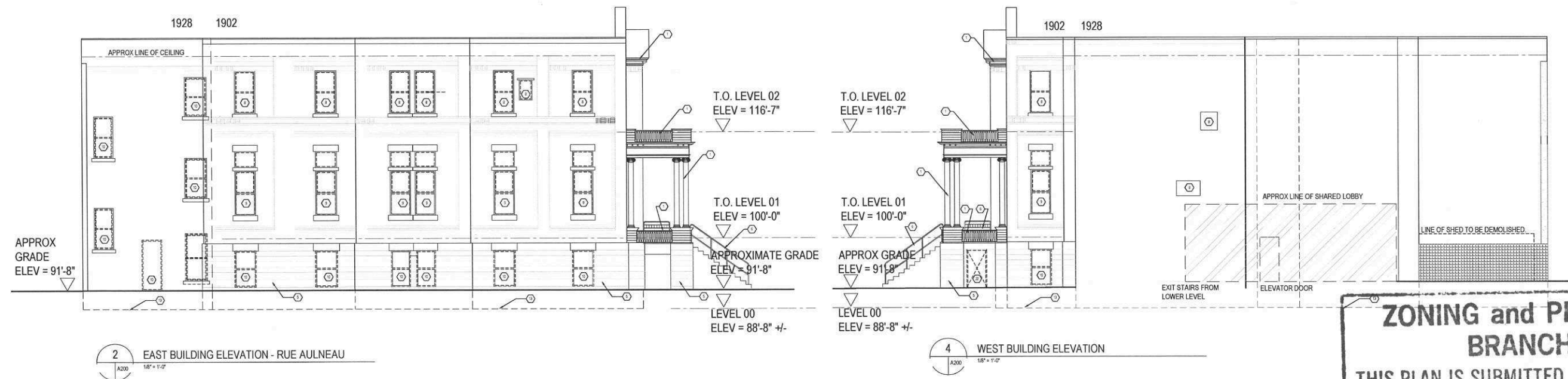
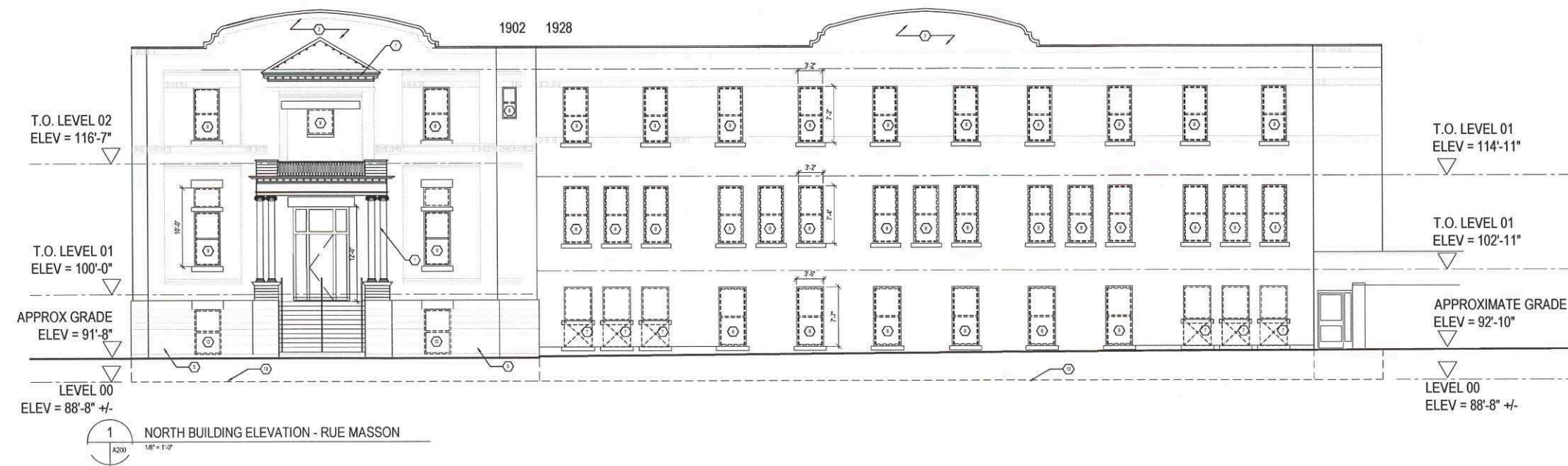
PROJECT
210 MASSON
PROJECT PROPOSAL FOR HERITAGE
WINNIPEG, MANITOBA

