ADMINISTRATIVE REPORT

Title: DAV 24-137128/C – 605 Sterling Lyon Parkway

Issue: For Variances associated with the development of a multi-family building

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Galston, MCP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division **approves** the application to vary the "CMU" development and design standards of City of Winnipeg Zoning By-law 200/2006 on Proposed Lot 1 as follows:

1. the construction of a multi-family dwelling to permit:
    A. a building height of 70 feet (21.33 metres) instead of 60 feet (18.28 metres);
    B. a lot area per dwelling unit of 563 square feet (52.3 metres) instead of 800 square feet (74.32 square metres);
    C. insufficient building foundation landscaping;
    D. 188 parking spaces instead of 254 parking spaces.
2. the establishment of an open parking area to permit:
    A. a front yard of 5 feet (1.52 metres) instead of 25 feet (7.62 metres);
    B. no north, east, west and south interior side yard instead of 8 feet (2.43 metres);
    C. insufficient parking lot landscaping;
    D. no visitor parking instead of 25 spaces;
    E. drive aisles ranging from 0 feet (0 metres) to 19 feet (5.79 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 build a mixed use building and requires Variances to the dimensional standards 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 24-137128/C**
RELATED FILES:	DASSF 515/2024
COMMUNITY:	Assiniboia Committee
NEIGHBOURHOOD #:	2.668 (Tuxedo Industrial)
SUBJECT:	To vary the "CMU" development and design standards of City of Winnipeg zoning bylaw 200/2006 on Proposed Lot 1 as follows: 1) the construction of a multi-family dwelling to permit: a) a building height of 70 feet (21.33 metres) instead of 60 feet (18.28 metres); b) a lot area per dwelling unit of 563 square feet (52.3 metres) instead of 800 square feet (74.32 square metres); c) insufficient building foundation landscaping; d) 188 parking spaces instead of 254 parking spaces. 2) the establishment of an open parking area to permit: a) a front yard of 5 feet (1.52 metres) instead of 25 feet (7.62 metres); b) no north, east, west and south interior side yard instead of 8 feet (2.43 metres); c) insufficient parking lot landscaping; d) no visitor parking instead of 25 spaces; e) drive aisles ranging from 0 feet (0 metres) to 19 feet (5.79 metres);
LOCATION:	605 Sterling Lyon Parkway
LEGAL DESCRIPTION:	LOT 10 PLAN 56280 1/11 ST CHARLES OTM
APPLICANT:	Seasons Retail Corp. 201 Portage Avenue, Unit 590 Winnipeg, MB R3B 3K6
OWNER:	Seasons Retail Corp. 201 Portage Avenue, Unit 590 Winnipeg, MB R3B 3K6

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 Sterling Lyon Parkway, in the Tuxedo Industrial Neighbourhood of the Charleswood – Tuxedo – Westwood Ward.
- The subject property has a total area of 4.14 acres. Two separate one-storey commercial buildings and accessory parking areas are currently located on the west side of the property. The east side of the property is currently vacant. This vacant area encompasses approximately 2.1 acres.
- The subject property is located at a Regional Mixed-Use Centre under the *Complete Communities Direction Strategy 2.0* Urban Structure Map.
- The property is currently zoned “CMU” Commercial Mixed Use.

Figure 1: Aerial photo of subject site and surrounding area *(flown 2021)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Private road, then a mix of commercial uses zoned “C4” Commercial Regional.

South: Sterling Lyon Parkway, then commercial uses zoned “C4” Commercial Regional.

East: Private road, then vacant land and commercial uses zoned “C4” Commercial Regional.

West: Vacant land and commercial uses zoned “C4” Commercial Regional.

