

## ADMINISTRATIVE REPORT

**Title:** DAV 24-278893\C – 83 Kate St

**Issue:** For a Neighbourhood Rehabilitation Home and accessory Social Service Facility in an 18-unit mixed-use residential and commercial building.

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

### AUTHORIZATION

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

### DECISION AND CONDITIONS

The Urban Planning and Design Division **approves** the application to vary the "RMF-S PDO-1 West Alexander Centennial" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 as follows:

- 1) for the construction of additions to a proposed mixed-use residential and commercial building to permit:
  - a) no west front yard instead 4 feet (1.22 metres);
  - b) no north side yard instead 4 feet (1.22 metres);
  - c) a south side yard of 1 foot (0.30 metres) instead of 4 feet (1.22 metres);
  - d) a building height of 85 feet (25.92 metres) instead of 35 feet (10.67 metres);
  - e) no street edge landscaping along Kate Street;
- 2) for the construction of a garbage enclosure having a front yard of 5 feet (1.52 metres) instead of 9 feet (2.74 metres).

Subject to the following condition:

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 Neighbourhood Rehabilitation Home and accessory Social Service Facility in an 18-unit mixed-use residential and commercial building, and requires Variances to meet 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

<b>FILE:</b>	<b>DAV 24-278893\C</b>
<b>RELATED FILES:</b>	DCU 278889/2024C
<b>COMMUNITY:</b>	Lord Selkirk - West Kildonan Committee
<b>NEIGHBOURHOOD #:</b>	3.105 - (WEST ALEXANDER)
<b>SUBJECT:</b>	To vary the "RMF-S PDO-1 West Alexander Centennial" Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 as follows: <ol style="list-style-type: none"><li>1) for the construction of additions to a proposed mixed-use residential and commercial building to permit:<ol style="list-style-type: none"><li>a) no west front yard instead 4 feet (1.22 metres);</li><li>b) no north side yard instead 4 feet (1.22 metres);</li><li>c) a south side yard of 1 foot (0.30 metres) instead of 4 feet (1.22 metres);</li><li>d) a building height of 85 feet (25.92 metres) instead of 35 feet (10.67 metres);</li><li>e) no street edge landscaping along Kate Street;</li></ol></li><li>2. for the construction of a garbage enclosure having a front yard of 5 feet (1.52 metres) instead of 9 feet (2.74 metres).</li></ol>
<b>LOCATION:</b>	83 Kate St
<b>LEGAL DESCRIPTION:</b>	PCL F,G PLAN 447 6 ST J LOT 89/90 PLAN 32423 6/7 ST J
<b>APPLICANT:</b>	Teen Challenge of Central Canada Inc. 83 Kate St Winnipeg, MB R3A 1J9
<b>OWNER:</b>	Teen Challenge of Central Canada Inc. 83 Kate St Winnipeg, MB R3A 1J9

## HISTORY

### *DCU 21-251316\C & DAV 21-251319\C*

- On March 18, 2022, The Lord Selkirk West Kildonan Community Committee approved a Conditional Use application to permit a Neighbourhood Rehabilitation Home use.
- The committee also approved an associated Variance application for 22 parking spaces instead of 26 parking spaces.

## 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 site is located on the east side of Kate Street, west side of Juno Street, north of McDermot Avenue, in the West Alexander neighbourhood of the Point Douglas ward.
- The property has a "T" shape configuration, as it extends east/west from Kate Street to Juno Street, and a portion of the property extends south to McDermot avenue. A public lane runs along the north side of the property.
- Currently on the property is a five storey former industrial/warehouse building with a sixth floor addition, and accessory parking area with a private approach from Juno Street.
- The site is within the Established Neighbourhood – Mature Community policy area under the *Complete Communities Direction Strategy 2.0*, and is designated Medium Density Residential in the *West Alexander & Centennial Neighbourhood Plan* and Planned Development Overlay.
- The site is zoned "RMF-S PDO-1 West Alexander Centennial" Residential Multi-Family (Small) District under the *Winnipeg Zoning By-law*.

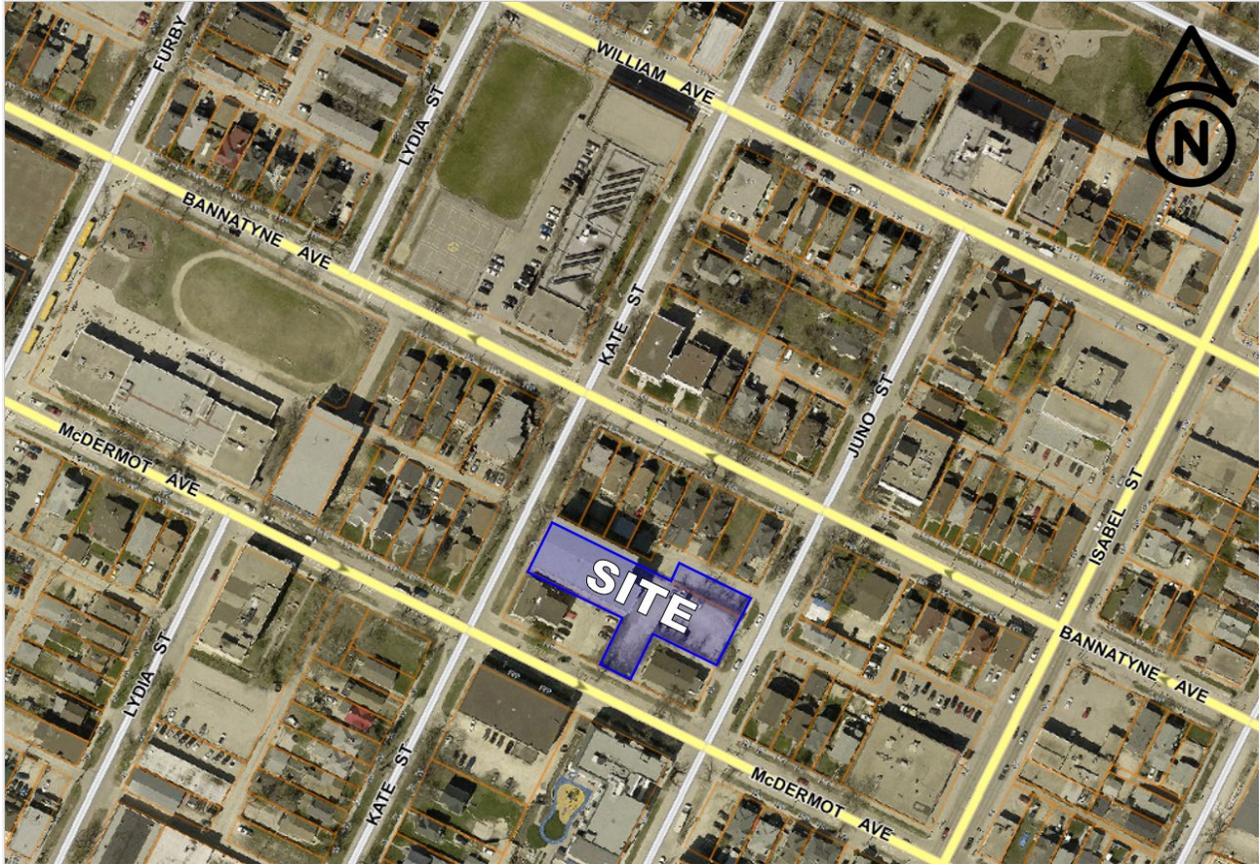


Figure 1: Aerial photo of subject site and surrounding area (flown 2024)

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

- North:** Public lane; then single-family dwellings fronting onto Bannatyne Avenue, zoned "RMF-S PDO-1 West Alexander Centennial" Residential Multi-Family (Small) District.
- South:** Multi-family dwelling (10-units) zoned "RMF-S PDO-1 West Alexander Centennial" Residential Multi-Family (Small), and a place of worship use zoned "C2" Commercial Community; and then McDermot Avenue. South of McDermot is an industrial warehouse building, as well as an Assisted Living Facility (Ronald McDonald House), both zoned "RMF-S PDO-1 West Alexander Centennial" Residential Multi-Family (Small).
- East:** Juno Street; then a mix of residential uses include single-family dwellings, two-family dwellings, and multi-family dwellings, all zoned "RMF-S PDO-1 West Alexander Centennial" Residential Multi-Family (Small) District.
- West:** Kate Street; then residential uses zoned "RMF-S PDO-1 West Alexander Centennial" Residential Multi-Family (Small) District.



Figure 2: Zoning of the site and surrounding area

## DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The proposed development involves conversion of the existing building in order to establish a Neighbourhood Rehabilitation Home and Multi-Family Dwelling use (18- units). The subject proposal was applied for and approved under DCU 21-251316/C and DAV 21-251319/C, however approvals have since lapsed. The current applications are required to proceed with the proposal.
- Neighbours were previously notified of the development via a community-wide mailer and public Open House and were in support of the initial proposal. The applicant states that support has been reaffirmed as part of this application
- The residential component of the project is proposed with the intent of providing affordable housing options for those with families in recovery or needing aftercare, as well as providing assisted living accommodations for those in recovery needing increased support.
- The proposed drawings show the existing parking lot would be developed with landscaping, green areas, adding a bicycle rack and other site amenities such as steel picket fencing and new lighting.
- In addition to previous upgrades to the existing building, including providing an automatic fire suppression system to the entire building, the applicant is proposing a new main entrance area facing Juno Street that would provide emergency services access.

- The applicant has submitted an arborist report confirming the location and condition of several mature trees near the Juno Street portion of the property. The Urban Planning & Design Division has encouraged preservation of the trees deemed viable by the arborist report. Trees being maintained have been included in the site plan landscape details.
- In addition to the proposed Variances under this application, which are to accommodate aspects of the Multi-Family Dwelling use, the applicant is also requesting a Conditional Use approval (DCU 24-278889\C) to permit the establishment of the 18-bed proposed Neighbourhood Rehabilitation Home use. Please see the related Planner's report for analysis on the proposed Conditional Use.

### **Background Information:**

- The Owner of the property, Adult & Teen Challenge Central Canada, are an organization that provides rehabilitation services and related housing supports to people struggling with addiction.
- The organization intends to utilize the existing building at 83 Kate Street in order to provide a full spectrum model that will support addiction recovery from beginning to end, from physical detox to short term and long-term treatment and rehabilitation, through all stages of recovery to independent living.
- The Owner intends to develop and utilize this property to serve its objective by providing residential services that support individuals by providing holistic services to those battling addictions, allowing individuals and families to receive the help they need in one single facility. This includes the aforementioned proposed Neighbourhood Rehabilitation Home, accessory Social Services Facility, and Multi-Family use.
- In addition to the proposed Neighbourhood Rehabilitation Home and accessory Social Services Facility, a residential component is proposed with the intent of providing affordable housing options for those with families in recovery or needing aftercare, as well as providing assisted living accommodations for those in recovery needing increased support.
- The proposed facility would provide a secure, safe and supportive community-based option for recovery and family support. It would also improve and provide community resources for addiction support for Winnipeg and Manitoba.

### **COLLABORATION**

- The applicant consulted with the Public Service to confirm support prior to submitting the subject application.

### **ANALYSIS AND ISSUES**

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

The property is designated Established Neighbourhood – Mature Community under the *Complete Communities Direction Strategy 2.0 (CCDS 2.0)*. Policies applicable to the proposed development are included below.

***2.0 Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.***

### *Building Setbacks*

2.2 *Encourage the location of commercial or mixed-use buildings at or near the front and corner side property lines to create a pedestrian orientation. Use setbacks to reinforce the public realm through landscaping and pedestrian amenities, such as entryways, patios, benches, and bicycle parking.*

### *Building design*

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

2.5 *Encourage a variety of architectural styles.*

2.6 *Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.*

### *Pedestrian Orientation*

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

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

### *Massing and scale*

1.12 *New development should respect and complement the existing character of the built form of surrounding properties.*

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

1.14 *Avoid buildings that create long blank walls facing public streets.*

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

## **5.0 Ensure Established Neighbourhoods accommodate a variety of public and institutional uses to meet a broad range of community needs.**

### *General policies*

5.1 *Support public and institutional uses where residential neighbourhoods are not well served by these amenities or are areas of higher need. These uses may include day cares, places of worship, elementary schools, libraries, community centres, public parks, and recreation facilities.*

## **WEST ALEXANDER AND CENTENNIAL NEIGHBOURHOOD SECONDARY PLAN**

- The subject site is in the “Medium Density Residential” policy area of the *West Alexander & Centennial Neighbourhood Secondary Plan (WACSP)* and is zoned under the West Alexander Centennial PDO-1.

