

ADMINISTRATIVE REPORT

Title: DAV 25-134264\C – 147 Spence Street

Issue: For s Variance for a residential and commercial mixed-use building.

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
Choi Ho, RPP, MCIP	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* as follows:

1. for the construction of a mixed-use residential and commercial building to permit:
 - a. a front yard of 20 feet (6.10 metres) instead of 28 feet (8.53 metres);
 - b. a front yard of 20 feet (6.10 metres) instead of 28 feet (8.53 metres) to a rooftop deck;
 - c. a north side yard of 5.75 feet (1.75 metres) instead of 12 feet (3.66 metres);
 - d. an east side yard of 4.5 feet (1.37 metres) instead of 12 feet (3.66 metres);
 - e. a south side yard of 5.75 feet (1.75 metres) instead of 12 feet (3.66 metres);
 - f. a south side yard of 5.75 feet (1.75 metres) instead of 12 feet (3.66 metres) to a rooftop deck;
 - g. a rear yard of 9.5 feet (2.90 metres) instead of 25 feet (7.62 metres);
 - h. a south side yard roof over exterior entrance ranging from 4.58 feet (1.40 metres) to 5.22 feet (1.59 metres) instead of 2.19 feet (0.67 metres) to 2.40 feet (0.73 metres);
 - i. 7 parking spaces instead of 14 parking spaces;
2. for the establishment of an accessory parking area to permit:

- a. parking spaces accessed directly off a lane instead of driveway or parking aisle;
- b. insufficient buffering of a parking or loading area located within 20 feet (6.10 metres) of a side or rear lot line adjacent to a residential zoning district.

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 residential and commercial mixed-use building and requires Variances for yard setback, projection, parking, and buffering 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 25-134264\C
RELATED FILES: DCU 25-134259\C
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.103 - (WEST BROADWAY)

SUBJECT: To vary the “RMF-L” Development and Design Standards of Winnipeg Zoning By-law No. 200/2006 as follows:
 1) for the construction of a mixed-use residential and commercial building to permit:
 a) a front yard of 20 feet (6.10 metres) instead of 28 feet (8.53 metres);
 b) a front yard of 20 feet (6.10 metres) instead of 28 feet (8.53 metres) to a rooftop deck;
 c) a north side yard of 5.75 feet (1.75 metres) instead of 12 feet (3.66 metres);
 d) an east side yard of 4.5 feet (1.37 metres) instead of 12 feet (3.66 metres);
 e) a south side yard of 5.75 feet (1.75 metres) instead of 12 feet (3.66 metres);
 f) a south side yard of 5.75 feet (1.75 metres) instead of 12 feet (3.66 metres) to a rooftop deck;
 g) a rear yard of 9.5 feet (2.90 metres) instead of 25 feet (7.62 metres);
 h) a south side yard roof over exterior entrance ranging from 4.58 feet (1.40 metres) to 5.22 feet (1.59 metres) instead of 2.19 feet (0.67 metres) to 2.40 feet (0.73 metres);
 i) 7 parking spaces instead of 14 parking spaces;
 2) for the establishment of an accessory parking area to permit:
 a) parking spaces accessed directly off a lane instead of

driveway or parking aisle;
b) insufficient buffering of a parking or loading area located within 20 feet (6.10 metres) of a side or rear lot line adjacent to a residential zoning district.

LOCATION: 147 Spence Street
LEGAL DESCRIPTION: LOT 1 PLAN 71486 84 ST JA
APPLICANT: Damien Fenez (Prairie Architects Inc.)
139 Market Ave Unit 101
Winnipeg, MB R3B 0P5
OWNER: THE MANITOBA HOUSING AND RENEWAL CORPORATION
352 Donald St 700
Winnipeg, MB R3B 2H8

HISTORY

In 2022, the City Centre Community Committee approved a Subdivision and Rezoning application (**see DASZ 11/2022**) and a Variance application (**see DAV 22-106801**) for an 18-unit multi-family dwelling.

The DASZ approval required the developer to enter into a Zoning Agreement with the City with the following conditions:

- i. *The development shall be constructed in substantial conformance with the plans submitted dated January 25 2022 for associated File No. DAV 22- 106801\D and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;*

OR

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

- iv. buildings;*
- v. accessory parking areas;*
- vi. garbage enclosures;*
- vii. exterior lighting*
- viii. fencing; and*
- ix. landscaping*

on the Owner's Land ("Works") to the Director of Planning, Property and Development ("Director") for approval prior to the issuance of any building or

development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director

- ii. That no building on the property shall exceed 38 feet in height.*
- iii. The number of residential dwelling units on site shall not exceed 18.*

The DAV approval required the applicant to meet the following conditions:

- 1. That the height of the principal building shall be limited to a maximum of 35 feet.*
- 2. That the rear yard to the principal building wall shall be a minimum of 28 feet.*
- 3. That the south side yard of the principal building shall be a minimum of 6 feet.*
- 4. That the north side yard of the principal building shall be a minimum of 6 feet.*
- 5. That the maximum lot coverage for the principal building shall be 50%*
- 6. That required landscaping shall be planted within 12 months of occupancy.*
- 7. That the development shall be constructed in substantial conformance with the plans submitted under File No. DAV 22-106801D, dated January 25, 2022 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;*

OR

That the Owner must submit plans showing how the design of any and all proposed development conforms with conditions for maximum height and lot coverage, minimum setbacks for side and rear yards, and the Site Plan and Building Design sections within the Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

- 8. Prior to the issuance of permits, the applicant shall ensure a minimum of four (4) units in the proposed development will provide rents not exceeding the most current Provincial Affordable rates as posted by the Province of Manitoba, for a period of no less than 10 consecutive years from the date in which the building is granted occupancy. The Owner shall provide a copy of an executed agreement with the City of Winnipeg or any other level of government that details a clear mechanism of enforcement to adhere to the reduced rental rates, to the satisfaction of the Housing & Neighbourhood Revitalization Coordinator as delegated under the Director of Planning, Property and Development Department.*
- 9. That the Variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 11/2022.*

Demolition Permits were approved in 2022.

The Variance File No. DAV 22-106801D expired thus a new Variance application is required.