DRAWN AC REV'D KS PROJECT NO. 2021_22
DATE 08 DEC 2023 DRAWING NO.
SCALE AS NOTED

E05

ELEVATION KEYNOTES:

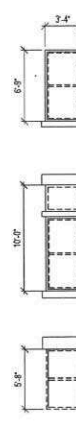
- REPAIR AND REFURBISH DECORATIVE WOOD COLUMNS, CANOPY AND ASSOCIATED GUARDS IN PAINT FINISH, FINAL COLOURS AS PER HERITAGE APPROVAL.
- EXISTING BRICK TO REMAIN.
- EXISTING STUCCO SURFACE TO REMAIN.
- RETAIN AND CLEAN ALL EXISTING STONE LINTELS AND SILLS; NOTE DAMAGED STONE FOR REPLACEMENT, CLEAN AS PER HERITAGE DESIGNATED PROCEDURES AND/OR AS PRESCRIBED BY QUARRY.
- RETAIN AND CLEAN EXISTING STONE BASE COURSEING; NOTE DAMAGED STONE FOR REMEDIAL MEASURES, CLEAN AS PER HERITAGE DESIGNATED PROCEDURES AND/OR AS PRESCRIBED BY QUARRY.
- EXISTING METAL RAILS TO REMAIN; NEW PAINT FINISH.
- REMOVE BRICK UNDER EXISTING SILL TO MATCH ADJACENT OPENINGS; REMOVE AND RE-USE STONE SILLS, TYP. PROVIDE NEW MASONRY OPENING PROFILE MATCHING REMAINDER OF OPENING.
- REMOVE EXISTING WINDOW. RETAIN EXISTING WINDOW FRAME IN MASONRY OPENING IF IN GOOD CONDITION.
- REMOVE EXISTING WINDOW FROM EXTERIOR SIDE, MAINTAIN EXISTING FRAME WHERE FEASIBLE AND RETAIN ALL INTERIOR WOOD CASING AND TRIM.
- REMOVE EXISTING WINDOW AND FRAME; RETAIN MASONRY OPENING.
- NEW FIBREGLAS WINDOWS IN EXISTING OPENINGS TO RELPLICATE EXISTING IN SIZE, TYPE AND CONFIGURATION. SEE WINDOW-TYPE NOTES FOR PROCEDURE. FINAL COLOUR AS PER HERITAGE APPROVAL.
- NEW CAP FLASHING IN PRE-FINISHED COLOUR AS PER HERITAGE APPROVAL.
- LINE OF LOWER LEVEL FLOOR.
- REFURBISH EXISTING WOOD ENTRY DOOR AND FRAME; PAINT FINISH IN HERITAGE APPROVED COLOURS.
- EXISTING WOOD CANOPY TO REMAIN; REPAIR AND/OR REPLACE MISSING COMPONENTS TO REPLICATE ADJACENT IN MATERIAL AND FINISH, PAINT IN HERITAGE APPROVED COLOURS.
- REMOVE AND DEMOLISH EXISTING MASONRY STORAGE GARAGE.
- PAINT EXISTING METAL DOOR AND FRAME.
- NEW ALUMINUM ENTRANCE. PROVIDE POWER DOOR OPERATOR.
- REMOVE EXISTING METAL LOUVER. PREPARE MASONRY OPENING FOR NEW WINDOW.
- LINE OF EXISTING ELEVATOR IN FOREGROUND, REFER TO PLAN DRAWINGS.
- NEW FIBREGLAS WINDOWS IN EXISTING OPENING. FRAME STYLE TO MATCH ADJACENT WINDOWS.
- REMOVE METAL DOOR AND FRAME. INFILL OPENING WITH INSULATED STEEL STUD AND EXTERIOR GRADE GYPSUM BOARD.
- NEW CEMENT STUCCO PARING ON BACKER.