- The general intent of the Residential policies under the Secondary Plan is stated as follows:  
*To foster a high-quality living environment and to preserve the strong sense of community while offering a wider variety of attractive and affordable housing choices which meet the changing needs of the West Alexander & Centennial community. In addition, the intent is to encourage more housing in locations with convenient access to employment opportunities and a broad range of community and commercial facilities.*
- Key relevant policies under the Secondary Plan include the following:
  - Accommodate a mix of residential housing including single-family, duplexes, and low/medium density multiple-family development.
  - Encourage the adaptive reuse of old industrial and commercial buildings for offices, artisans, or other compatible uses.
  - A density of one dwelling unit per 1,000 to 1,250 square feet of lot area may be accommodated through a discretionary review process.
- The “Transportation” section of the Secondary Plan contains additional policies that are relevant to accessory parking areas. The intent of the Plan is to create a safe and accessible environment for pedestrians; maintain efficient vehicular movement including public transit; and create parking that is well integrated in the neighbourhood. Key relevant policies include the following:
  - Require the design of parking structures and areas to be well-integrated with the neighbourhood, as well as the building(s) they serve.
  - Encourage parking structures and parking areas to be developed to a high standard of site design and enhancement.
  - Encourage proper edge treatments for parking areas that include the use of landscaping, as well as a fence or building wall. Materials should be compatible with the neighbouring buildings.

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

- The applicant is proposing to establish a mixed use residential dwelling with no west front yard or north side yard, and a south side yard of 1 foot instead of 4 feet per “RMF-S” requirements of the Winnipeg Zoning Bylaw. For this reason, a Variance is required.
- The applicant is proposing to build a multi-family dwelling to permit a height of 85 feet instead of 35 feet, therefore a Variance is required.
- The applicant is proposing to provide no street edge landscaping along Kate Street, therefore a Variance is required.
- The applicant is proposing to construct a garbage enclosure with a front yard of 5 feet to Juno Street instead of 9 feet.

#### ANALYSIS OF VARIANCES

- The Urban Planning and Design Division is supportive of the nil front yard and north side yard, and the 1 foot south side yard, as the proposed setbacks are due to the conversion of the existing building and are appropriate to the scale of development along Kate Street.

- The Public Service supports the Variance for a building height of 85 feet instead of 35 feet, as the proposal involves an existing 6-storey warehouse building (+/- 76 feet in height), with additional height due to the stairwell and elevator addition at the rear of the building (approximately 30 feet wide and 30 feet deep) with services located at the roof level.
- The Urban Planning and Design Division is supportive of the variance to omit the street edge landscaping requirement as the existing building's nil setback to Kate Street does not provide space to meet this requirement.
- The Public Service is supportive of the location of a garbage enclosure with a front yard of 5 feet to Juno Street given the geometry of the site and collection requirements. The applicant is providing a wood enclosure with substantial landscaping between the proposed enclosure and Juno Street (east) and the south property line.

## REASONS FOR DECISION

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

- (a) is consistent with *Plan Winnipeg* and any applicable secondary plan;  
*In that the requested Variances enable a development that adds a type of residential accommodation to the area in a manner that results in adaptive reuse of an existing industrial building with a compatible land use.*
- (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 proposal involves maintaining and improving an existing property and is unlikely to pose a substantial adverse effect on the area.*
- (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 to the extent the proposal complies with the applicable policies under the West Alexander & Centennial Neighbourhood Secondary Plan and is compatible with the area suggests the Winnipeg Zoning By-law poses an injurious effect and the subject variances are the minimum requirement to relieve said effect.*
- (d) is compatible with the area in which the property to be affected is situated.  
*In that the Variances are related to an existing structure, and the proposed use is compatible with other uses in close proximity to the subject property.*

## 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.

### Applicable Policies for Mature 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 4.2: Ensure new areas of growth are designed according to the principles of *Complete Communities*.

## WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

The subject property is located in a High Needs Neighbourhood, as per the Winnipeg Poverty Reduction Strategy (2021 – 2031). Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS. The information and recommendations presented in this report align with and advance the PRS as follows:

- Guiding Principles: We will Promote and Maintain the Welfare of all residents.
- Strategy Goals > Goal 4: Community Well-Being Supports for those in Greatest Need are Increased.

## SUBMITTED BY

Department: Planning, Property and Development  
Division: Urban Planning and Design  
Prepared by: Simi Jerez  
Date: Monday, June 23, 2025  
File No. DAV 24-278893\C





# 83 KATE STREET

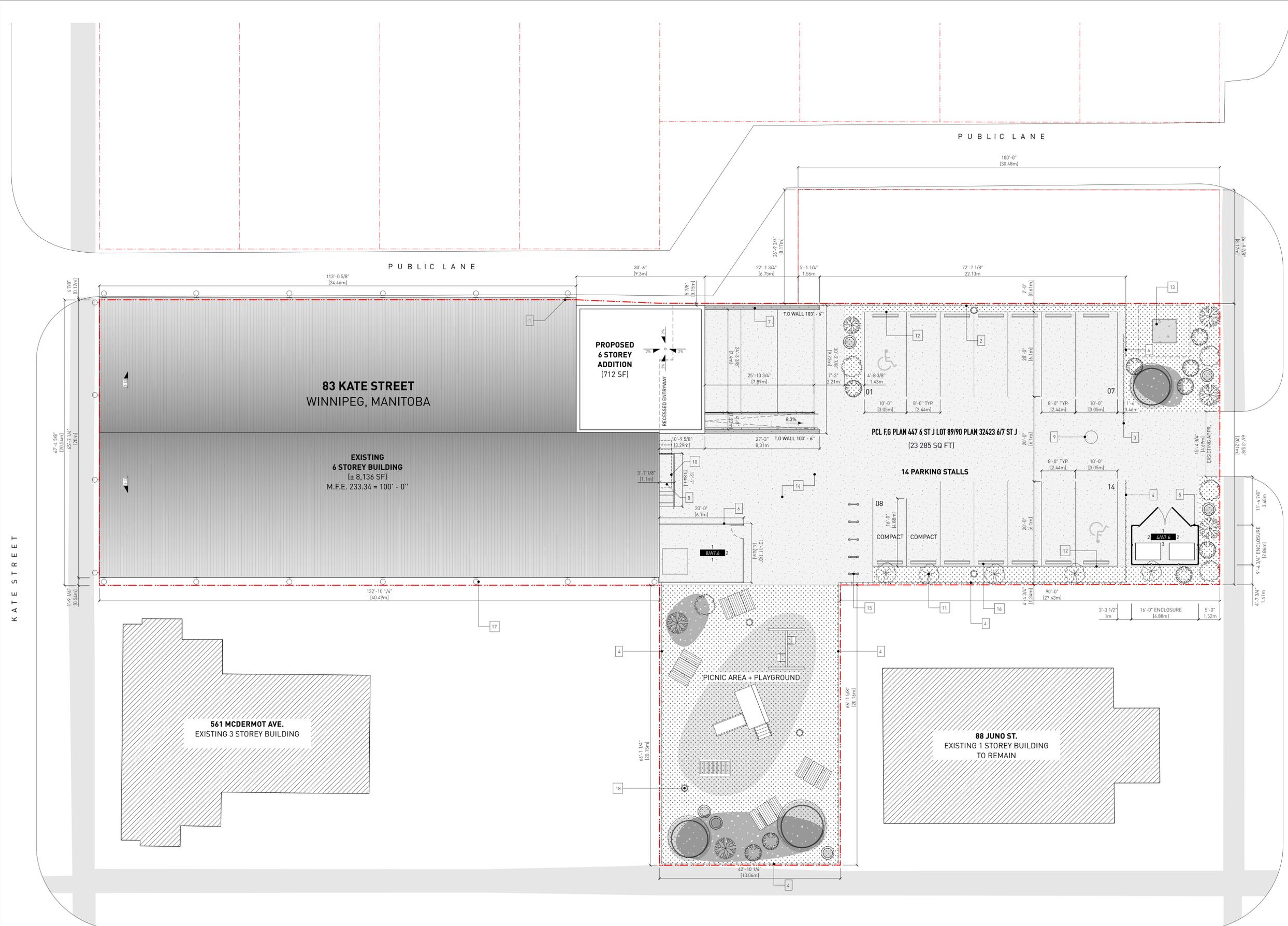
83 Kate Street, Winnipeg, MB

ISSUED FOR REVIEW

19.12.2024



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ARCHITECTURE INC



**LEGEND:**

	PAVERS
	PLANTING AREA
	1/4" PEA GRAVEL
	GRASS
<b>ASPHALT SURFACE</b>	
	SHOWY MOUNTAIN ASH (L&I) HEIGHT 12', SPREAD 20'
	SELKIRK CRABAPPLE (L&I) HEIGHT 12', SPREAD 12'
	SILVER MAPLE (L&I) HEIGHT 10-15', SPREAD 10'
	SMOOTH SUMAC (L&I) HEIGHT 12', SPREAD 12'
	FALSE SUNFLOWER (L&I) HEIGHT 12', SPREAD 12'

- KEYNOTES**
- EXISTING BUILDING ENCROACHES ONTO ADJACENT PROPERTY (SEE BARNES&DUNCAN SURVEY PLAN)
  - REPLACE EXISTING CHAINLINK FENCE. SEE 5/A7.7 FOR ELEVATIONS
  - NEW SLIDING GATE TO MATCH ORNAMENTAL FENCE. SEE 7/A7.7 FOR ELEVATIONS
  - NEW STEEL PICKET ORNAMENTAL FENCE. SEE 6/A7.7 FOR ELEVATIONS
  - NEW ENCLOSURE AND GATE FOR WASTE STORAGE. SEE 4/A7.7 FOR ELEVATIONS
  - NEW ENCLOSURE AND GATE FOR MECHANICAL EQUIPMENT. SEE 8/A7.7 FOR ELEVATIONS
  - CONCRETE RETAINING WALL
  - LOADING PLATFORM
  - CATCH BASIN. REFER TO CIVIL ENGR. DRAWINGS
  - EXISTING LOADING PLATFORM TO BE REMOVED
  - EXISTING TREES
  - SIGNAGE FOR ACCESSIBLE PARKING SPACE
  - CONCRETE PAD FOR HYDRO TRANSFORMER
  - ASPHALT PAVING
  - SECURE BIKE PARKING (10 SPOTS)
  - WHEELSTOP
  - EXTERIOR LIGHT: WALL MOUNTED SCONCE
  - EXTERIOR LIGHT: POLE MOUNTED. PARKING LOT: 16', PLAYGROUND: 12'

1 Issued for Review 03.03.2025

Drawn By: LR / NC  
Checked by: JC / JK  
Printing Date: 03.03.2025

The Contractor shall verify all dimensions, datums and levels prior to commencement of work.