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 east side of Spence Street, between Broadway and Balmoral Street, in the West Broadway neighbourhood of the Fort Rouge - East Fort Garry ward.
- The subject site is 11,892 square feet (1,104.8 square metres) in area.
- The site is currently vacant.
- The subject site is accessed by a concrete rear public lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the "Mature Communities" policy area.
- The property is zoned "RMF-L" (Residential Multi-Family – Large)



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Public lane, then 588 Broadway - a restaurant use zoned "C2" (Commercial - Community), then 586 Broadway - a commercial and residential mixed-use zoned "C2" (Commercial - Community), then 584 Broadway - a single-family dwelling use zoned "C2" (Commercial - Community),

South: 141 Spence Street - a 3-unit dwelling use zoned "R2" (Residential - Two-Family)

East: Rear public lane, then 114, 106, and 104 Balmoral Street - Single-Family, Two-Family, and 4-unit Multi-Family dwelling uses zoned "R2" (Residential - Two-Family)

West: Spence Street, then 150, 148, and 146 Spence Street - Two-Family and 3-unit Multi-Family dwelling uses zoned "R2" (Residential - Two-Family)



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a 3-storey commercial and residential mixed-use building.
 - An accessory social service facility use will be on the main floor
 - A principal care home use will be on the second floor with a total of 50 beds in 19 bedrooms
 - A principal 6-unit multi-family dwelling use will be on the third floor
- The letter of intent states the subject property will provide full wraparound on-site services to residents such as food/meal plan, counselling, a classroom, a child minding space, life skills training, donations offering clothing and toiletries to residents, and a small medical exam room.
- The submitted plans indicate the building area is 6,452 square feet (599.4 square metres) or 54% lot coverage, with an approximate 85 feet (25.9 metres) lot width and an approximate 75 feet (22.8 metres) lot depth, and with a building height of 36 feet (10.0 metres).
- The proposal will have seven (7) parking spaces (one (1) of which is an accessible space) accessed from the rear public lane and four (4) bicycle spaces.
- The development will provide five (5) new street edge trees, 15 new street edge shrubs, and 20 new building foundation shrubs.
- There will be an in-ground bin for waste collection and carts within an enclosure for recycling collection.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING AND CONSULTATION

With the Public Service

- The applicant engaged the Public Service and revised the site plan and elevation drawings as per the recommendations of the Urban Planning and Design Division.

With the Public

- The applicant did not submit any signatures or letters of support with their application.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (CCDS 2.0) is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg. The proposal aligns with the following goals and policies:

D1: Established Neighbourhoods

- Goal 1: 1.0 *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*
 - 1.1 *Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
 - 1.2 *Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
 - 1.3 *The subdivision of land or the consolidation of land may occur when it is done in a context-sensitive manner, and only when in compliance with policy section 9.1 of the Strategic Infrastructure and Resources section.*
 - 1.6 *In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including*
 - a. *Applicable City-endorsed policies or guidelines;*
 - b. *Existing zoning of the property and adjacent properties;*
 - c. *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
 - d. *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
 - e. *Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*
 - f. *Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;*
 - g. *The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
 - h. *The supporting transit, pedestrian and active transportation network; and*

i. The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.

- Goal 3: 3.0 *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.”*
 - *“3.2 Encourage a mix of types, tenures and unit sizes within residential developments. Make provisions for unit sizes that can accommodate varying family sizes and multi-generational households.”*
 - *“3.3 Increase the supply of affordable housing within Established Neighbourhoods in proximity to commercial amenities, recreational opportunities and frequent transit service.”*
 - *3.4 Encourage development that incorporates affordable housing to locate close to the Primary Transit Network, rapid transit stations, and Urban Mixed Use Corridors.*
 - *3.5 Encourage multi-family residential development to incorporate affordable housing in accordance with Goal 1 and its associated policies outlined in the Housing section of this By-law.*

G5: Housing

- Goal 1: 1.0 Support diverse housing options in each neighbourhood or neighbourhood cluster throughout the city.
 - *“1.1 Pursue the development of new tools and regulatory approaches that support the establishment of a range of sizes, forms, affordability levels, and tenures of housing. Standards should be flexible enough to reflect the unique identity and character of each neighbourhood.”*
- Goal 4: 4.0 Support the integration of supportive housing within residential neighbourhoods, with a particular focus on locations near a variety of transportation options.
 - *“4.1 Assist in building and maintaining the capacity of non-profit housing organizations in the design, development and maintenance of supportive housing. Based on current housing data and trends, identify annual targets of new supportive housing units needed to reduce and prevent chronic homelessness.”*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Front Yard Building Alignments

- In the *Winnipeg Zoning By-law*, the front yard building alignment must be either the average of the setback for the two nearest properties on the same block or for all the properties facing the same street on the same block. The front yard building alignment was determined to be 28 feet (8.53 metres).
 - The development proposes a front yard setback of 20 feet (6.10 metres) to the face of the building and a front yard setback of 20 feet (6.10 metres) to a rooftop deck.
 - For these reasons, Variance are required.

Side Yard Setbacks

- In the *Winnipeg Zoning By-law*, the minimum interior side yard and corner side yard setback is 8 feet in the “RMF-L” zoning district and where the building is more than one storey in height, the required interior side yard increase by 2 feet for each storey above the ground floor to a maximum of 20 feet. The development is 3-storeys in height and requires 12 feet (3.66 metres) side yard setbacks.
 - The development proposes a north side yard of 5.75 feet (1.75 metres), an east side yard of 4.5 feet (1.37 metres), a south side yard of 5.75 feet (1.75 metres), a south side yard of 5.75 feet (1.75 metres) to a rooftop deck.
 - For these reasons, Variances are required.

Rear Yard Setback

- In the *Winnipeg Zoning By-law*, the minimum rear yard setback is 25 feet in the “RMF-L” zoning district.
 - The development proposes a rear yard setback of 9.5 feet (2.9 metres).
 - For this reason, a Variance is required.

Permitted Projection

- In the *Winnipeg Zoning By-law*, in the side yard, roofs over exterior entrances may not be closer than 4 inches per foot of side yard and no closer than 1 feet to the side lot line. The permitted projection was determined to be ranging from 2.2 feet (0.7 metres) to 2.4 feet (0.7 metres)
 - The development proposes a south side yard roof over the exterior entrance ranging from 4.6 feet (1.4 metres) to 5.2 feet (1.6 metres).
 - For this reason, a Variance is required.

Parking Spaces

- In the *Winnipeg Zoning By-law*, a multi-family dwelling use providing affordable housing units require 0.15 parking spaces per affordable housing unit and a care home use requires 1 guest parking space per 10 residents or resident care beds but not less than 1 space, plus 1 for every 3 employees on the maximum shift. The development requires 5 parking spaces for residents and 8 parking spaces for employees. The total required parking spaces is 14.
 - The development proposes 7 parking spaces.
 - For this reason, a Variance is required.

Parking off a Lane

- In the *Winnipeg Zoning By-law*, an accessory parking area must be provided with a driveway or parking aisle.
 - The development proposes parking for an accessory parking area directly off a lane.
 - For this reason, a Variance is required.

Buffering of Parking

- In the *Winnipeg Zoning By-law*, a landscaped buffer must be installed when a parking or loading area accessory to any use, other than a single- or two-family residential use, is located within 20 feet (6.09 metres) of a side or rear lot line abutting or adjacent to a residential zoning district.
 - The development proposes no buffering for the parking area.
 - For this reason, a Variance is required.

Analysis of Variances

Reduced Front Yard Building Alignments

- Building setbacks for mixed-use buildings are encouraged to be at or near the front property line to create a pedestrian orientation. The development also uses setbacks to reinforce the public realm through substantial landscaping and pedestrian amenities such as entryways, benches, and bicycle parking.
 - For these reasons, the Urban Planning and Design Division supports these Variances.