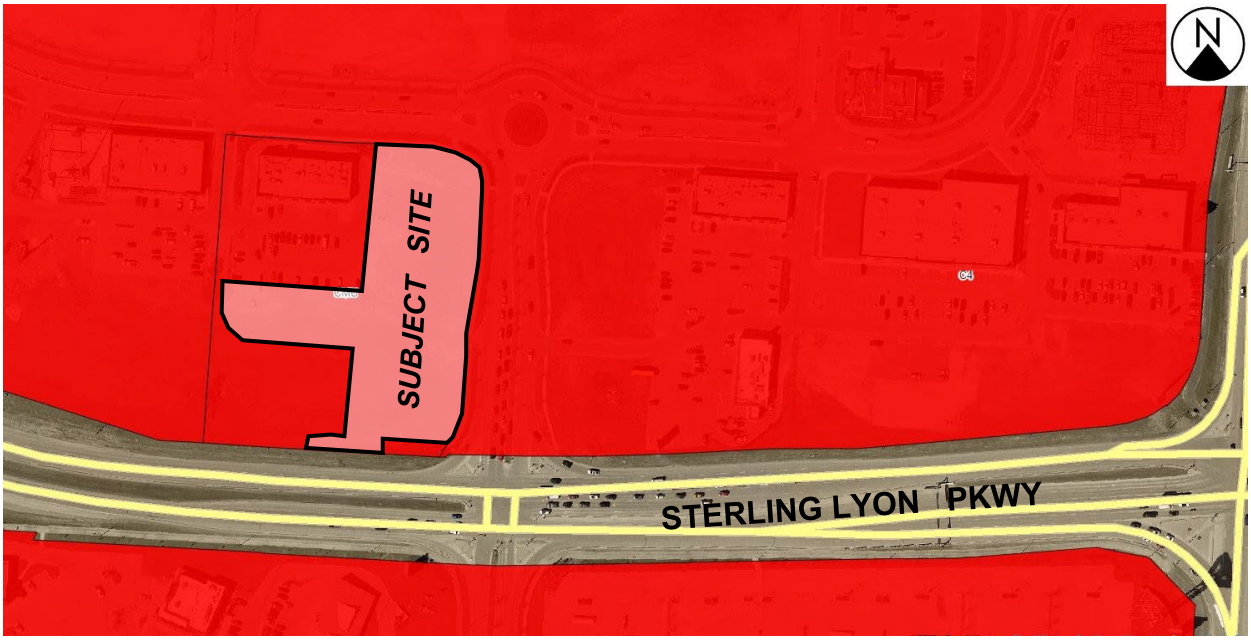


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to subdivide the subject property into two (2) separate lots, Lot 1 and Lot 2, and construct a multi-family residential development on proposed Lot 1.
- Proposed Lot 1 will be approximately 2.1 acres in size.
- Plans submitted show the proposed multi-family development is a seven-storey building with a maximum height of 74.6 feet to the top of the parapet. The building will contain 169 dwelling units, which will include a mix of 1 and 2-bedroom units.
- A total of 188 accessory parking stalls are proposed for the multi-family development on proposed Lot 1, including 44 underground parking stalls.
- Access to the proposed development on Lot 1 will be taken from an existing approach from the private street to the east of the site. Additionally, shared access between proposed Lot 1 and Lot 2 will be enabled through a cross-access agreement.
- No new private approaches or access points directly from Sterling Lyon Parkway are proposed as part of this application.

Associated Short-Form Subdivision Application (DASSF)

- The proposed development is also the subject of an associated Short-Form Subdivision application (DASSF) concerning the subdivision of the site into separate lots. This DASSF application was circulated to all relevant City of Winnipeg departments with no concerns raised.

COLLABORRATIVE PLANNING and CONSULTATION

- The applicant made contact with the Winnipeg Public Service prior to making a formal application. Subsequent discussions related to the parking area setback and on-site landscaping occurred, resulting in landscaping provided along the parking area facing Sterling Lyon Parkway.

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.
- As noted above, the subject property is classified as an Transformative Area – Regional Mixed Use Centre under *Complete Communities 2.0*. Key policies for Regional Mixed Use Centres include:

  Commercial Areas and Mixed Use Centres

  1.1 Encourage the redevelopment, infill and expansion of existing commercial areas as the preferred method of accommodating new commercial development, while still providing local commercial opportunities in new neighbourhoods.

  2.1 Prioritize the commercial intensification of existing commercial areas in Established Neighbourhoods, Mixed Use Centres, Corridors, and Downtown over the creation of new Mixed Use Centres while being mindful of differences in commercial scale permitted in each of these designations.

Goal 5

5.0 Allow for the long-term, residential mixed-use intensification of Mixed Use Centres.

5.1 Where compatible with surrounding land uses, direct the highest multi-family residential densities to areas within Mixed Use Centres that provide the best transit service.

5.1.1 Direct the highest multi-family residential densities to the areas in closest proximity to rapid transit, Corridors, and the Primary Transit Network in accordance with Policy 3.1 of the General Growth section, at a height and scale compatible with surrounding land uses. Densities should then decrease with distance from transit stops.

5.3 Require that proposals to add residential uses in Mixed Use Centres be accompanied by a demonstrable commitment to establish a pedestrian-oriented residential neighbourhood, by:

a. Establishing a fine-grained network of local streets with sidewalks and street trees;

b. Designing ground-floor building frontages to reinforce a pedestrian scale; and

c. Encouraging the extension of adjacent local roads and paths into the site to enhance permeability and to enable future connection opportunities, where possible.