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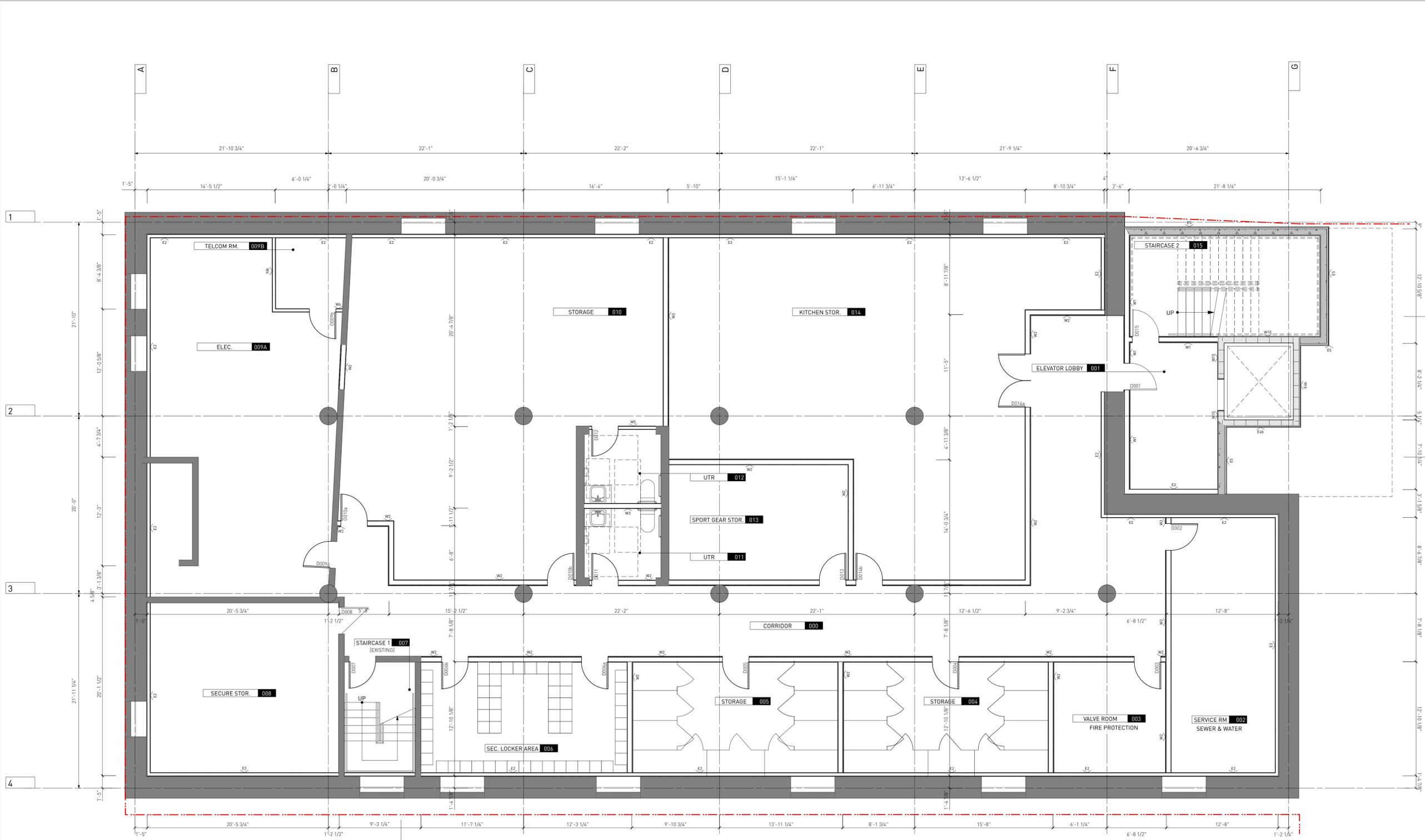
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Winnipeg MB R3B 0S8  
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F: 204.480.8876

83 KATE STREET



**LEGEND:**

---	ABOVE
---	BELOW
---	PROPERTY LINE
---	EXISTING ASSEMBLY
---	PROPOSED ASSEMBLY
---	EXISTING (NOT IN SCOPE)

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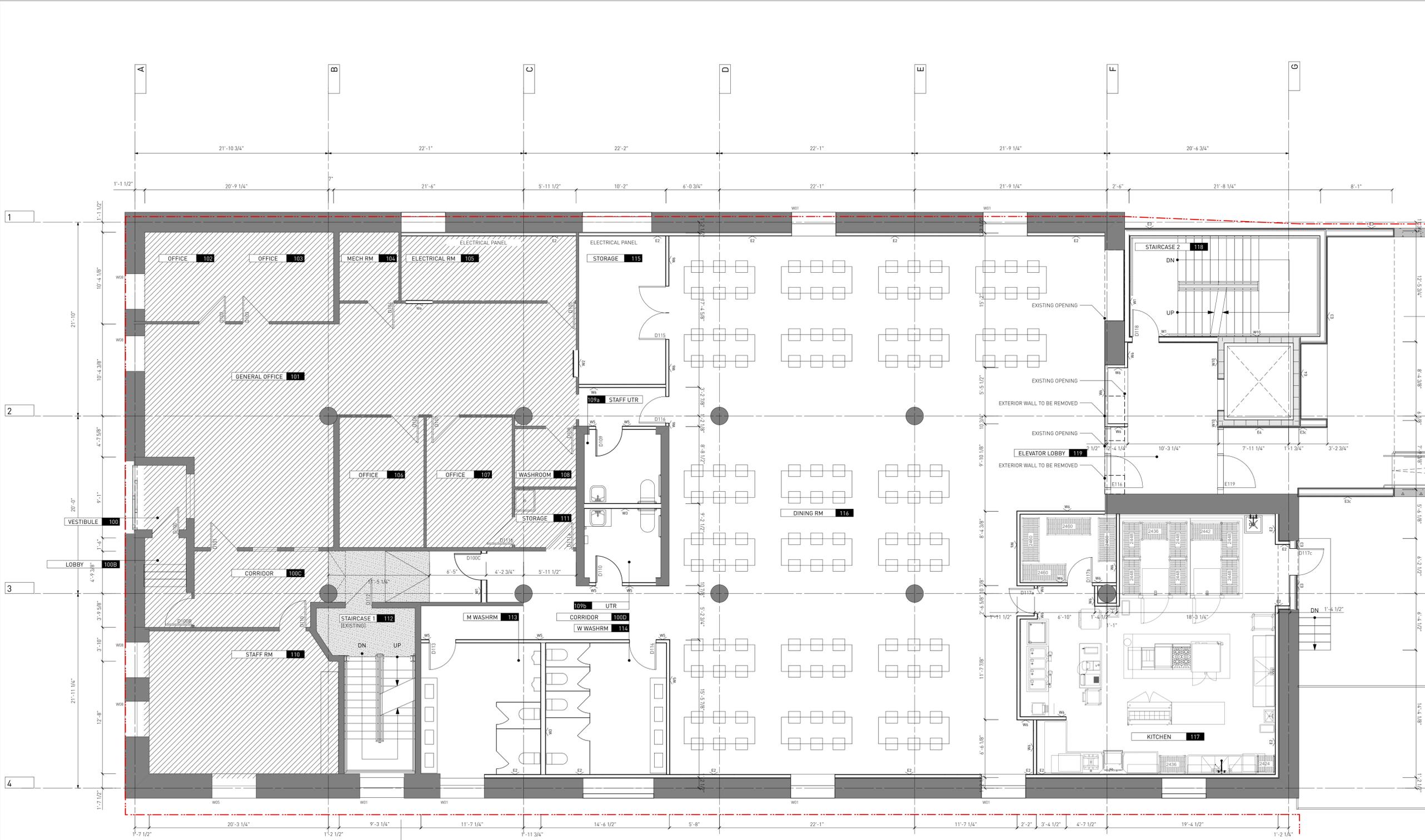
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83 KATE STREET

1 LEVEL 00 - FLOOR PLAN  
 A1.0 SCALE: 3/16" = 1'-0"



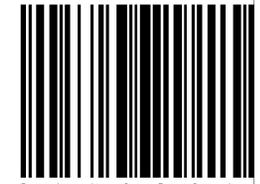
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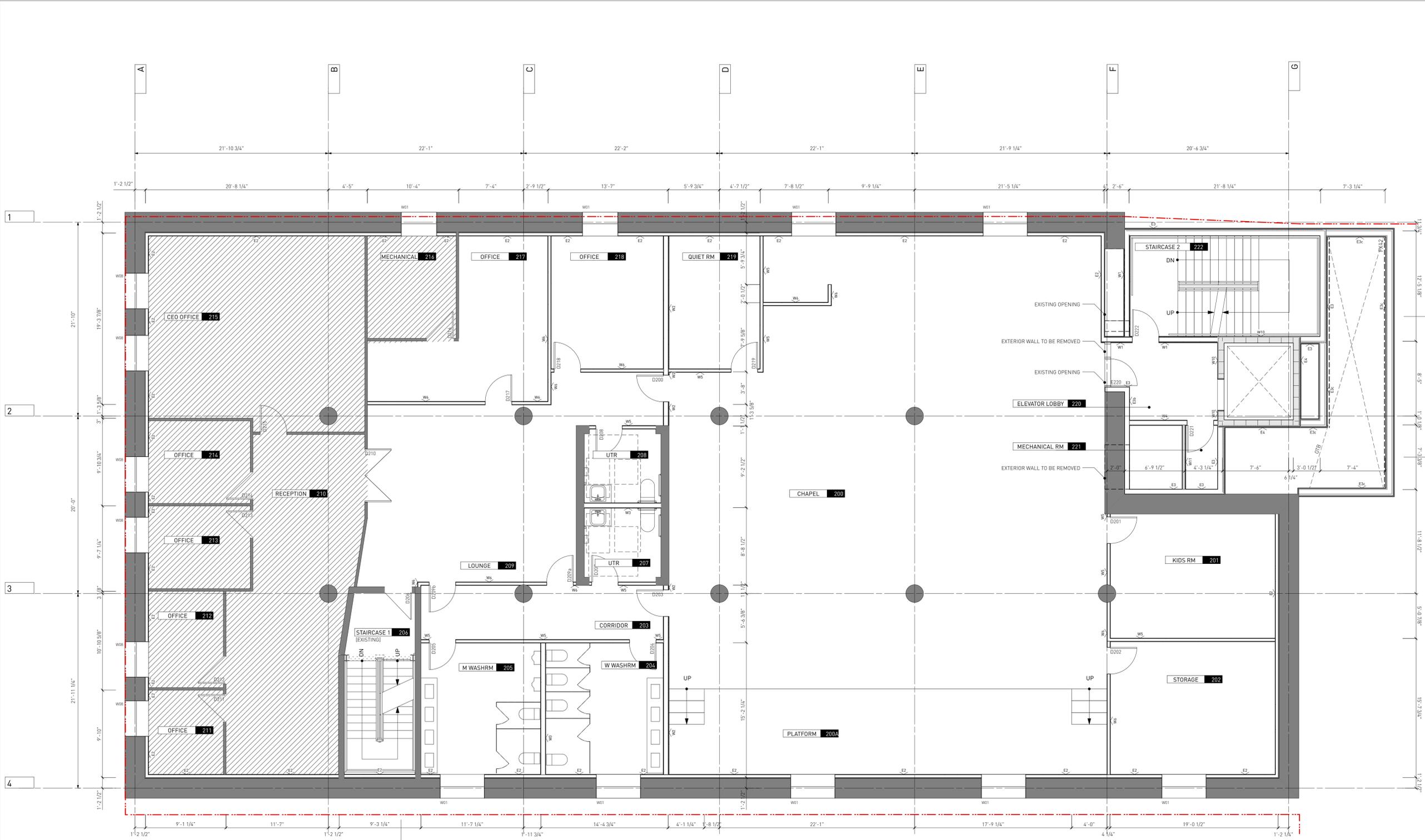
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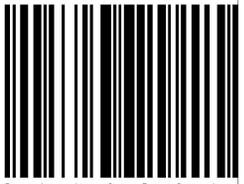