1902 BUILDING:
LEVEL 02: NEW FIBREGLAS WINDOWS IN EXISTING FRAMES AS PER HERITAGE APPROVED PROCESS. ALL WINDOWS TO BE REPLICATED IN CURRENT CONFIGURATION. ALL EXISTING STONE SILLS AND LINTELS TO BE RETAINED

1902 BUILDING:
LEVEL 01: NEW FIBREGLAS WINDOWS IN EXISTING FRAMES AS PER HERITAGE APPROVED PROCESS. ALL WINDOWS TO BE REPLICATED IN CURRENT CONFIGURATION. ALL EXISTING INTERIOR WOOD TRIM AND EXTERIOR STONE SILLS AND LINTELS TO BE RETAINED

1902 BUILDING:
LEVEL 00: NEW FIBREGLAS WINDOWS AND FRAMES AS PER HERITAGE APPROVED PROCESS. ALL WINDOWS TO BE REPLICATED IN CURRENT CONFIGURATION. ALL EXISTING STONE SILLS AND LINTELS TO BE RETAINED



5 EXISTING WINDOW CONDITIONS
1/8" = 1'-0"

**ZONING and PERMITS
BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 24-134136/C
SHEET # 7 OF 9
APPLICANT (SGD.) Thijs
ZONING OFFICER Thijs
DATE Aug 07, 2024

LEVEL 00 1928 BUILDING: REMOVE ALL WINDOWS. REMOVE AND RE-USE EXISTING STONE SILL. REMOVE BRICK UNDER SILL AS INDICATED. RE-INSTALL EXISTING STONE. ALL NEW WINDOWS TO REPLICATE EXISTING CONFIGURATION; FINAL COLOUR(S) AS PER HERITAGE APPROVAL

LEVELS 00, 01, 02 1928 BUILDING: REMOVE ALL WINDOWS. RETAIN EXISTING STONE SILL. ALL NEW WINDOWS TO REPLICATE EXISTING CONFIGURATION; FINAL COLOUR(S) AS PER HERITAGE APPROVAL

This drawing must not be scaled. The contractor shall verify all dimensions and other data on site prior to commencement of work. All discrepancies, errors, omissions and/or omissions shall be reported to the Architect on request.

PROJECT
210 RUE MASSON
INTERIOR & EXTERIOR ALTERATIONS

DRAWING
BUILDING ELEVATIONS
DEMOLITION

DRAWN BY

REVIEWED BY

SCALE
AS NOTED

DATE
08 DEC 2023

PROJECT NO.
2021_22

DRAWING NO.