5.4 Require that proposals to add residential uses in Mixed Use Centres limit negative shadow impacts experienced by rear- and side-adjacent residential properties, by ensuring adequate sunlight penetration through appropriate building massing, setbacks, and building design

5.5 Require that, where appropriate, the introduction of residential uses be designed in a way that will not create land use conflicts with existing commercial uses.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- Per the Winnipeg Zoning By-law, multi-family buildings in the “CMU” zoning district are required to have:
    - A maximum height of 60 feet. The applicant is proposing a building height of 70 feet;
    - A maximum lot area per dwelling unit of 800 square feet. The applicant is proposing a lot area per dwelling of 563 square feet;
    - A total of 254 parking stalls for the proposed 169-unit development, including 25 visitor parking stalls. The applicant is proposing 188 parking stalls, and no visitor stalls;

  As such, Variances are required.
- Per the Winnipeg Zoning By-law, multi-family developments in the “CMU” zoning district are required to have a certain amount of building foundation and parking lot interior landscaping. The applicant is proposing to provide an insufficient amount of building foundation and parking lot interior landscaping. As such, Variances are required.

- Per the Winnipeg Zoning By-law, accessory surface parking areas in the “CMU” zoning district are required to have:
    - A front yard setback of 25 feet for residential uses. The applicant is proposing a front yard setback of five (5) feet;
    - Interior side yard setbacks of eight (8) feet. The applicant is proposing no interior side yard setbacks;
    - Drive aisles that have a minimum width of 20 feet. The applicant is proposing to have drive aisles that range in width between zero (0) feet and 19 feet.

  As such, Variances are required.

ANALYSIS OF VARIANCES

Building Height

- The proposed building will be seven (7) storeys in height, and the proposed building height is 75 feet to the top of roof parapet, with the main bulk of the roof having a height of approximately 70 feet.
- Under the Winnipeg Zoning By-law, residential buildings in the “CMU” district are subject to the dimensional standards of the “RMF-M” Residential Multi-Family (Medium) district.
- At the time the Variance application was first made, the maximum height under the “RMF-M” district was 60 feet. Since that time, Council amended the Winnipeg Zoning By-law so that the maximum building height under the “RMF-M” district is 70 feet. As such, the proposed building would now meet the height requirements and no Variance for height would be needed.
- Although no commercial uses are proposed on the proposed Lot 1 at this time, the “CMU” zoning of the property will give the owner flexibility in the future to introduce a range of commercial uses on the site in a manner consistent with policies for Regional Mixed Centres. The “CMU” district is the mixed use district with the lowest permitted density under the Winnipeg Zoning By-law.
- Were the applicant to rezone to the “RMU” Residential Mixed Use, for example, the permitted building height would be 100 feet, and the proposed building would fall well below the maximum height requirement.
- With respect to compatibility, there are several examples of residential multi-family properties on Sterling Lyon Parkway, within 2,100 feet to the west of the subject property. These include:
    - 761 Sterling Lyon Parkway – 70 feet (approximately)
    - 765 and 775 Sterling Lyon Parkway – 71 feet (approximately)
    - 703 Sterling Lyon Parkway – 73 feet (approximately)
- It should be noted that the massing and roofline of the proposed building is designed in a manner that ‘breaks up’ the building heights through varying roof heights at different points of the building. Additional articulation of the building facades, as shown in the elevation drawings submitted, will further relieve the visual effect of a large six-storey building.

Lot Area Per Dwelling

- The Variance for lot area per dwelling will allow a higher density that meets policy direction for Regional Mixed Use Centres, which supports higher residential densities and a mix of land uses.
- Similar to the proposed Variance for building height (discussed above), no commercial uses are proposed on the proposed Lot 1 at this time. The proposed "CMU" zoning will give the owner flexibility in the future to introduce a range of commercial uses on the site in a manner consistent with policies for Regional Mixed Centres.
- Were the applicant to rezone to "RMU" Residential Mixed Use, for example, the lot area per dwelling requirement would be 500 square feet. Under the "RMF-L" Residential Multi-Family (Large) district, the lot are per dwelling would be 400 square feet.
- Given the policy direction for Regional Mixed Use Centres, which support higher residential densities in locations that are serviced by transit and have pedestrian connections, the Urban Planning Division supports the Variance for lot area per dwelling unit.