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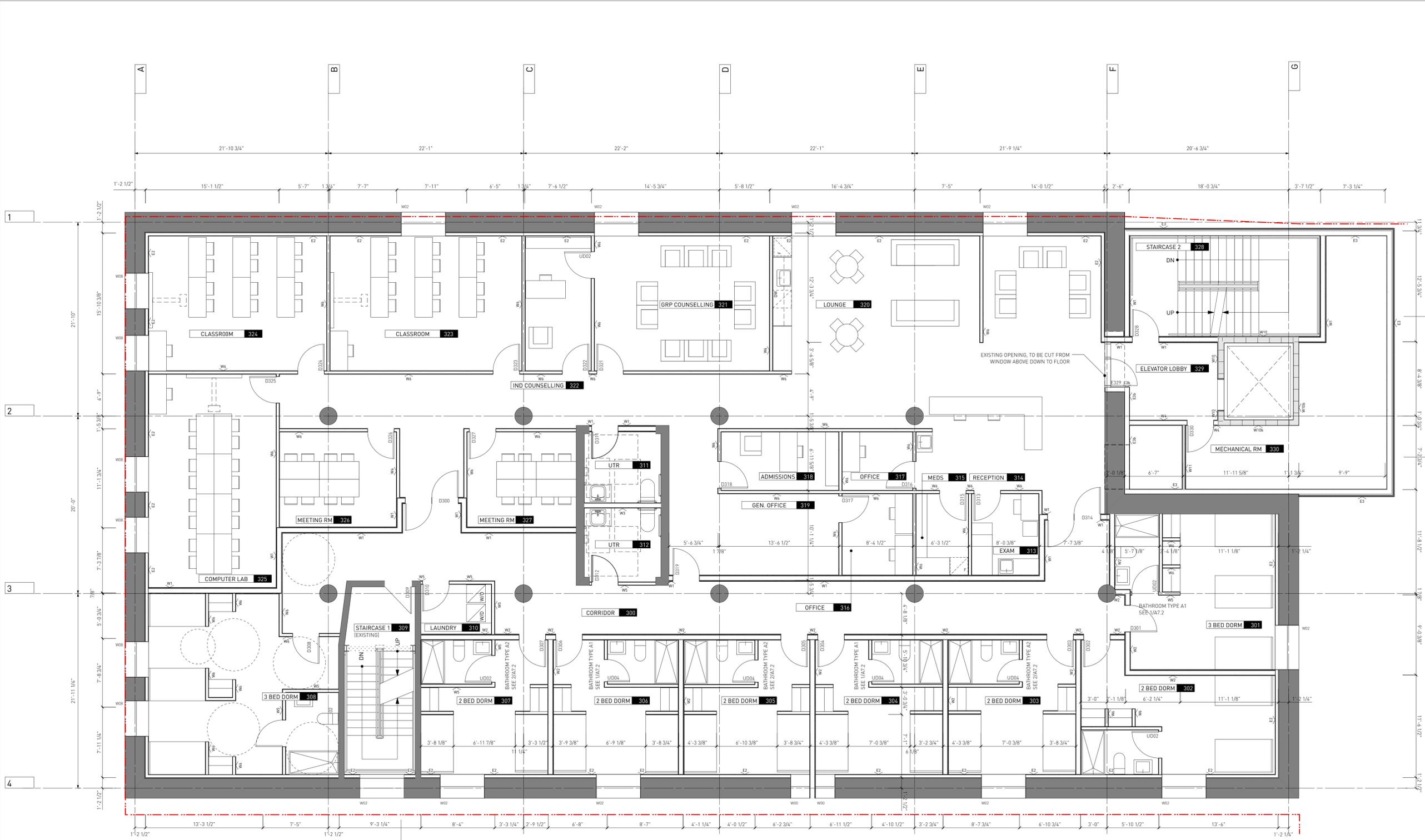
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83 KATE STREET

1 LEVEL 02 - FLOOR PLAN  
 A1.2 SCALE: 3/16" = 1'-0"

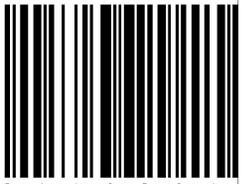


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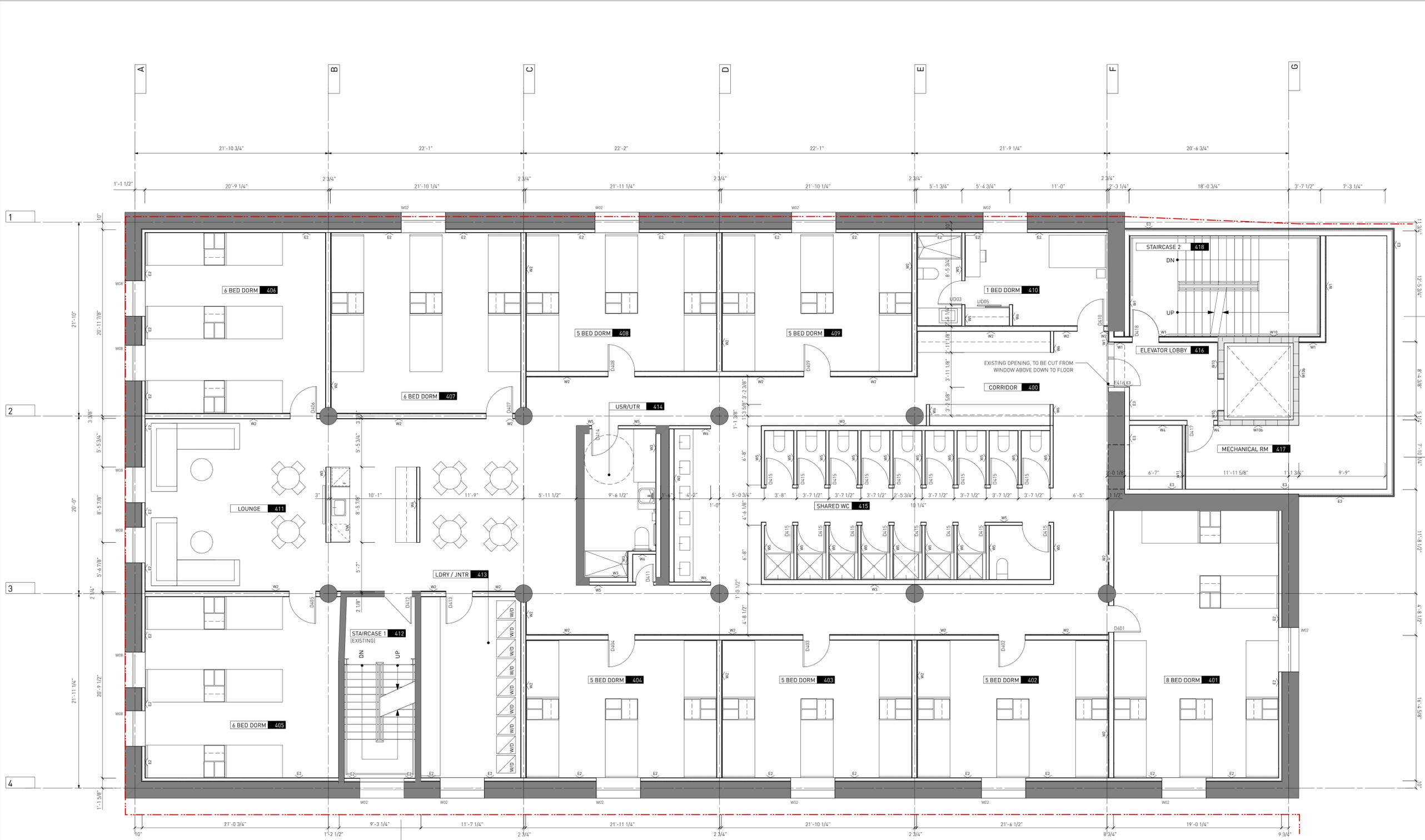
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83 KATE STREET

TOTAL BEDS 18  
 LEVEL 03 - FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



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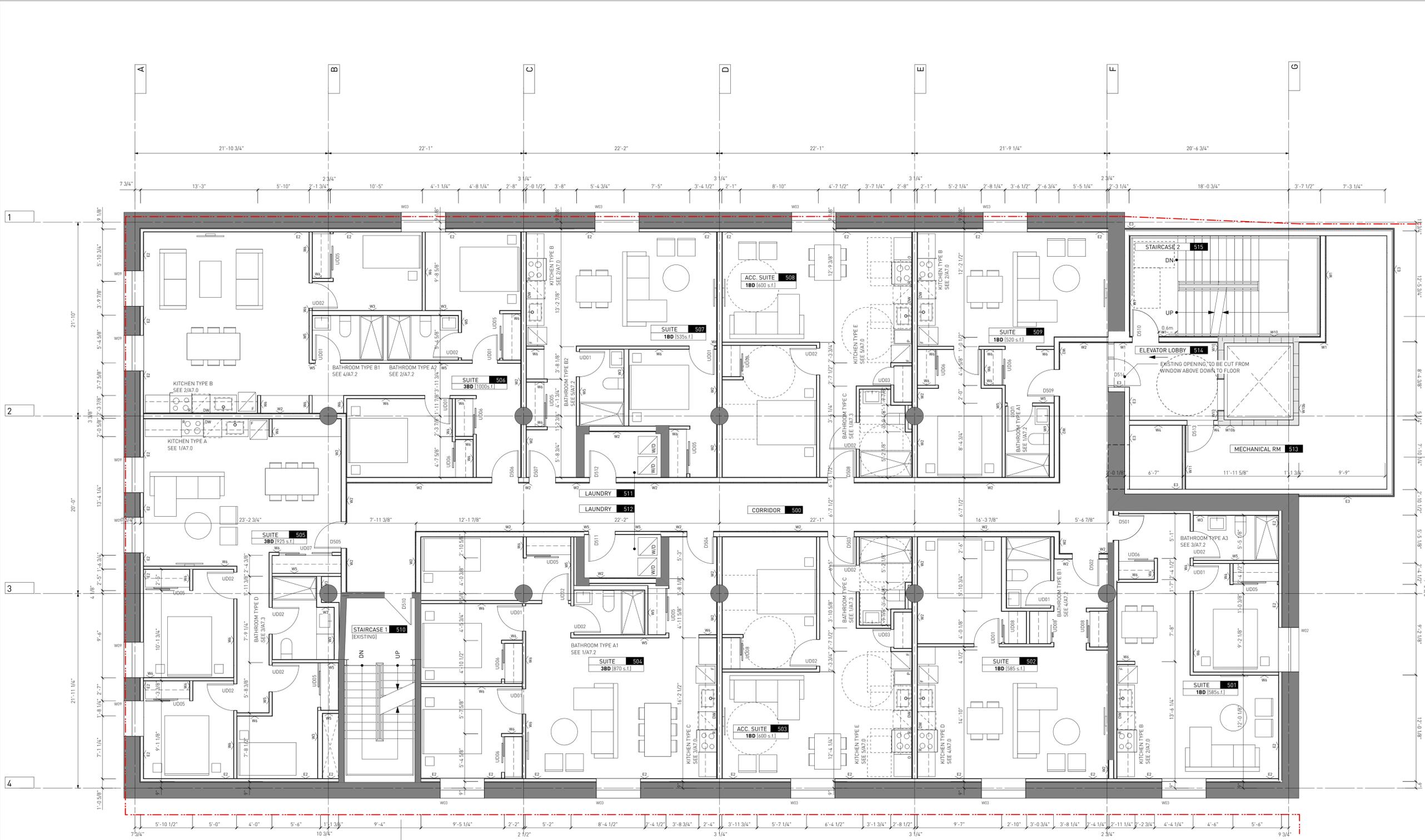


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83 KATE STREET

TOTAL BEDS 52  
 LEVEL 04 - FLOOR PLAN  
 SCALE: 3/16" = 1'-0"

LEVEL 04 - PROPOSED Project 0789  
 Sheet  
 A1.4



**LEGEND:**

---	ABOVE
---	BELOW
---	PROPERTY LINE
---	EXISTING ASSEMBLY
---	PROPOSED ASSEMBLY
---	EXISTING (NOT IN SCOPE)