Reduced Side Yard and Rear Yard Setbacks

- The “RMF-L” zoning district enables intensive medium to high density residential development; the associated “RMF-L” dimensional standards are proportionate to the assumed building height. Based on the proposed 3-storey building, the “RMF-L” requirement for side yard setbacks and rear yard setback is an onerous 12 feet (3.7 metres) and 25 feet (7.6 metres), respectively. The proposed yard setbacks are in line with the lots on the block of a similar building massing, as well, the proposed yard setbacks are typically supportable for interior corner lots.
 - For these reasons, the Urban Planning and Design Division supports these Variances.

Permitted Projection

- The roof over the exterior side entrance is a minor deviance of the permitted projection requirements. The building design ensures weather protection is encouraged; the proposed roof canopy covers a seating area (bench) in the side yard.
 - For these reasons, the Urban Planning and Design Division supports this Variance.

Insufficient Parking Spaces

- The insufficient parking spaces is suitable for this site as there are alternative transportation modes available for residents and staff; the West Broadway neighbourhood is walkable, well-served by Transit, and Active Transportation infrastructure is within a block of the proposal. The target residents of the proposed development are also not anticipated to own a personal vehicle.
 - For these reasons, the Urban Planning and Design Division supports this Variance.

Parking off a Lane

- Parking directly off a lane is consistent with the context of existing and new commercial and residential mixed-use buildings in the neighbourhood.
 - For these reasons, the Urban Planning and Design Division supports this Variance.

No Buffering of Parking

- There is no opportunity for landscaping and buffering at the rear lot line since vehicular access should be taken from an improved rear public lane to reduce conflicts with pedestrians, preserve green space, protect existing trees, and prevent fragmentation of the public boulevard. Landscaping and buffering impedes access to the parking area as well as access to the garbage and recycling disposal/carts.
 - For these reasons, the Urban Planning and Design Division supports this Variance.

The Urban Planning and Design Division **supports** the proposed Variances for the following reasons:

- The application provides diverse housing options within an Established Neighbourhood and close to amenities and frequent transit service.
- The proposed development incorporates affordable housing located in a pedestrian, transit, and active transportation friendly residential neighbourhood.
- The proposal is consistent and compatible with the amenities, use, safety and convenience of the adjoining property and adjacent area
- The site design and building design have a high-standard of urban design that reinforces the public realm and is contextually appropriate to accommodate the proposed development.
- The proposed development provides socially equitable, good health and well-being supports to those in greatest need.

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 application is consistent with the policies outlined in OurWinnipeg 2045, and 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 site design and building design elements aligns with the surrounding context and helps reduce any potential negative impacts on the adjoining properties and adjacent 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, the proposed Variances provides the minimum modification for yard setbacks, permitted projections, parking, and buffering of parking, while also being compatible and consistent with the block and surrounding area.
- (d) is compatible with the area in which the property to be affected is situated.
In that, the proposed development provides supportive housing that fits the scale, built form, density, and uses on Spence Street, in the West Broadway neighbourhood, and within the Fort Rouge - East Fort Garry ward.

OURWINNIPEG 2045 POLICY ALIGNMENT

Goal: Good Health and Well-Being

- *4.4 Affordable and Supportive Housing Options: Enable collaborative partnerships that provide a continuum of existing or new affordable housing, making use of municipal supports such as fiscal, regulatory and measurement tools to ensure those most in need have increased access throughout the resident and building life-cycle*

Goal: Social Equity

- *“5.2 Affordable and Supportive Housing Options: Conserve and increase development of a continuum of affordable and supportive housing throughout the city as a fundamental human right.”*

Goal: City Building

- *“6.39 Affordable and Supportive Housing Options: Facilitate affordable and supportive housing in all neighbourhoods, through a continuum of private and non-profit housing development that includes a mix of sizes, forms and tenures; resilient, low-carbon, and energy-efficient construction; adaptable, universal design accessibility; and proximity to integrated and, sustainable transportation options.”*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- *“4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service”*

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Goal 2: The City actively plans for and partners in affordable housing.

10-year Objectives:

- *“The City’s capacity and commitment to advancing affordable housing initiatives are increased”*
- *“Municipal tools, resources and partnerships are developed and used to encourage and facilitate affordable housing development.”*

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Choi Ho, RPP, MCIP
Date: May 6, 2025
File No. DAV 25-134264\C