Number of Parking Stalls

- For multi-family uses, a total of 1.5 parking stalls are required for each dwelling unit. For the 169 dwelling units proposed on Lot 1, this is 254 parking stalls. Instead, the applicant is proposing 188 parking stalls, which is a ratio of 1.11 stalls per unit.
- In 2018, an initial parking management plan for the pad sites in the Seasons development, including the subject site. The intent of this plan was to allow efficient shared use of the parking on the various pad sites in the Seasons development, and allow the City to evaluate parking requirements as an overall total through a cross-access agreement, rather than on a site-by-site basis.
- The applicant has provided an updated parking management plan for the Seasons area with this application. This update is intended to address parking demand and supply for the proposed multi-family development on Lot 1, as well as other future multi-family development elsewhere in the Seasons area.
- This parking management plan from 2018 allowed a parking ratio of one (1) stall per 300 square feet of floor area across pad sites. The updated plan shows that all non-residential pad sites have one (1) stall per 176 square feet. As such, these sites have a greater amount of parking than what was approved through the parking management plan for the site.
- The updated parking management plan includes a study prepared by a transportation engineer. With respect to the subject site, it concludes that the parking demand of the proposed multi-family development on Lot 1 can be accommodated through a shared parking agreement with the adjacent commercial pad sites, which have capacity for additional parking. Specifically, the study found the combined parking demand on proposed Lot 1 (residential) and Lot 2 (commercial) will:
    - Not exceed 85 percent utilization during weekdays or weekends;
    - Exceed residential supply on proposed Lot 1 during overnight hours. The report notes that parking may spill over into commercial parking on Lot 2 during these times, and that this can be accommodated through available supply.

- This plan includes recommended strategies in which the shared parking can be monitored by the owners throughout the Seasons area. This shared parking arrangement can be accommodated through an existing cross-access agreement between each of the lots in the Seasons area.
- Given that the entire Seasons site and its different lots function as one large site through a cross-access agreement, the parking demand for proposed Lot 1 can be accommodated on adjacent sites, and parking is not likely to spill onto public streets or nearby properties outside of the Seasons pad sites, the Urban Planning and Design Division supports the Variance for reduced parking.

Guest Parking

- Similar to the overall number of parking stalls discussed above, the Urban Planning and Design supports the Variance for no guest parking spaces instead of the required 25 stalls. Specifically, under the parking management plan submitted by the applicant, all guest parking can be accommodated on nearby commercial pad sites.

Insufficient Building Foundation Landscaping

- The applicant is proposing a total of 31 shrubs to be planted along the multi-family building's west foundation (facing the interior parking area) instead of the 37 shrubs required by the Winnipeg Zoning By-law. This is a shortfall of six (6) shrubs, and given the lot configuration, and the proposed density of the multi-family development, it would be difficult to provide this shortfall of six (6) shrubs without reducing the area for parking and drive aisles west of the building, or the landscaped setback area on the east side of the building. For this reason, and because this shortfall is considered minor, the Urban Planning and Design Division supports the insufficient building foundation landscaping.
- Additionally, it should be noted that the applicant is showing 41 shrubs on the west side of the building (exceeding the 37 shrubs required), and 12 shrubs along the south side of the building (exceeding the six shrubs required).

Insufficient Parking Lot Interior Landscaping

- The Winnipeg Zoning By-law requires the proposed development to have seven (7) trees and 21 shrubs. Instead, they are providing four (4) trees and 38 shrubs. Owing to the unique configuration of the proposed Lot 1 (please refer to Figure 1), it would be difficult to find adequate space to plant the required number of trees. As such, the Urban Planning and Design Division considers the proposed planting of additional shrubs 38 shrubs instead of the required 21 shrubs, to be a suitable alternative to trees.

Parking Area Front Yard Setback

- The Urban Planning and Design Division supports the Variance to allow a parking area setback of five (5) feet instead of the 25 feet required for residential uses in the "CMU:" zoning district. It should be noted that if the applicant proposed commercial uses on the site, the front yard setback for parking areas would be 10 feet.
- This reduced parking area setback could not be removed to comply with the Zoning By-law without either adversely effecting parking operations in nearby stalls, or further reductions to the number of parking stalls on the site.
- The reduced setback area from Sterling Lyon Parkway provides sufficient space to provide landscaping, which will help screen the reduced parking area setback from the public street environment. Plans submitted show that three (3) trees and 20 shrubs are provided within this reduced setback area.