A200

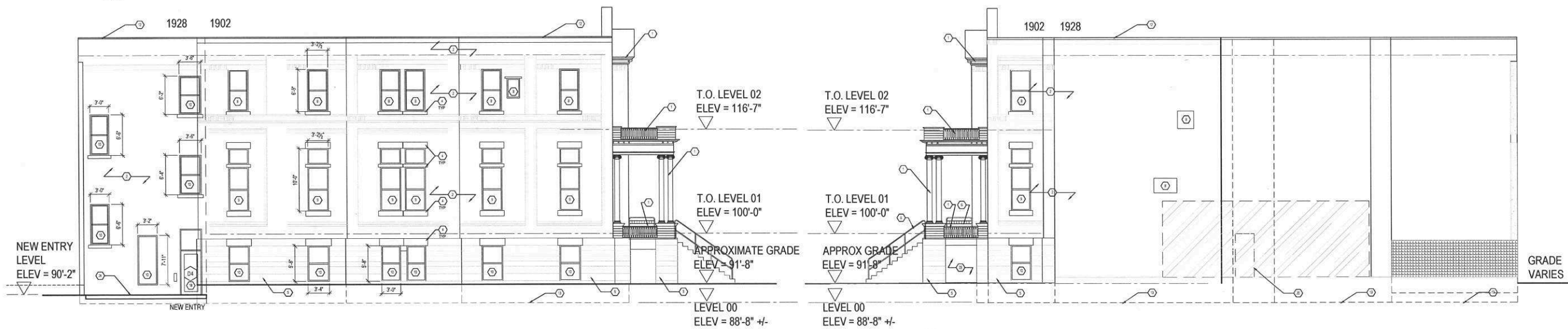
NO.	Date	Description
01	08 DEC 2023	ISSUED FOR REVIEW
02	19 JAN 2024	ISSUED FOR COORDINATION

ELEVATION KEYNOTES:

- REPAIR AND REFURBISH DECORATIVE WOOD COLUMNS, CANOPY AND ASSOCIATED GUARDS IN PAINT FINISH; FINAL COLOURS AS PER HERITAGE APPROVAL.
- EXISTING BRICK TO REMAIN.
- EXISTING STUCCO SURFACE TO REMAIN.
- RETAIN AND CLEAN ALL EXISTING STONE LINTELS AND SILLS; NOTE DAMAGED STONE FOR REPLACEMENT, CLEAN AS PER HERITAGE DESIGNATED PROCEDURES AND/OR AS PRESCRIBED BY QUARRY.
- RETAIN AND CLEAN EXISTING STONE BASE COURSING; NOTE DAMAGED STONE FOR REMEDIAL MEASURES, CLEAN AS PER HERITAGE DESIGNATED PROCEDURES AND/OR AS PRESCRIBED BY QUARRY.
- EXISTING METAL RAILS TO REMAIN; NEW PAINT FINISH.
- REMOVE BRICK UNDER EXISTING SILL TO MATCH ADJACENT OPENINGS; REMOVE AND RE-USE STONE SILLS, TYP. PROVIDE NEW MASONRY OPENING PROFILE MATCHING REMAINDER OF OPENING.
- REMOVE EXISTING WINDOW. RETAIN EXISTING WINDOW FRAME IN MASONRY OPENING IF IN GOOD CONDITION.
- REMOVE EXISTING WINDOW FROM EXTERIOR SIDE. MAINTAIN EXISTING FRAME WHERE FEASIBLE AND RETAIN ALL INTERIOR WOOD CASING AND TRIM.
- REMOVE EXISTING WINDOW AND FRAME; RETAIN MASONRY OPENING.
- NEW FIBREGLAS WINDOWS IN EXISTING OPENINGS TO RELICATE EXISTING IN SIZE, TYPE AND CONFIGURATION. SEE WINDOW-TYPE NOTES FOR PROCEDURE. FINAL COLOUR AS PER HERITAGE APPROVAL.
- NEW CAP FLASHING IN PRE-FINISHED COLOUR AS PER HERITAGE APPROVAL.
- LINE OF LOWER LEVEL FLOOR.
- REFURBISH EXISTING WOOD ENTRY DOOR AND FRAME; PAINT FINISH IN HERITAGE APPROVED COLOURS.
- EXISTING WOOD CANOPY TO REMAIN; REPAIR AND/OR REPLACE MISSING COMPONENTS TO REPLICATE ADJACENT IN MATERIAL AND FINISH; PAINT IN HERITAGE APPROVED COLOURS.
- REMOVE AND DEMOLISH EXISTING MASONRY STORAGE GARAGE.
- PAINT EXISTING METAL DOOR AND FRAME.
- NEW ALUMINUM ENTRANCE. PROVIDE POWER DOOR OPERATOR.
- REMOVE EXISTING METAL LOUVRE. PREPARE MASONRY OPENING FOR NEW WINDOW.
- LINE OF EXISTING ELEVATOR IN FOREGROUND; REFER TO PLAN DRAWINGS.
- NEW FIBREGLAS WINDOW IN EXISTING OPENING; FRAME STYLE TO MATCH ADJACENT WINDOWS.
- REMOVE METAL DOOR AND FRAME; INFILL OPENING WITH INSULATED STEEL STUD AND EXTERIOR GRADE GYPSUM BOARD.
- NEW CEMENT STUCCO PARGING ON BACKER.