CIVIC ADDRESS:
147 SPENCE STREET

LEGAL DESCRIPTION:
LOT 1 PLAN 71486 WLTO
IN RL 84 PARISH OF ST. JAMES
CERTIFICATE OF TITLE No. 3241364/1

LOT 1: 11,948 SF

PRINCIPAL USES:
CARE HOME

ACCESSORY USES:
SOCIAL SERVICES FACILITY

SPENCE STREET

EXISTING BIKE RACK

EXISTING SIDEWALK

EXISTING LANE

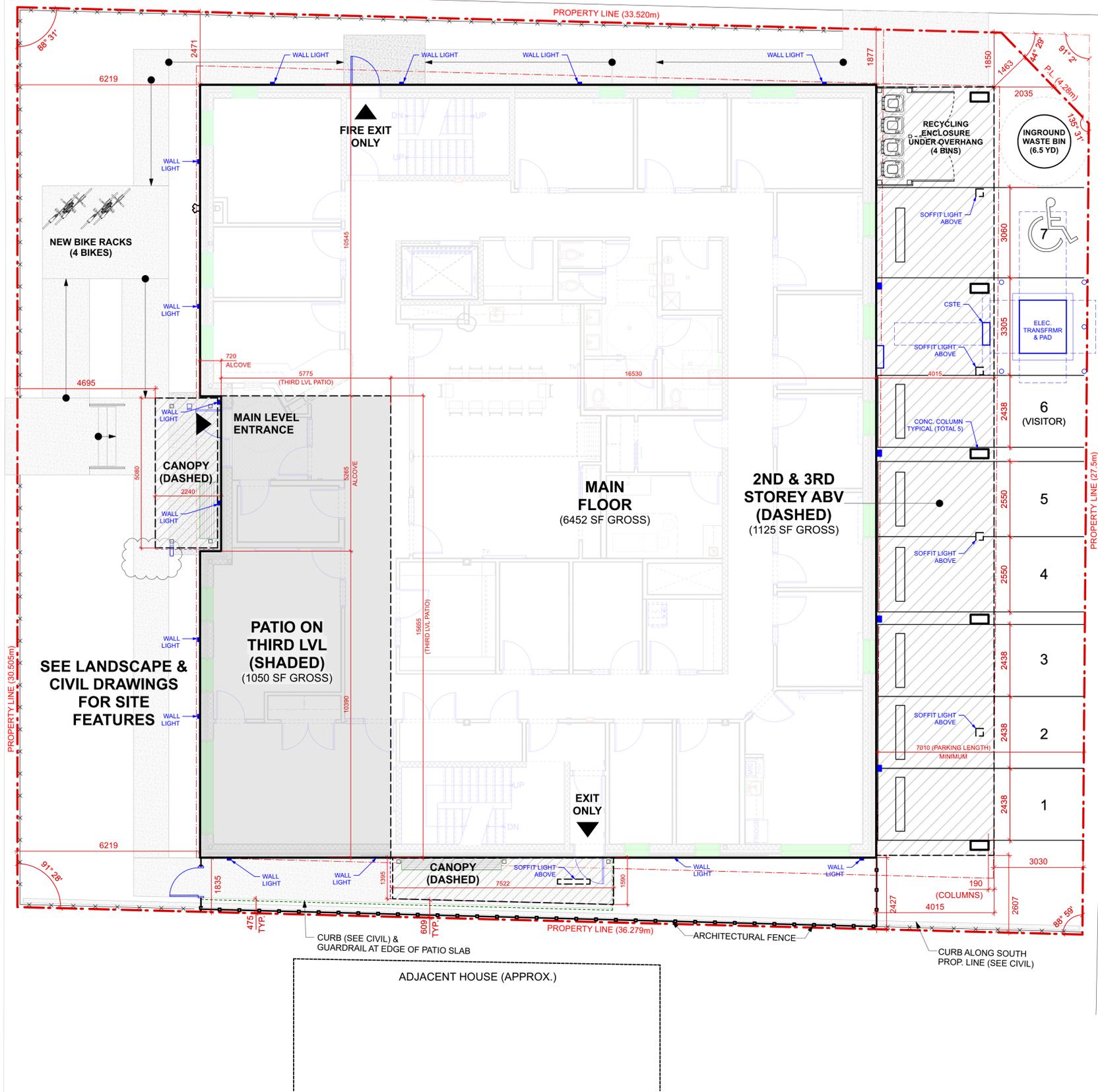
EXISTING LANE

TOTAL BUILDING PLUMBING FIXTURES:

- 14 FLUSH-VALVE WATER CLOSET
- 6 FLUSH-TANK WATER CLOSET
- 24 LAVATORY SINK
- 10 BATH TUB
- 3 SHOWER
- 8 KITCHEN / POT SINK
- 4 BAR SINK
- 1 LABORATORY SINK
- 7 DISHWASHER (DOMESTIC)
- 1 DISHWASHER (COMMERCIAL)
- 5 LAUNDRY / CUSTODIAL SINKS
- 1 COFFEE MAKER
- 4 AUTOMATIC CLOTHES WASHER (DOMESTIC)

TOTAL DEMAND WEIGHT IN F.U.:

- 14*8 = 112
 - 6*6 = 36
 - 1*24 = 24
 - 3*10 = 30
 - 2*3 = 6
 - 3*8 = 24
 - 2*4 = 8
 - 2*1 = 2
 - 3*7 = 21
 - 4*1 = 4
 - 3*5 = 15
 - 1*1 = 1
 - 3*4 = 12
- = 295 F.U.**



issue / rev.	date	issue notes
5	2025.04.14	ISSUED - DEV. APPLICATION
4	2025.02.28	ISSUED - 66% REVIEW
3	2025.02.26	ISSUED - ZONING REVIEW
2	2024.12.04	ISSUED - CLASS B COSTING
1	2024.11.22	ISSUED - CLASS D COSTING