Interior Side Yard Setbacks

- This Variance pertains to the north, west, and south side yards, all of which share a parking area with an adjacent lot through a cross-access agreement. It also pertains to the west side yard, which is adjacent to a small parcel of land that is approximately 1,625 square feet in area, and is not intended for any development.
- Given this, the Urban Planning and Design Division supports the Variances for reduced parking area setbacks in the side yards.

Drive Aisle Widths

- Similar to the Variance for interior side yard setbacks, discussed above, this Variance applies mainly to drive aisles that are adjacent to parking areas that will function as one through a cross-access agreement. Although the width of the drive aisles will be narrowed at some points in relation to lot lines, all drive aisles will functionally have widths of 20 feet.
- This Variance for reduced drive aisle width also applies to the portion of underground parking drive aisle next to the stairway access, which at this point has a width of approximately 18.3 feet.
- Owing to the unique configuration of the proposed Lot 1 and the building, which has a width of approximately 58 feet, it is difficult to provide an underground parking area where the drive aisle widths meet the Zoning By-law requirements and the stairways meet building code requirements. This reduced drive aisle width is in a small portion of the underground drive aisle, and will be utilized by motorists who are residents of the building. Because of this, and because the shortfall is approximately 1.6 feet less than the Zoning By-law requirement, the Urban Planning and Design Division supports the Variance.

PLAN APPROVAL

- Per the zoning agreement for this land, approved under file no. DASZ 37/2008, Plan Approval by the Assiniboia Community Committee and the Director of Planning, Property and Development is required for all new development. As such, final plans for the proposed development will be subject to approval by the Assiniboia Community Committee prior to the issuance of permits.

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 proposed multi-family development is consistent with applicable policies in the* Complete Communities Direction Strategy 2.0.

(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 surrounding area is characterized by a mix of uses, and the applicant has submitted a parking management plan demonstrating how the proposed parking demand can be accommodated.*

(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 will enable a multi-family development on a zoning lot in a manner that meets the policies of the Complete Communities Direction Strategy 2.0.*

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

In that, *the surrounding area is characterized by a mix of uses, including multi-family residential uses.*

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

6.25 Regional Mixed Use Centres

- *Designate Mixed-Use Centres within the Urban Structure, representing the largest commercial areas in the city with the ability to accommodate major retail uses, and become pedestrian-oriented environments connected by integrated and sustainable transportation options, and offering a variety of housing, employment, amenities and services.*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

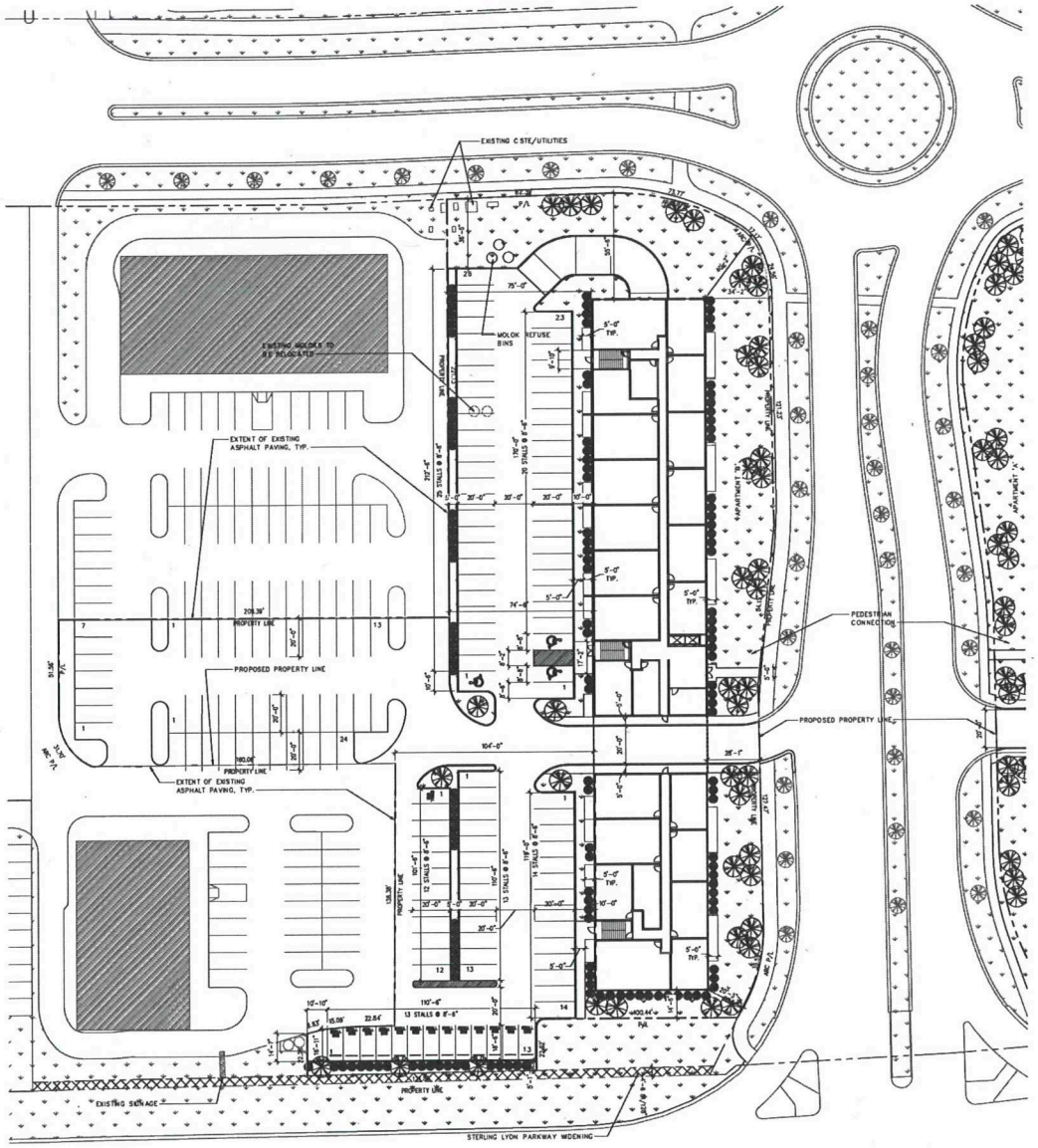
- *Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service.*