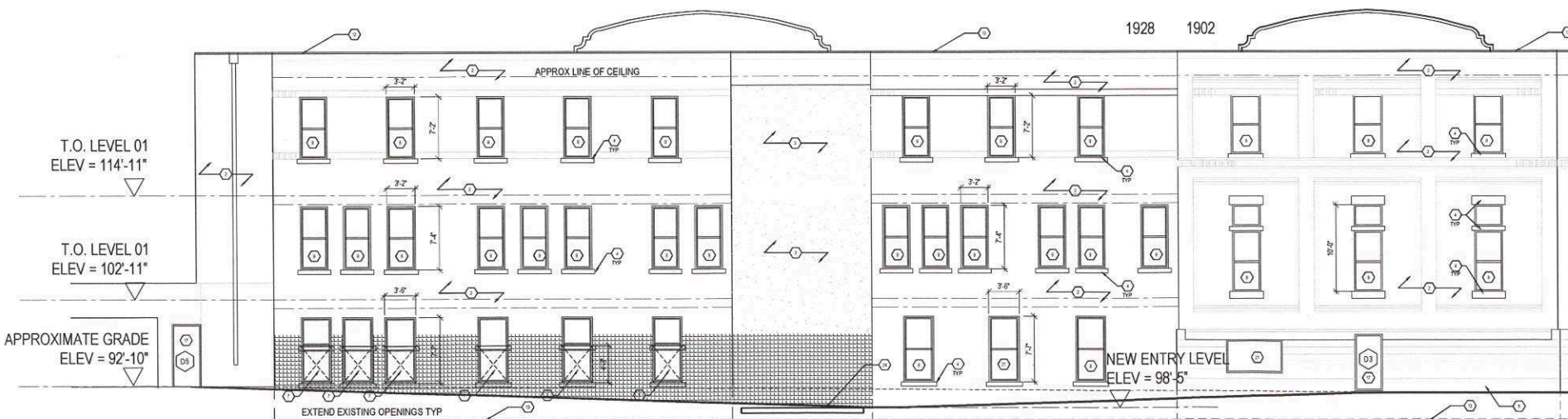


1 NORTH BUILDING ELEVATION - RUE MASSON
1/8" = 1'-0"



2 EAST BUILDING ELEVATION - RUE AULNEAU
1/8" = 1'-0"

4 WEST BUILDING ELEVATION
1/8" = 1'-0"



3 SOUTH BUILDING ELEVATION
1/8" = 1'-0"

**ZONING and PERMITS
BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 24-134136/C

SHEET # 8 OF 9

APPLICANT (SGD.) High

ZONING OFFICER High

DATE Aug 07, 2024

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PROJECT
210 RUE MASSON
INTERIOR & EXTERIOR ALTERATIONS

DRAWING
BUILDING ELEVATIONS
NEW OPENINGS & WINDOWS

DRAWN BY REVIEWED BY

SCALE
AS NOTED

DATE
08 DEC 2023

PROJECT NO.
2021_22

A201

NO.	Date	Description
01	08 DEC 2023	ISSUED FOR REVIEW
02	18 JAN 2024	ISSUED FOR COORDINATION