professional seals

PRELIMINARY
DATE PLOTTED
2025 Apr 14
NOT FOR CONSTRUCTION

PRELIMINARY
DATE PLOTTED
2025 Apr 14
NOT FOR CONSTRUCTION

project information

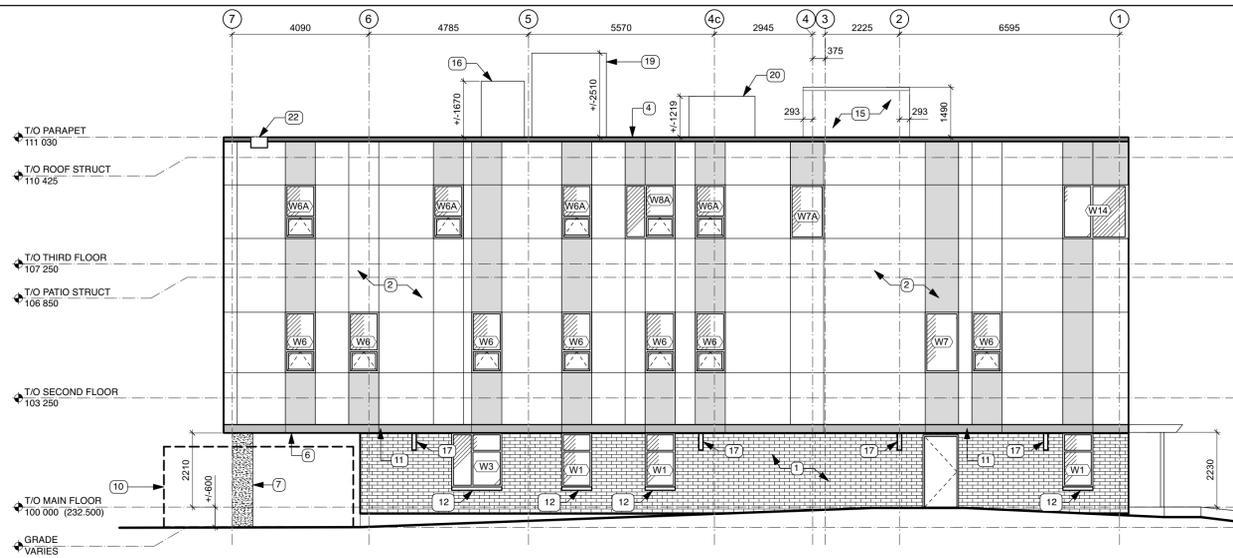
client

drawing information

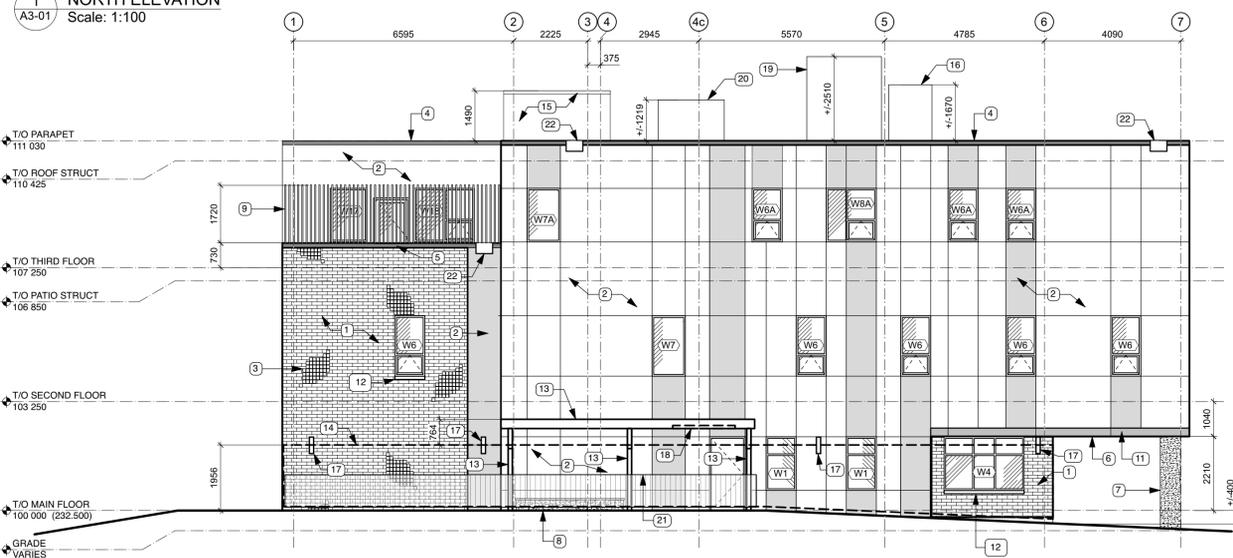
ARCHITECTURAL SITE PLAN

drawn by: SK
approved by: DF

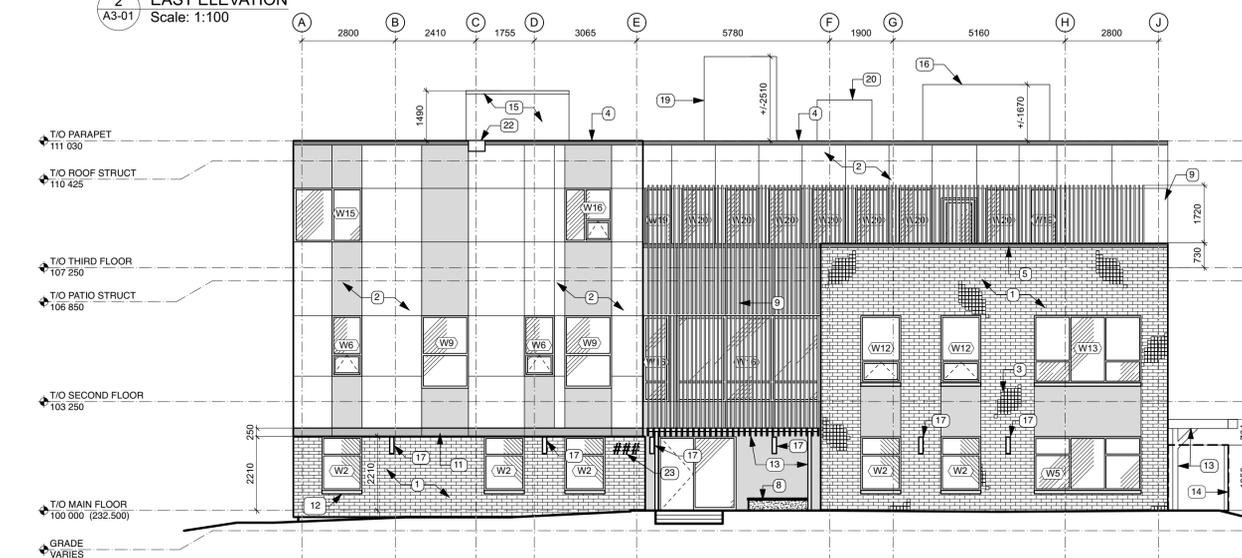
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date issued: SEE STAMP
proj. #: 2024.35
rev. #: R-2



1 NORTH ELEVATION
 A3-01
 Scale: 1:100

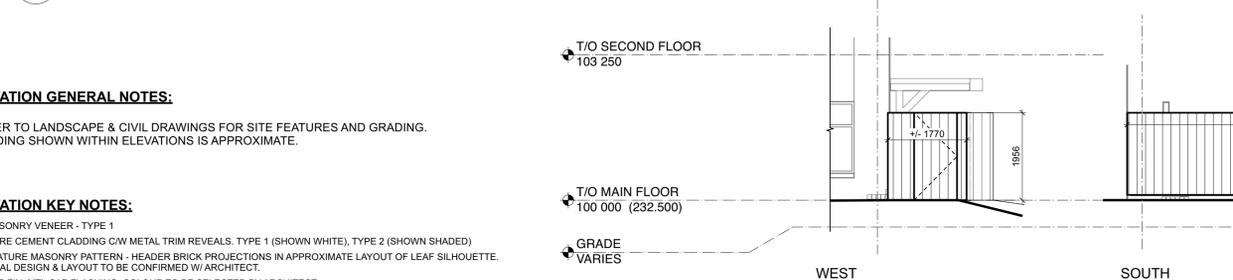


2 EAST ELEVATION
 A3-01
 Scale: 1:100



4 WEST ELEVATION
 A3-01
 Scale: 1:100

3 SOUTH ELEVATION
 A3-01
 Scale: 1:100



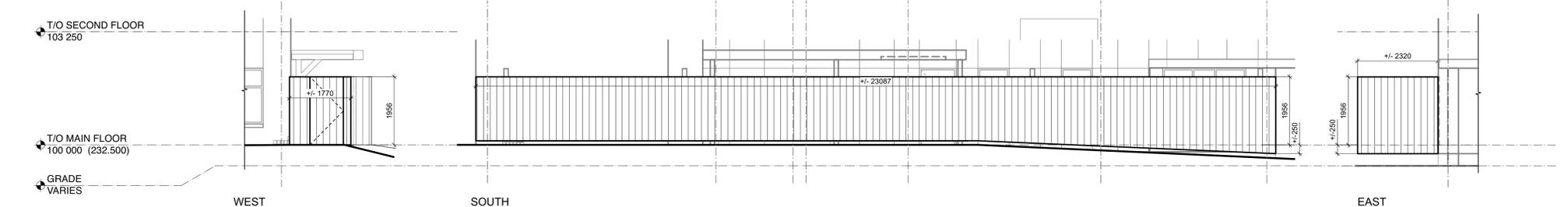
ELEVATION GENERAL NOTES:

- REFER TO LANDSCAPE & CIVIL DRAWINGS FOR SITE FEATURES AND GRADING.
 GRADING SHOWN WITHIN ELEVATIONS IS APPROXIMATE.