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:	Robert Galston, MCP
Date:	Wednesday, January 15, 2025
File No.	DAV 24-137128/C



N TRUE NORTH

N PROJECT NORTH

1 / A1.5 SITE PLAN - BUILDING B
1" = 30'-0"

GENERAL NOTES - SITE PLAN:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PATCH AND REPAIR EXISTING PAVING TO TIE-IN WITH NEW WORKS (SEE CIVIL).

SITE STATISTICS:

CURRENT ZONING DISTRICT – C4

BUILDING DESCRIPTION
±70'-0" TALL BUILDING WITH 60'-0" PORTIONS

BASEMENT: U/G PARKING
ABOVE: APARTMENT UNITS

FLOOR AREA:
BASEMENT TO LEVEL 6: 21820 S.F. EACH
LEVEL 7: 21282 S.F.

URBAN INFILL AREA: NO

	REQ'D	PROV'D
LOT AREA	8,000	BUILDING 'B' 95,281s.f. / 2.18ac
DWELLING COUNT	119	168
LOT AREA/DU	800	563
SETBACKS		
FRONT:	25'	VARIES
REAR:	25'	>25' TO BUILDING/0' TO PARKING
CORNER SIDE:	20'	>20'
BUILDING HEIGHT:	80'	70' (APPROX.)
PARKING COUNT:		
BUILDING 'B'		145 + 44@L-BOI = 189
STALLS/DU:	1.5:1	1.12:1
ACCESSIBLE:	7	7
VAN ACCESSIBLE:	02	02
BICYCLE:	26	26
SMALL CARS	–	28

APARTMENT B
27 (%18.0) – 1 BEDROOM, 550 S.F.
74 (%43.8) – 1 BEDROOM, 800 S.F.
40 (%39.0) – 2 BEDROOM, 840 S.F.
08 (%03.5) – 3 BEDROOM, 1,050 S.F.
13 (%07.7) – 3 BEDROOM, 1,055 S.F.

TOTAL 189 UNITS

LANDSCAPING LEGEND

	SPECIES	NUMBER
BUILDING B PROPERTY:		
	TREES, SPECIES TO BE DETERMINED	40
	SHRUBS, SPECIES TO BE DETERMINED	143

*NOTE: CONTRACTOR TO COORDINATE INSTALLATION OF PLANTINGS WITH EXISTING UNDERGROUND SERVICES

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV24-137128/C
SHEET # 1 OF 3
APPLICANT (SGD.)
DEV. EXAM.
DATE January 15, 2025

No:	Revision:	Date:	By:
3	RE-ISSUED FOR SUBDIVISION REV 2	24-12-19	DS
2	RE-ISSUED FOR SUBDIVISION REV 1	24-12-13	EH
1	RE-ISSUED FOR SUBDIVISION	24-12-11	EH