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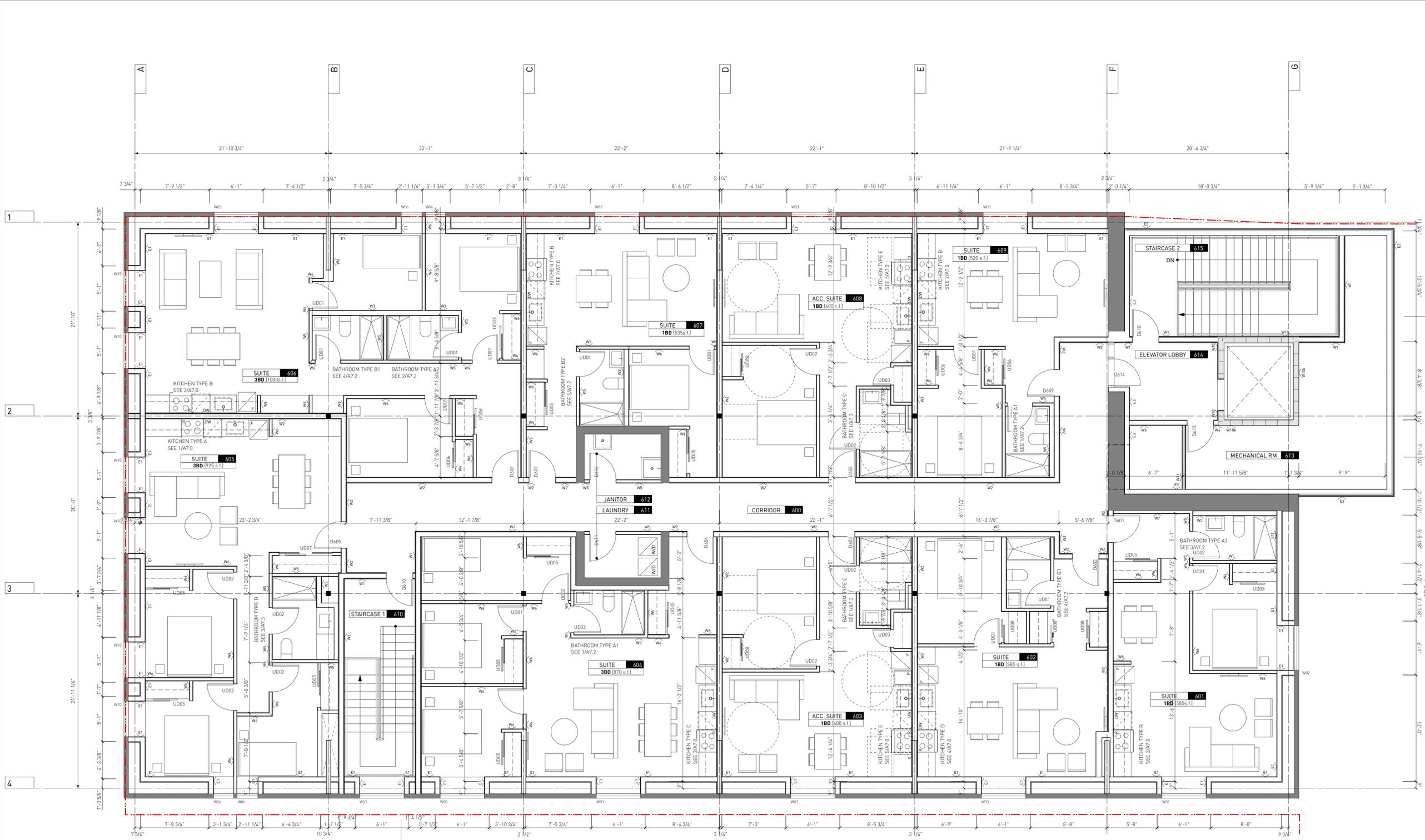
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TOTAL BEDS 15  
 LEVEL 05 - FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



**LEGEND:**

---	ABOVE
---	BELOW
---	PROPERTY LINE
---	EXISTING ASSEMBLY
---	PROPOSED ASSEMBLY
---	EXISTING (NOT IN SCOPE)

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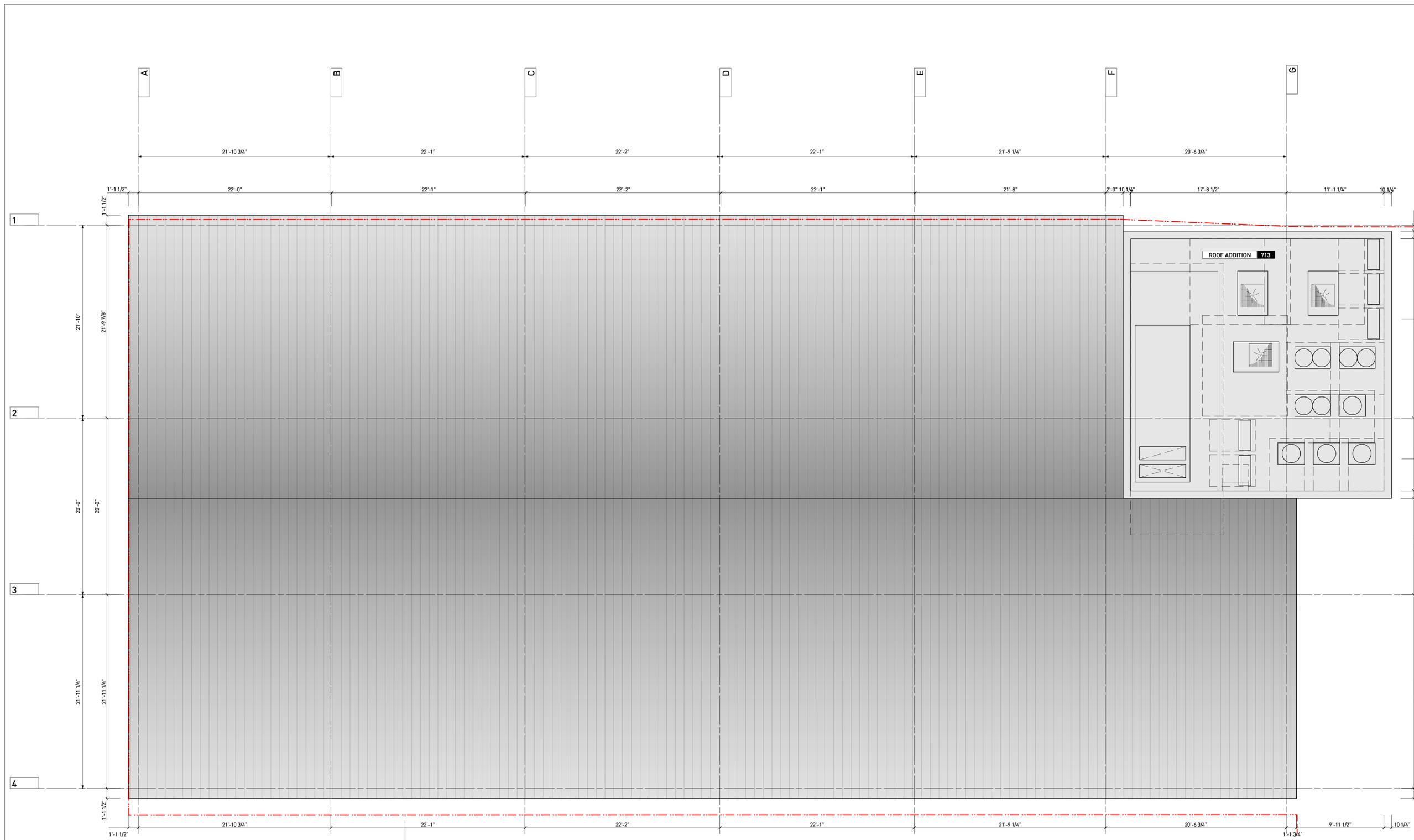


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TOTAL BEDS 15  
 1 LEVEL 06 - FLOOR PLAN  
 A1.6 SCALE: 3/16" = 1'-0"

LEVEL 06 - PROPOSED Project 0789  
 Sheet  
 A1.6



**LEGEND:**

---	ABOVE
---	BELOW
---	PROPERTY LINE
---	EXISTING ASSEMBLY
---	PROPOSED ASSEMBLY
---	EXISTING (NOT IN SCOPE)

1  
A1.7

**TOTAL BEDS 15**

**LEVEL 02 - FLOOR PLAN**

SCALE: 3/16" = 1'-0"

1/A3.1

1/A3.2

1/A3.3

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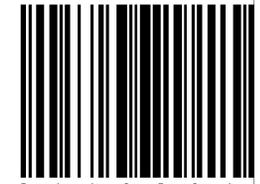
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LEVEL ROOF - PROJECT  
PROPOSED 0789  
Sheet

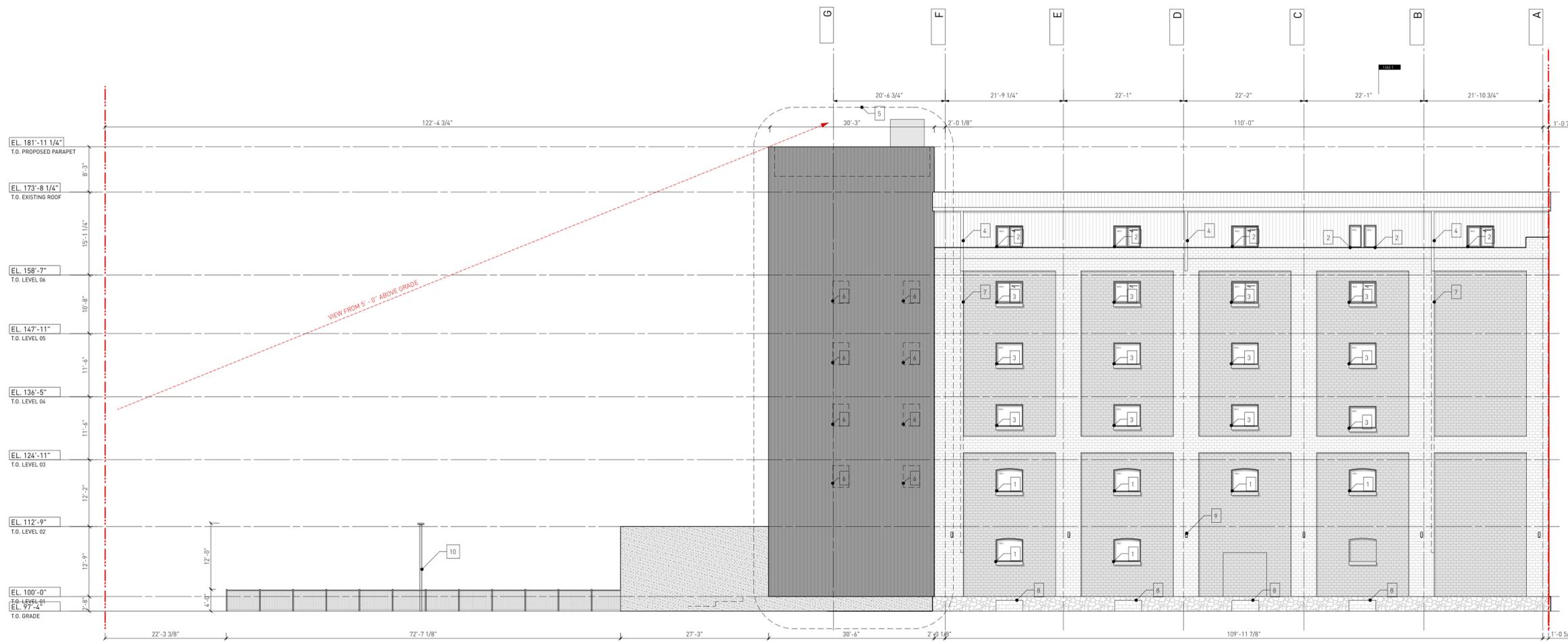
**A1.7**

**LEGEND:**

- BEYOND
- PROPERTY LINE
- EXISTING ASSEMBLY
- EXISTING BRICK FACADE
- CORRUGATED METAL CLADDING
- C.I.P CONCRETE
- PERFORATED METAL SCREEN
- GRAVEL

**KEYNOTES**

1. WINDOW CURRENTLY BRICKED IN TO BE RE OPENED
2. NEW WINDOWS IN NEW OPENINGS
3. NEW WINDOWS TO REPLACE EXISTING
4. INTERNAL RWL
5. SCOPE OF ADDITION
6. PERFORATED METAL MECHANICAL VENT
7. EXTERNAL RWL TO BE REMOVED
8. EXISTING OPENINGS TO BE CLOSED
9. EXTERIOR LIGHT: WALL MOUNTED SCONCE
10. EXTERIOR LIGHT: POLE MOUNTED, PARKING LOT: 16'