ELEVATION KEY NOTES:

- 1 MASONRY VENEER - TYPE 1
- 2 FIBRE CEMENT CLADDING C/W METAL TRIM REVEALS, TYPE 1 (SHOWN WHITE), TYPE 2 (SHOWN SHADED)
- 3 FEATURE MASONRY PATTERN - HEADER BRICK PROJECTIONS IN APPROXIMATE LAYOUT OF LEAF SILHOUETTE. FINAL DESIGN & LAYOUT TO BE CONFIRMED W/ ARCHITECT.
- 4 PRE-FIN. MTL. CAP FLASHING. COLOUR TO BE SELECTED BY ARCHITECT.
- 5 ALTERNATE COLOUR PREFIN. MTL. CAP FLASHING AT MASONRY. COLOUR TO BE SELECTED BY ARCHITECT.
- 6 PRE-FIN. MTL. SOFFIT CLADDING AT U/S SOFFIT
- 7 CONC. COLUMN, REFER TO STRUCTURAL
- 8 CUSTOM CONC. BENCH C/W WOOD SEAT SLATS
- 9 WOOD SLAT FENCING
- 10 GARBAGE ENCLOSURE & FENCING, REFER TO LANDSCAPE FOR DIMENSIONS & CONSTRUCTION
- 11 PRE-FIN. MTL. WALL CLADDING
- 12 TYNDALL STONE SILL @ WINDOWS IN MASONRY VENEER TYP.
- 13 CANOPY & RELATED STRUCTURE, REFER TO SECTIONS & STRUCTURAL
- 14 ARCHITECTURAL FENCE AT SOUTH SIDE OF BUILDING, REFER TO PLANS & SECTIONS
- 15 ELEVATOR PENTHOUSE
- 16 MECHANICAL RTU
- 17 EXTERIOR WALL LIGHT, REFER TO ELEC. & PLANS
- 18 EXTERIOR SOFFIT LIGHT, REFER TO ELEC. & PLANS
- 19 MECHANICAL CHILLER
- 20 MAKE-UP AIR UNIT
- 21 GUARDRAIL AT PATIO PERIMETER, REFER TO PLANS
- 22 OVERFLOW SCUPPER, 150 MM ABOVE ROOF DRAIN MAXIMUM, REFER TO SECTIONS & MECH.
- 23 EXTERIOR STREET # SIGNAGE, REFER TO SPEC.

5 ARCHITECTURAL FENCE ELEVATIONS
 A3-01
 Scale: 1:75

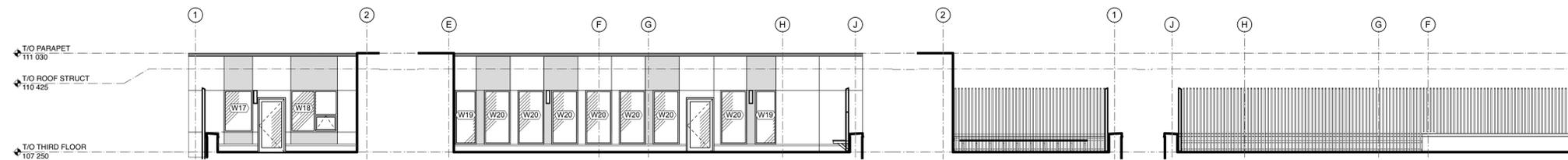


6 NORTH PATIO ELEVATION
 A3-01
 Scale: 1:100

7 EAST PATIO ELEVATION
 A3-01
 Scale: 1:100

8 SOUTH PATIO ELEVATION
 A3-01
 Scale: 1:100

9 WEST PATIO ELEVATION
 A3-01
 Scale: 1:100



issue / rev.	date	issue notes
5	2025.03.13	ISSUED - DEV. APPLICATION
4	2025.02.28	ISSUED - 66% REVIEW
3	2025.02.04	ISSUED - ZONING REVIEW
2	2024.12.04	ISSUED - CLASS B COSTING
1	2024.11.22	ISSUED - CLASS D COSTING

professional seals



project information

client

drawing information

EXTERIOR ELEVATIONS

drawn by: MS/SK/EB
 approved by: DF

scale: 1:100
 date issued: SEE STAMP
 proj. #: 2024.35
 rev. #: R-0

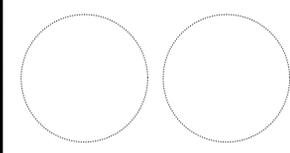


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issue / rev.

#	date	issue notes
5	2025.04.01	REISSUED - DEVELOPMENT PERMIT
4	2025.03.12	ISSUED - DEVELOPMENT PERMIT
3	2025.02.13	ISSUED - ZONING REVIEW
2	2024.12.04	ISSUED - CLASS B COSTING
1	2024.11.22	ISSUED - CLASS D COSTING