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants

AFFINITY ARCHITECTURE INC.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 3X1
Phone 204-883-8948 • Fax 204-452-9506 • info@affinityarch.com

PARAGON DESIGN BUILD
BUILDINGS 20,24,21,25

SEASONS MIXED-USE SITE

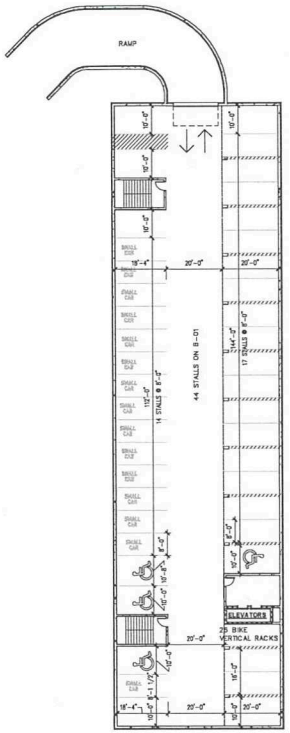
605 STERLING LYON PARKWAY
WINNIPEG, MB

SITE PLAN - BUILDING B

Drawn by: ESH Checked by: EH

A1.5

Project No: 23027 Date: DECEMBER 2024



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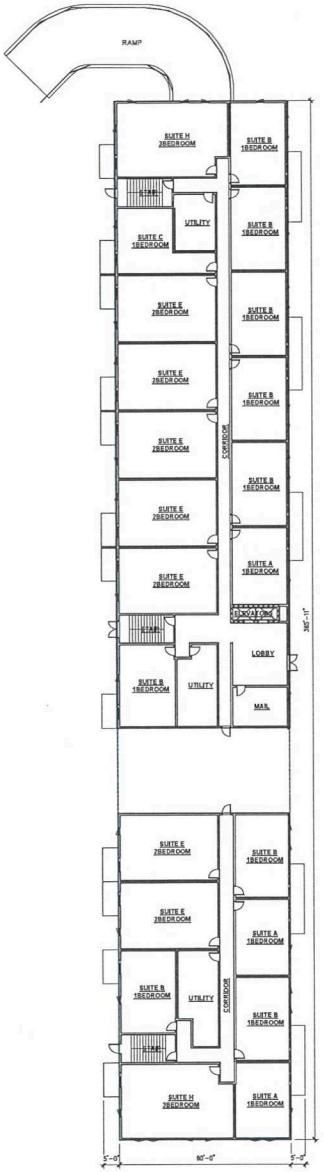
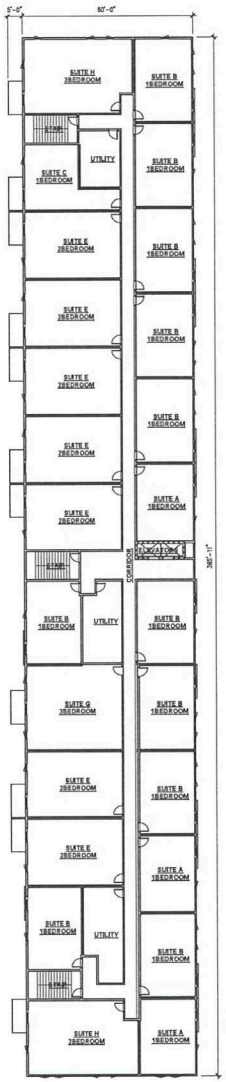
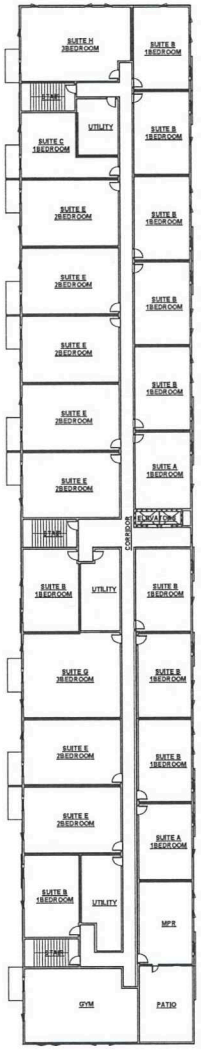
3 A2.2 LEVEL-B01: BASEMENT FLOOR PLAN
1" = 20'-0"



1 A2.2 LEVEL-01: FLOOR PLAN
1" = 20'-0"



2 A2.2 LEVEL-02 TO LEVEL-06: TYPICAL FLOOR PLAN
1" = 20'-0"



4 A2.2 LEVEL-07: FLOOR PLAN
1" = 20'-0"

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DAV24-137/2810
SHEET # 2 OF 3
APPLICANT (SGD.)
DEV EXAM.
DATE April 13 2024