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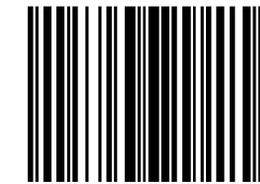
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83 KATE STREET

ELEVATION Project 0789 Sheet

1 NORTH ELEVATION  
A2.1 SCALE: 3/32" = 1'-0"

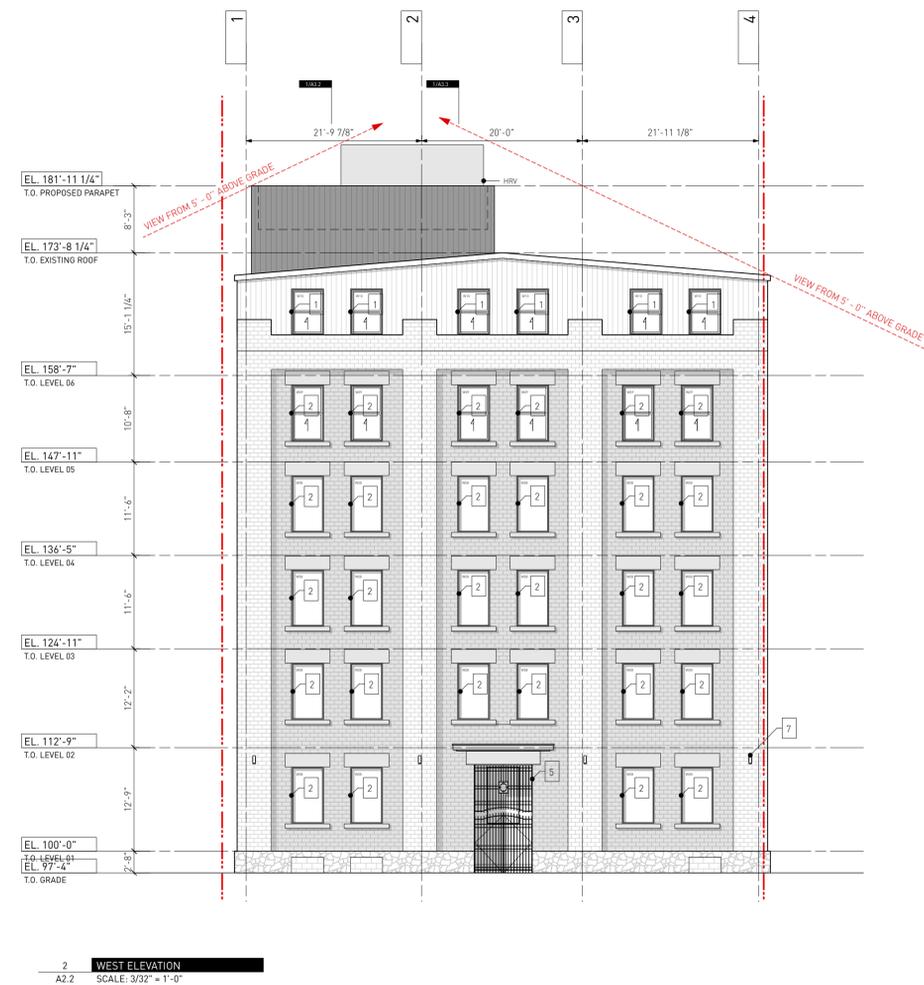
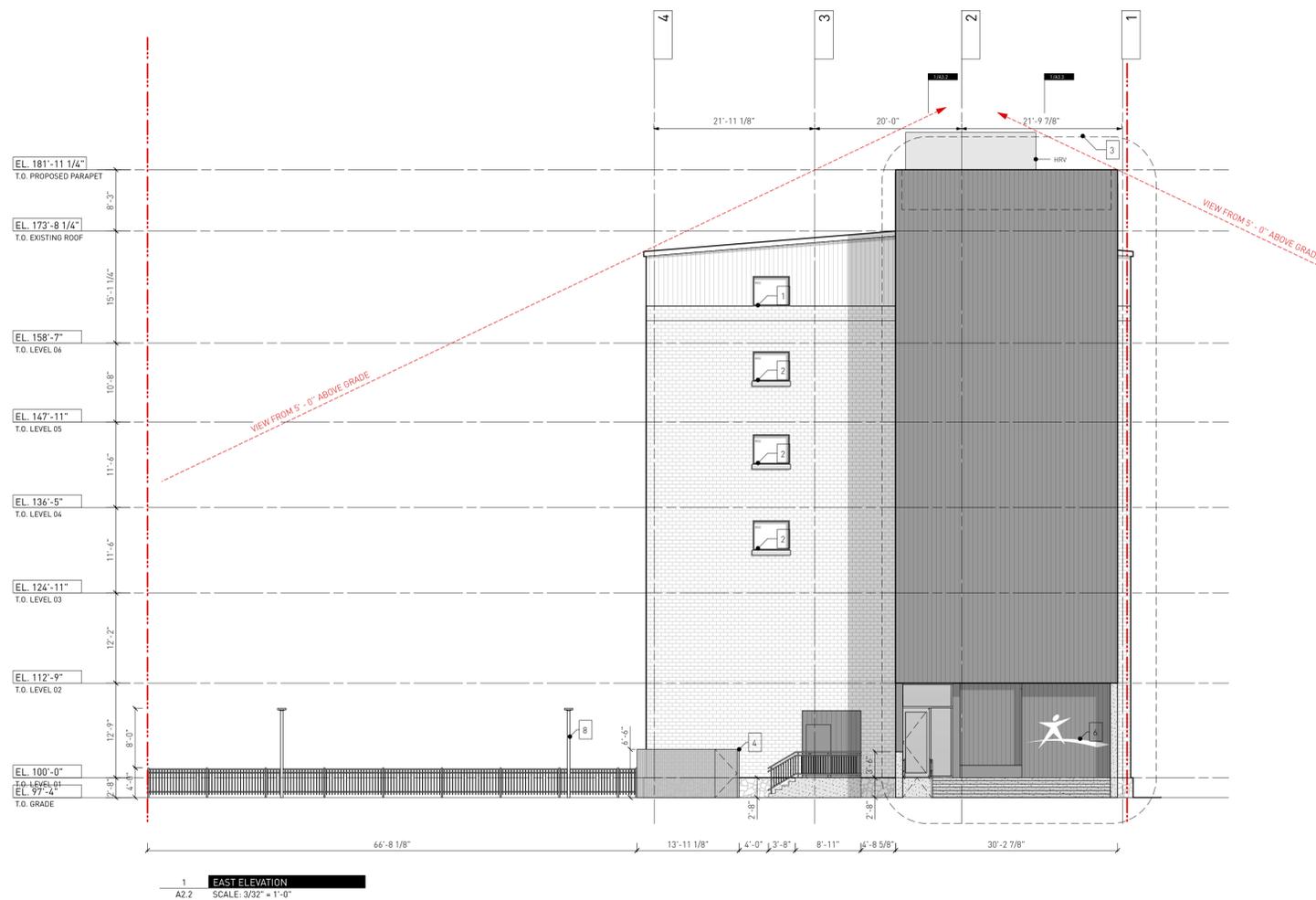
- EXISTING BRICK FACADE
- CORRUGATED METAL CLADDING
- C.I.P CONCRETE
- PERFORATED METAL SCREEN

**LEGEND:**

BEYOND	---
PROPERTY LINE	---
EXISTING ASSEMBLY	▬
EXISTING BRICK FACADE	▬
CORRUGATED METAL CLADDING	▬
C.I.P CONCRETE	▬
PERFORATED METAL SCREEN	▬
GRAVEL	▬

**KEYNOTES**

1. NEW WINDOWS IN NEW OPENINGS
2. NEW WINDOWS TO REPLACE EXISTING
3. SCOPE OF ADDITION
4. MECHANICAL SCREEN
5. ORNAMENTAL METAL GATE
6. TENANT SIGN
7. EXTERIOR LIGHT: WALL MOUNTED SCOSCE
8. EXTERIOR LIGHT: POLE MOUNTED. PLAYGROUND: 12



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83 KATE STREET

ELEVATION Project  
0789  
Sheet

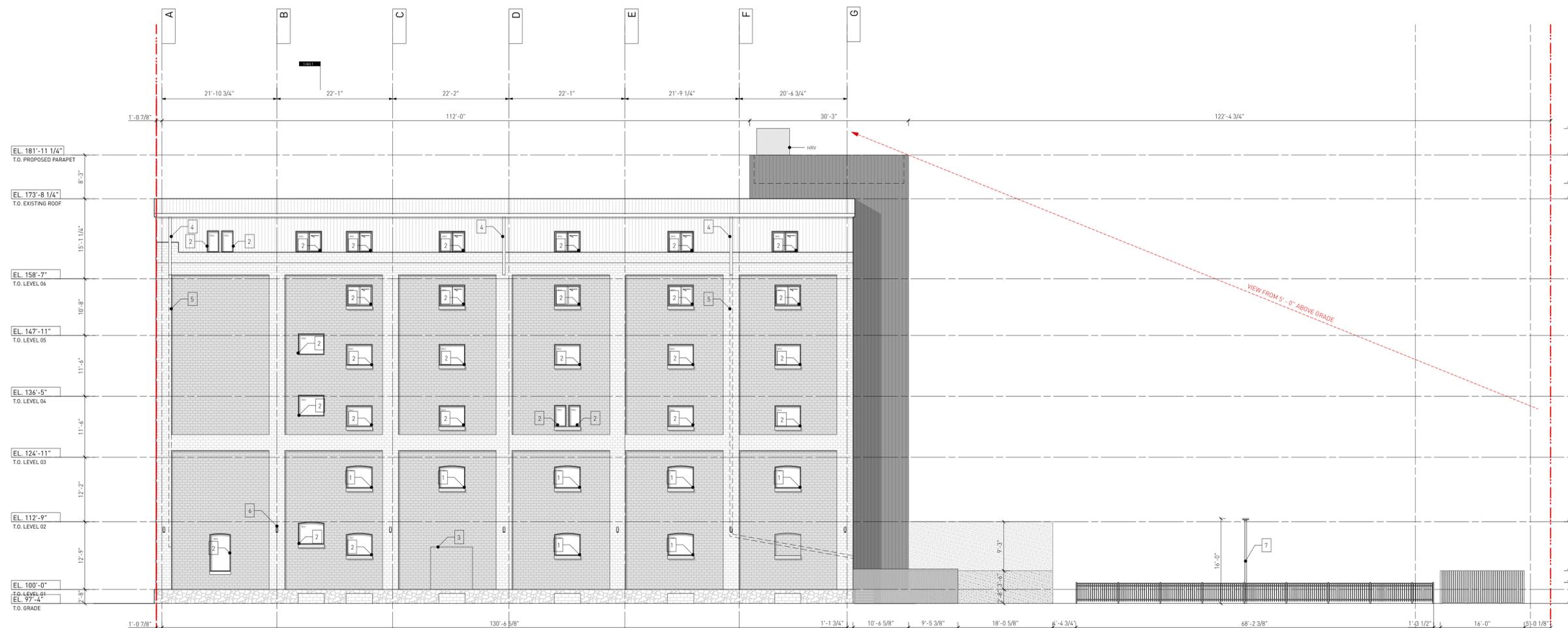
A2.2

**LEGEND:**

- BEYOND
- PROPERTY LINE
- EXISTING ASSEMBLY
- EXISTING BRICK FACADE
- CORRUGATED METAL CLADDING
- C.I.P CONCRETE
- PERFORATED METAL SCREEN
- GRAVEL