professional seals



project information

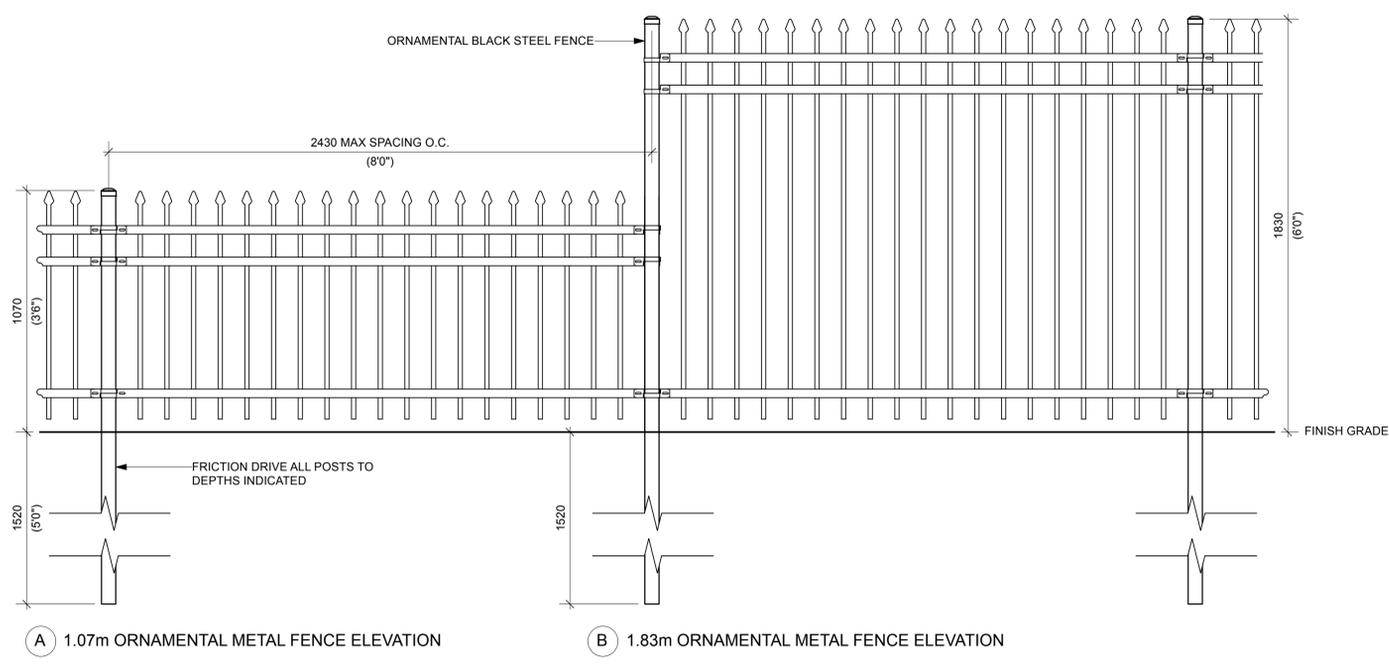
client

drawing information

SITE FENCING DETAILS

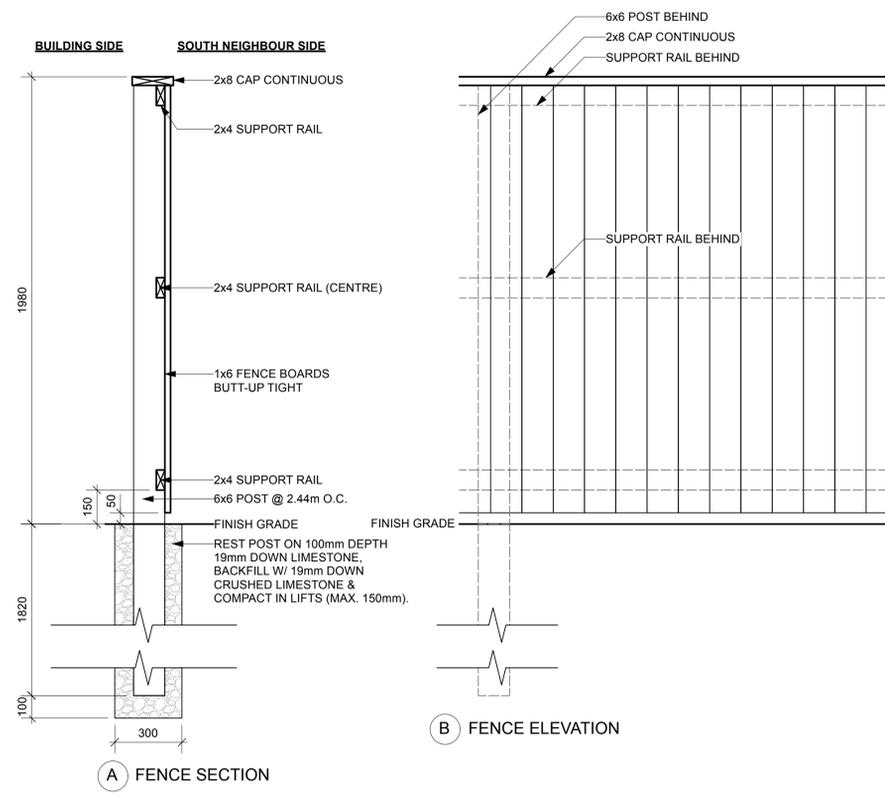
drawn by: **OD**
 approved by: **BD**

scale: **AS NOTED**
 date issued:
 proj. #: **HTFC 24-088**
 rev. #:



A 1.07m ORNAMENTAL METAL FENCE ELEVATION
B 1.83m ORNAMENTAL METAL FENCE ELEVATION

1 ORNAMENTAL METAL FENCING DETAILS
 Scale: 1:15



A FENCE SECTION
B FENCE ELEVATION

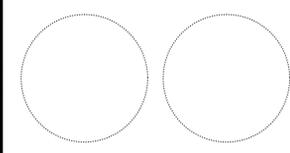
2 1.98m (6'6") WOOD FENCE
 Scale: 1:15

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issue / rev.

#	date	issue notes
5	2025.04.01	REISSUED - DEVELOPMENT PERMIT
4	2025.03.12	ISSUED - DEVELOPMENT PERMIT
3	2025.02.13	ISSUED - ZONING REVIEW
2	2024.12.04	ISSUED - CLASS B COSTING
1	2024.11.22	ISSUED - CLASS D COSTING