No: Revision: Date: By:

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 3J1
Phone 204-982-6940 • Fax 204-453-9566 • info@affinityarch.com

PARAGON DESIGN BUILD
BUILDINGS 20,24,21,25

SEASONS MIXED-USE SITE

605 STERLING LYON PARKWAY
WINNIPEG, MB

BUILDING B FLOOR PLANS

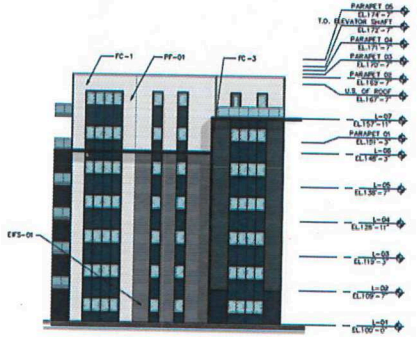
Drawn by: ESH Checked by: EH

A2.2

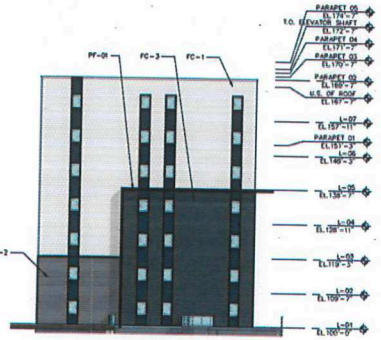
Project No.: 23027 Date: APR 2024

1 / A4.2 EXTERIOR BUILDING B ELEVATION - EAST
1/16" = 1'-0"

2 / A4.2 EXTERIOR BUILDING B ELEVATION - WEST
1/16" = 1'-0"



3 / A4.2 EXTERIOR BUILDING B ELEVATION - SOUTH
1/16" = 1'-0"



4 / A4.2 EXTERIOR BUILDING B ELEVATION - NORTH
1/16" = 1'-0"

EXTERIOR FINISH LEGEND:

EXTERIOR INSULATION AND FINISH SYSTEM
- EIFS-01
  - =ACRYLIC STUCCO WITH BRICK STENCIL
  - =CHARCOAL BRICK COLOUR WITH BLACK GROUT

EXTERIOR PAINT
- MP-1
  - =BLACK
  - =ALL EXTERIOR HOLLOW METAL DOORS
- MP-2
  - =BLACK
  - =STRUCTURAL STEEL AND GUARDS

PREFINISHED METAL FLASHINGS
- NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.
- PF-01
  - =MC WEST, BLACK
  - =ROOF AND CANOPY FASCIA
- PF-02
  - =LUX, BENT FLAT STOCK, HEMLOCK
  - =CANOPY COLUMNS AND BEAMS
- PF-03
  - =CLEAR ANODIZED FLASHING TO MATCH CURTAIN WALL AND STOREFRONT ALUMINUM PRODUCTS

FIBRE CEMENT CLADDING
- FC-1
  - =JAMES HARDIE LAP SIDING, ARCTIC WHITE
  - =COMPLETE WITH 3" CORNER TRIMS (ARCTIC WHITE) AND 3" WINDOW TRIMS (IRON GREY)
- FC-2
  - =JAMES HARDIE LAP SIDING, AGED PEWTER
  - =COMPLETE WITH 3" CORNER TRIMS (AGED PEWTER) AND 3" WINDOW TRIMS (IRON GREY)
- FC-3
  - =JAMES HARDIE LAP SIDING, IRON GREY
  - =COMPLETE WITH 3" CORNER TRIMS (IRON GREY) AND 3" WINDOW TRIMS (IRON GREY)
- FC-4
  - =JAMES HARDIE FIBRE CEMENT PANEL, AGED PEWTER
  - =FACE-FASTENED WITH HARDIE BATTENS (IRON GREY) OVER BUTT JOINTS

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DAV 24-137/2016
SHEET # 3 OF 3
APPLICANT (SGD.)
DEV. EXAM. April 16/2024

No: Revisions Date: By:

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants

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PARAGON DESIGN BUILD
BUILDINGS 20,24,21,25

SEASONS MIXED-USE SITE

605 STERLING LYON PARKWAY
WINNIPEG, MB

EXTERIOR BUILDING B ELEVATIONS

Drawn by: ESH Checked by: EH

A4.2

Project No: 23027 Date: NOVEMBER 2023