**KEYNOTES**

1. WINDOW CURRENTLY BRICKED IN TO BE RE OPENED
2. NEW WINDOWS TO REPLACE EXISTING
3. EXISTING OPENING TO BE CLOSED WITH BRICK
4. INTERNAL RWL
5. EXTERNAL RWL TO BE REMOVED
6. EXTERIOR LIGHT: WALL MOUNTED SCONCE
7. EXTERIOR LIGHT: POLE MOUNTED. PARKING LOT: 16



1 SOUTH ELEVATION  
A2.3 SCALE: 3/32" = 1'-0"

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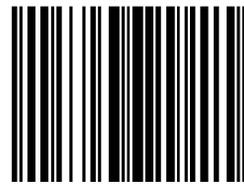
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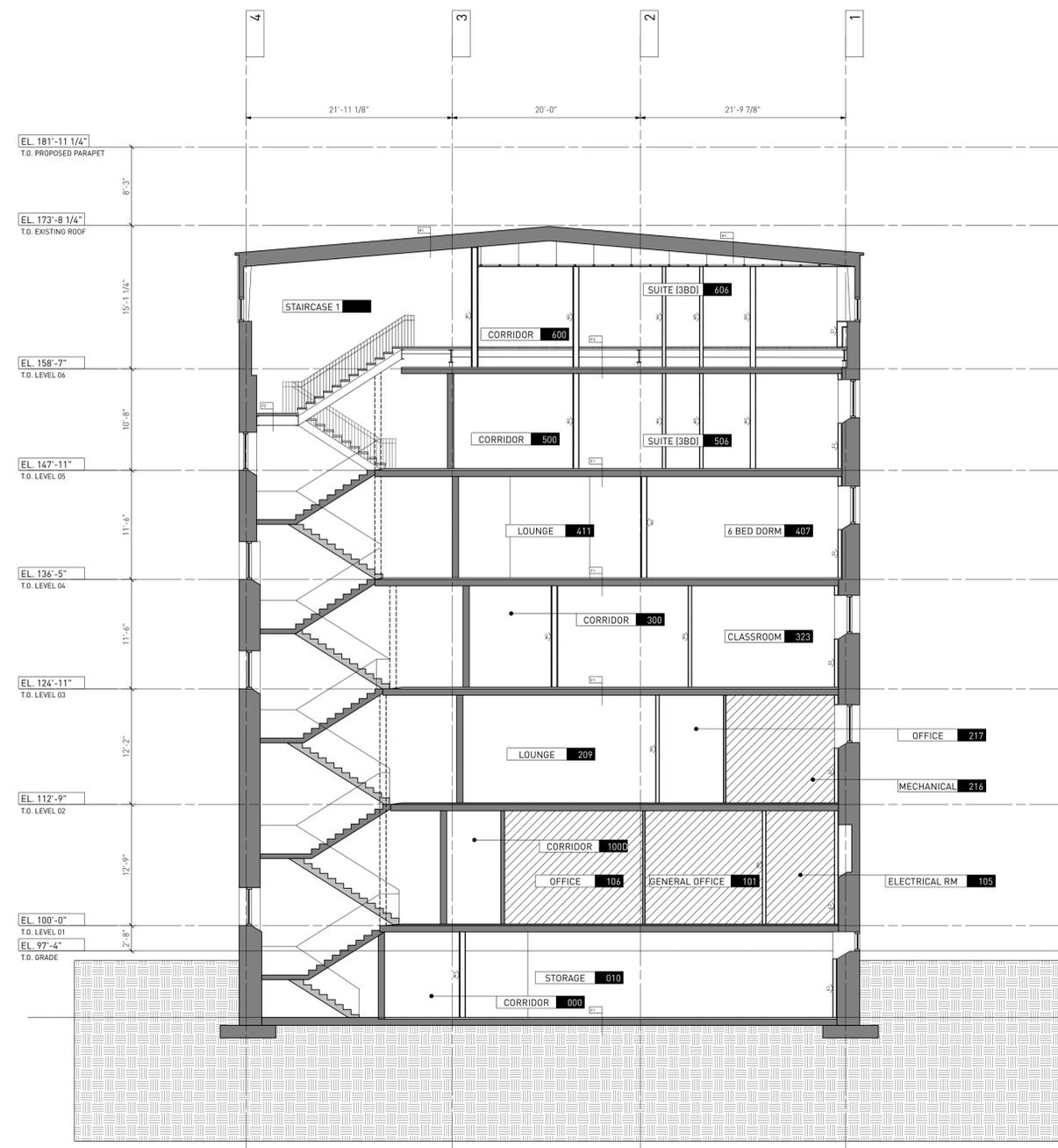
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ELEVATION Project 0789  
Sheet

A2.3

- LEGEND:**
- BEYOND
  - PROPERTY LINE
  - EXISTING ASSEMBLY
  - EXISTING BRICK FACADE
  - CORRUGATED METAL CLADDING
  - C.I.P CONCRETE
  - PERFORATED METAL SCREEN
  - GRAVEL
  - EXISTING (NOT IN SCOPE)



1 SHORT SECTION  
A3.1 SCALE: 1/8" = 1'-0"

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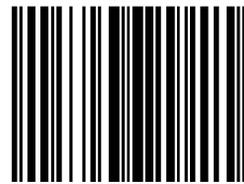
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- LEGEND:**
- BEYOND
  - PROPERTY LINE
  - EXISTING ASSEMBLY
  - EXISTING BRICK FACADE
  - CORRUGATED METAL CLADDING
  - C.I.P CONCRETE
  - PERFORATED METAL SCREEN
  - GRAVEL
  - EXISTING (NOT IN SCOPE)

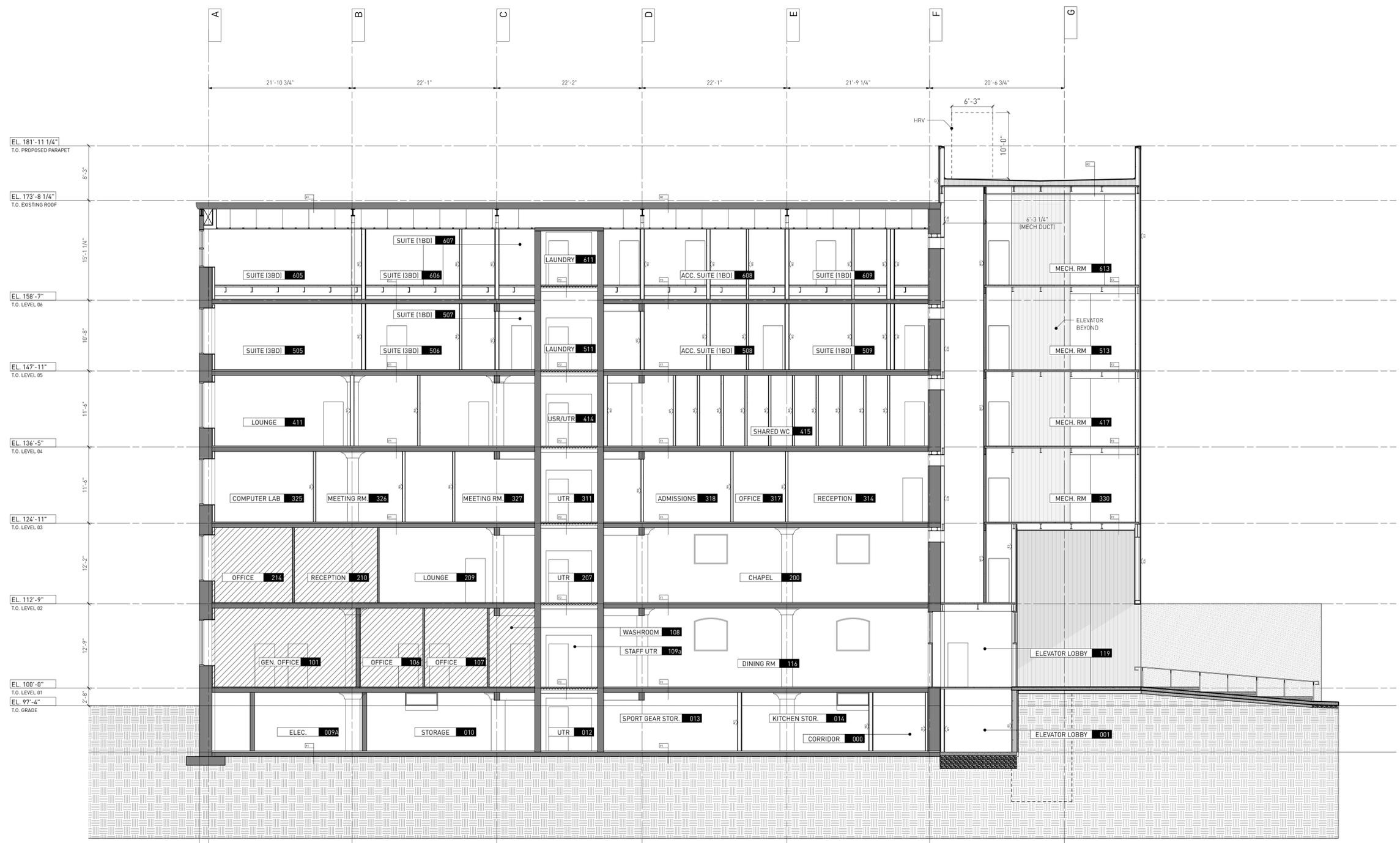
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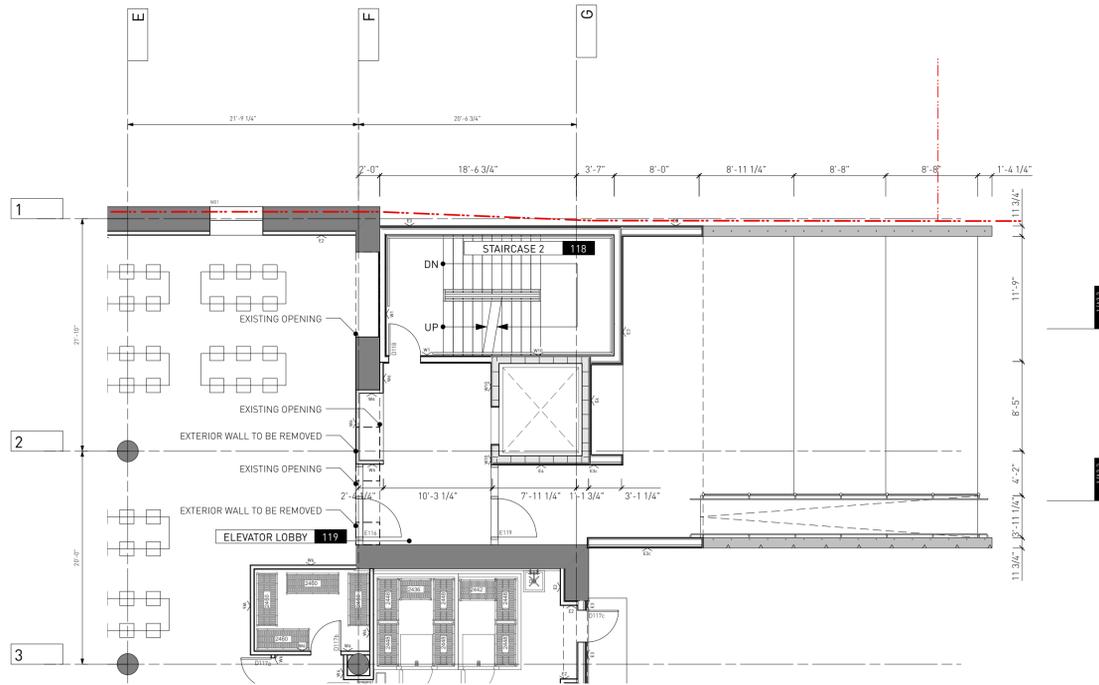
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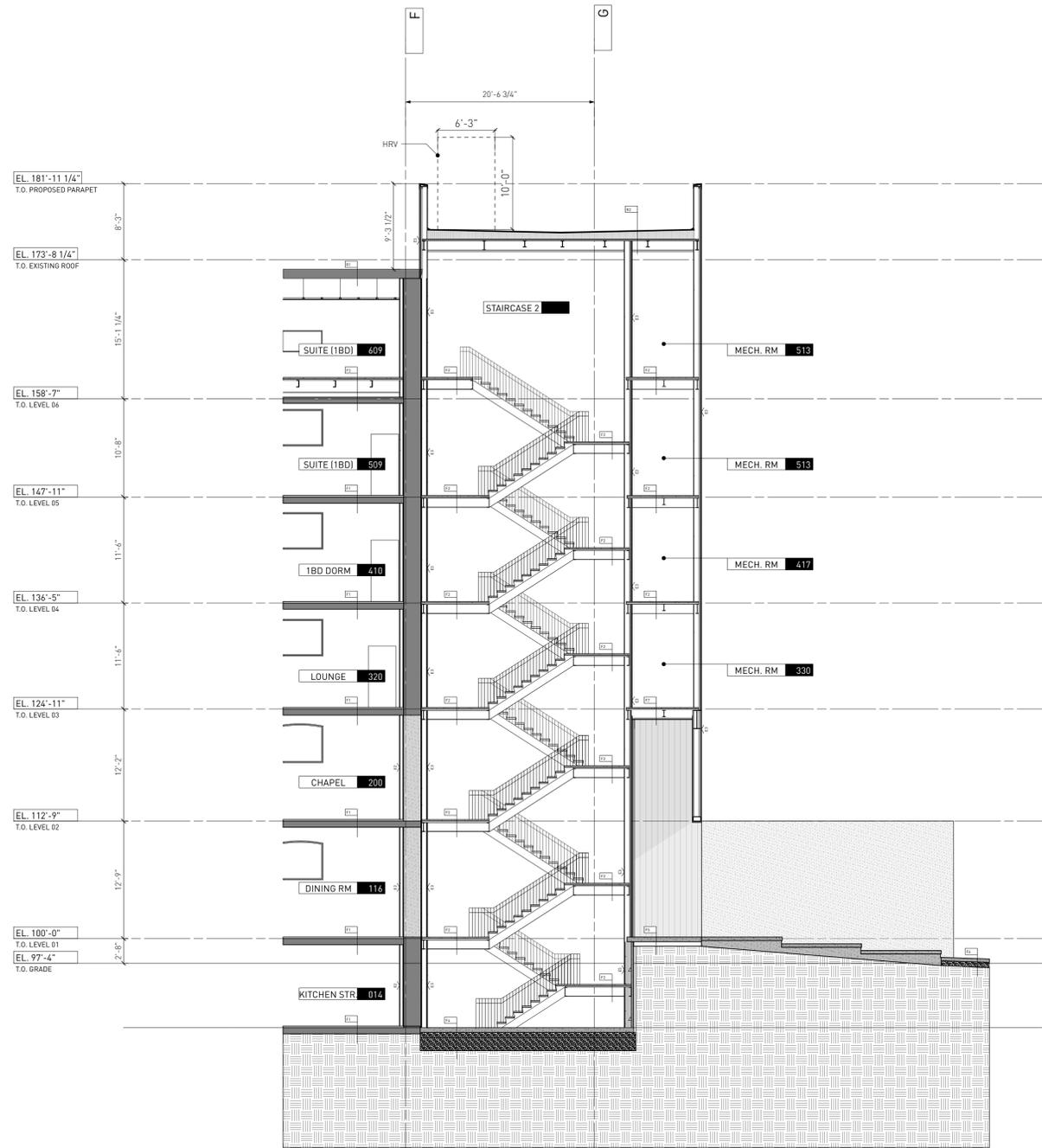
1 LONG SECTION  
 A3.2 SCALE: 1/8" = 1'-0"