professional seals



project information

client

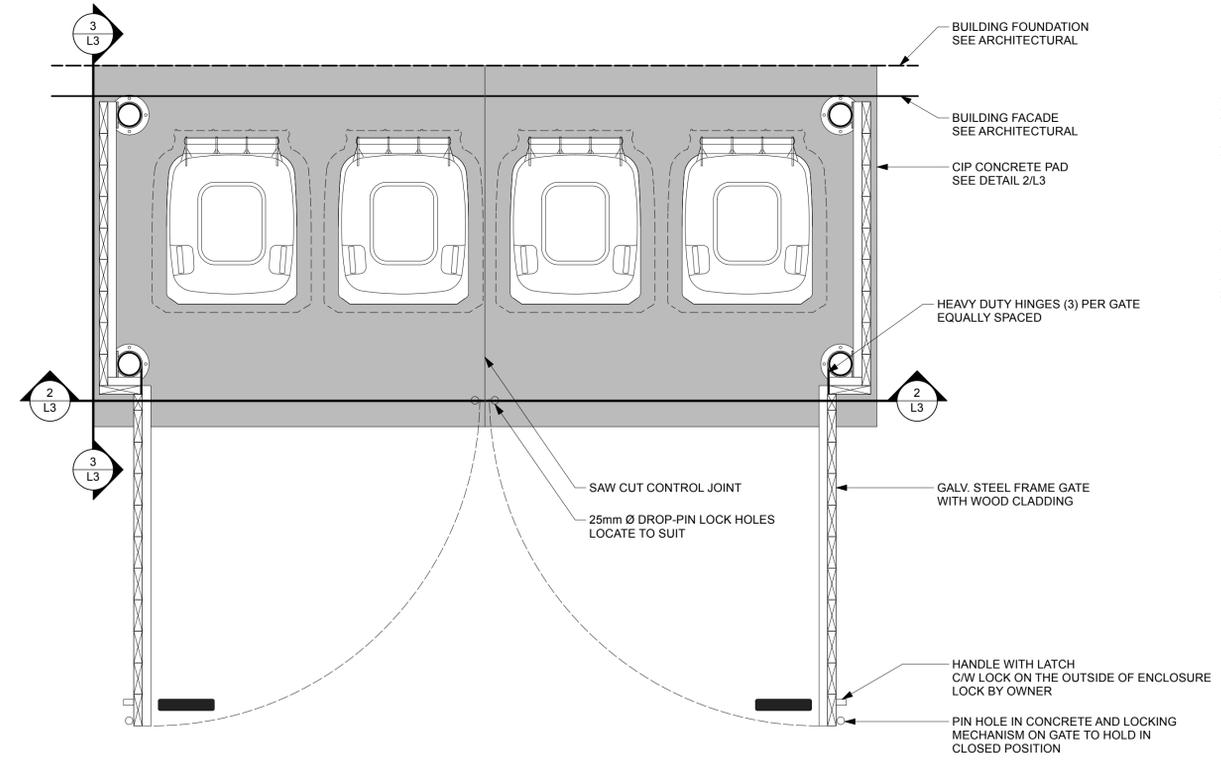
drawing information

RECYCLING ENCLOSURE DETAILS

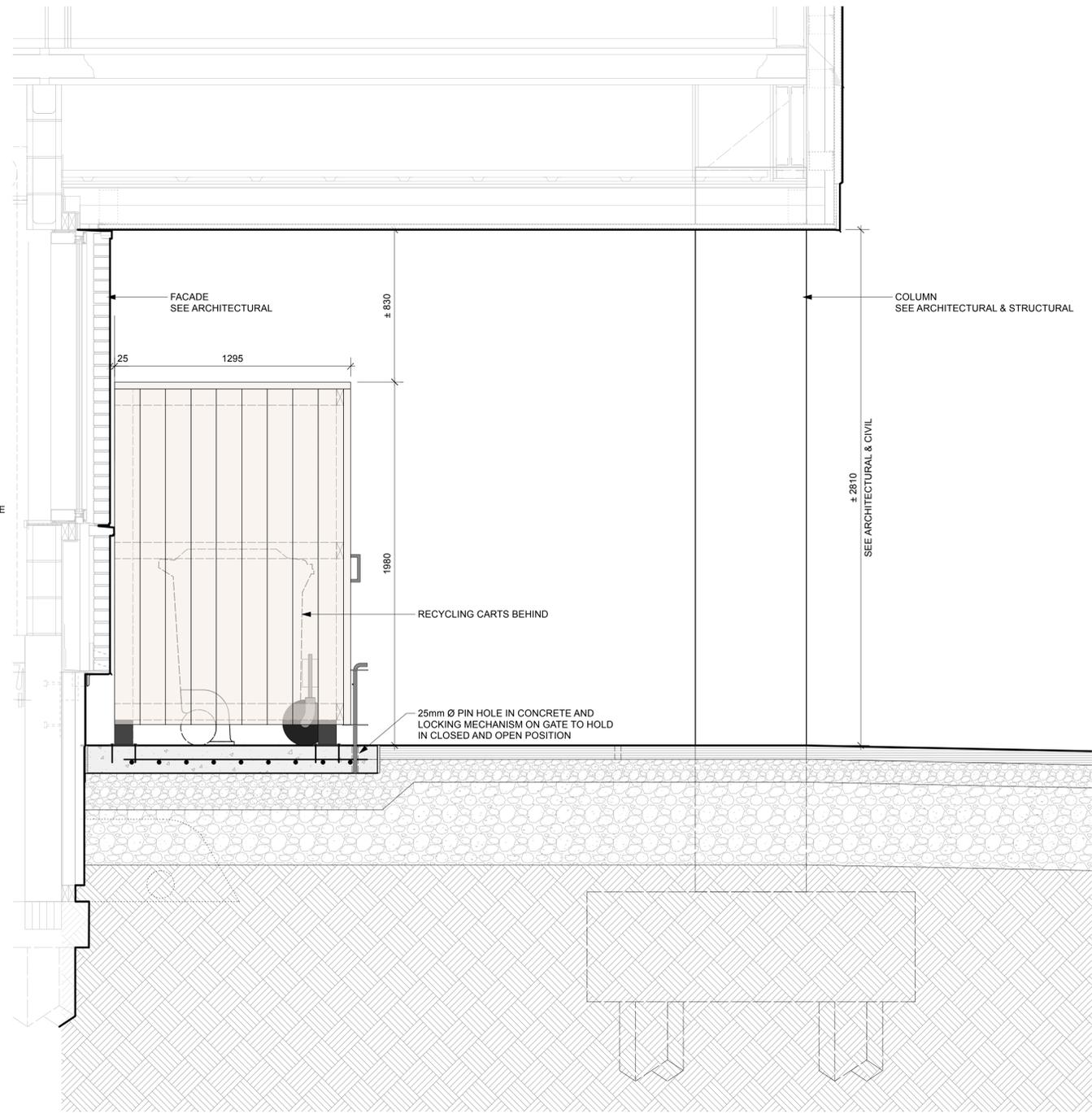
drawn by: **OD**
 approved by: **BD**

scale: **AS NOTED**
 date issued:
 proj. #: **HTFC 24-088**
 rev. #:

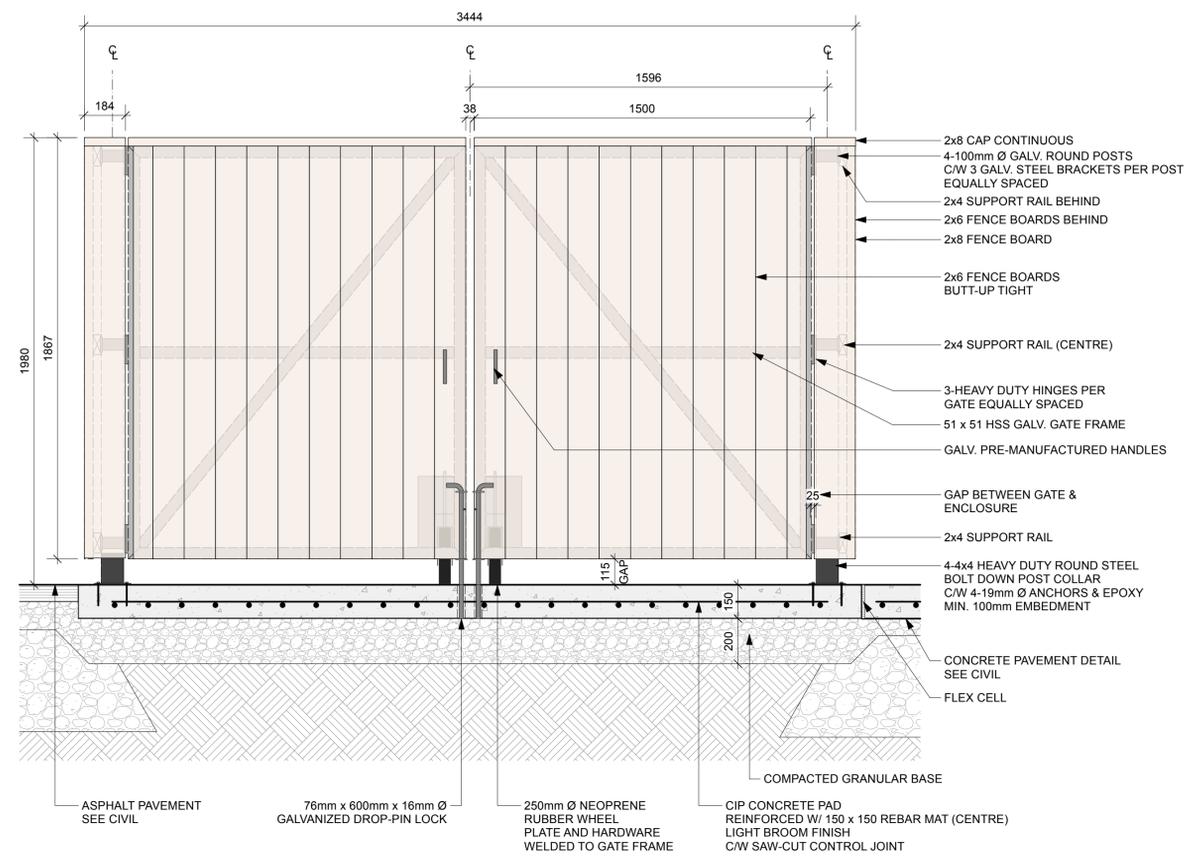
L3



1 RECYCLING ENCLOSURE - PLAN
 L3 Scale: 1:15



3 RECYCLING ENCLOSURE - SOUTH ELEVATION
 L3 Scale: 1:15



2 RECYCLING ENCLOSURE - NORTH-SOUTH SECTION
 L3 Scale: 1:15

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