**LEGEND:**

BEYOND
PROPERTY LINE
EXISTING ASSEMBLY
EXISTING BRICK FACADE
CORRUGATED METAL CLADDING
C.I.P CONCRETE
PERFORATED METAL SCREEN
GRAVEL



2 LEVEL 01 - ENTRY CONDITION  
A3.3 SCALE: 1/8" = 1'-0"



1 SCHEMATIC SECTION  
A3.3 SCALE: 1/8" = 1'-0"

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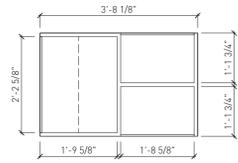


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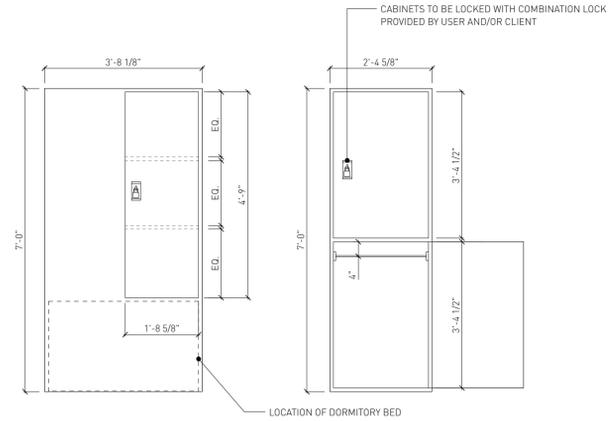
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SECTIONS Project 0789 Sheet

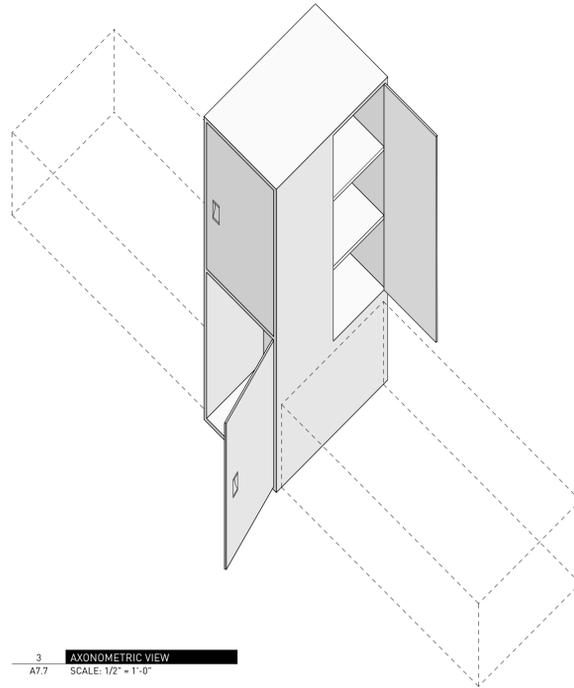
A3.3



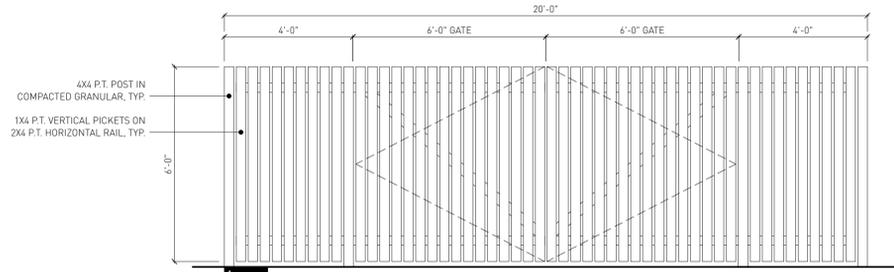
1 PLAN  
A7.7 SCALE: 1/2" = 1'-0"



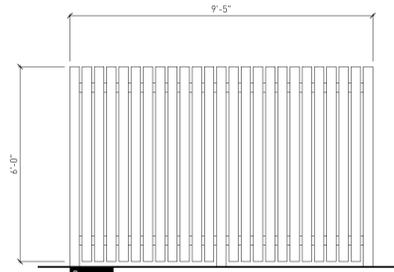
2 ELEVATIONS  
A7.7 SCALE: 1/2" = 1'-0"



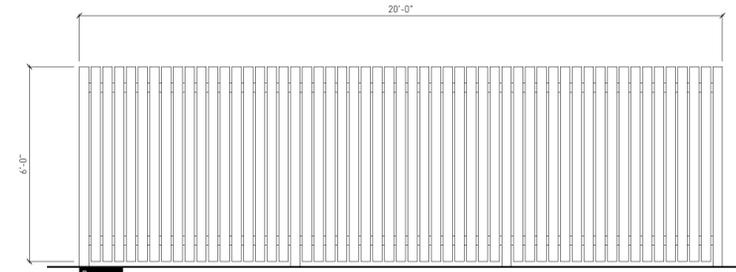
3 AXONOMETRIC VIEW  
A7.7 SCALE: 1/2" = 1'-0"



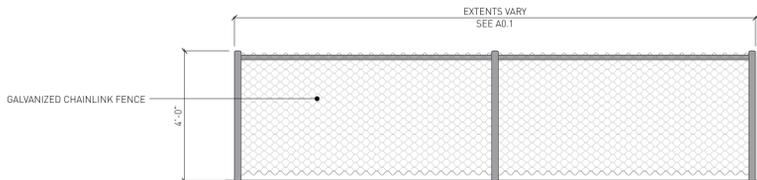
4 GARBAGE ENCLOSURE (SOUTH)  
A7.7 SCALE: 3/8" = 1'-0"



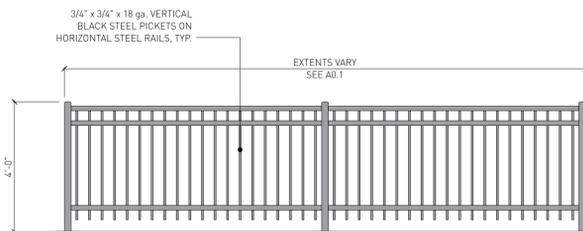
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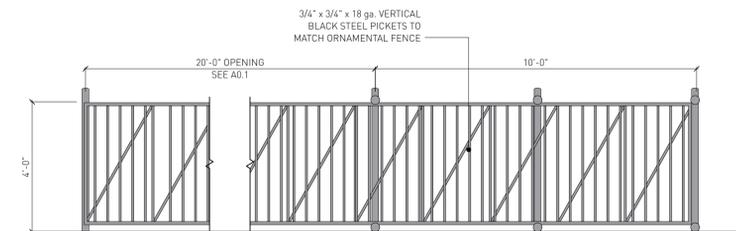
3



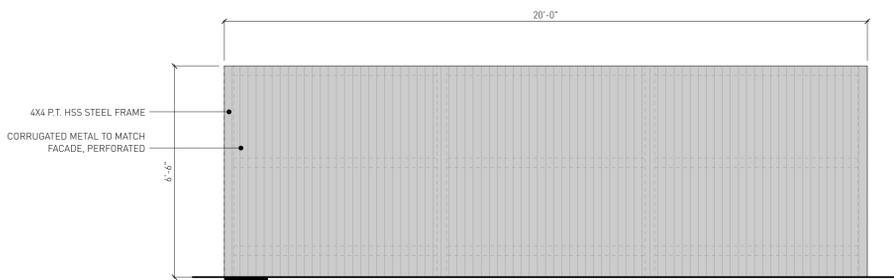
5 CHAINLINK FENCING  
A7.6 SCALE: 3/8" = 1'-0"



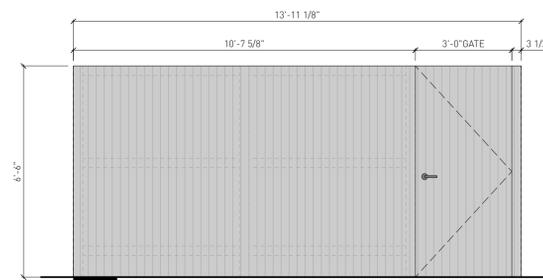
6 ORNAMENTAL FENCE  
A7.6 SCALE: 3/8" = 1'-0"



7 GATE  
A7.6 SCALE: 3/8" = 1'-0"



8 MECHANICAL EQUIPMENT ENCLOSURE  
A7.7 SCALE: 3/8" = 1'-0"



2

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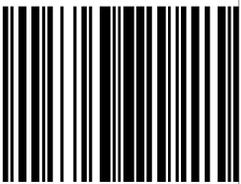
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A7.7