

## ADMINISTRATIVE REPORT

**Title:** DAV 25-135812\C – 363 Wardlaw Ave

**Issue:** For consideration of a Variance associated with the construction of a 4-unit multiple family residential building.

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

### AUTHORIZATION

Author	Department Head	CFO	CAO
I. Stonehouse, MCP	n/a	n/a	

### DECISION AND CONDITIONS

The Urban Planning and Design Division **approves, in part**, the application to vary the "C1" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

1. for the construction of a multi-family dwelling to permit:
  - a. a minimum lot area per dwelling unit of 890 square feet (82.68 square metres) instead of 1250 square feet (116.13 square metres);
  - b. a front yard of 10 feet (3.05 metres) instead of 29 feet (8.84 metres);
  - c. a building height of 36.25 feet (11.05 metres) instead of 35 feet (10.67 metres);
2. for the establishment of an accessory parking area to permit:
  - a. a pedestrian connection that will not be developed in accordance with the accessibility design standards;
  - ~~b. no bicycle parking spaces instead of 1 space.~~

Subject to the following condition(s):

1. That the development shall be constructed in substantial conformance with the plans submitted under File No. DAV 25-135812\C, dated May 7, 2025 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:

- i. buildings;
- ii. accessory parking areas;
- iii. driveways;
- iv. garbage enclosures;
- v. fencing;
- vi. freestanding signage; and
- vii. landscaping

on the Owner's Land ("Works") to the Director of Planning, Property and Development 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.

- 2. 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 4-unit multiple-family residential building and requires Variances for density, front yard, building height, pedestrian connection, and bicycle parking requirements of the *Winnipeg Zoning By-Law*.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

**FILE/APPLICANT DETAILS**

**FILE:** DAV 25-135812/C  
**RELATED FILES:** DCU 25-135820/C  
**COMMUNITY:** City Centre Committee  
**NEIGHBOURHOOD #:** 1.111 - (RIVER-OSBORNE)

**SUBJECT:** To vary the "C1" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

- 1. for the construction of a multi-family dwelling to permit:
  - a. a minimum lot area per dwelling unit of 890 square feet (82.68 square metres) instead of 1250 square feet (116.13 square metres);
  - b. a front yard of 10 feet (3.05 metres) instead of 29 feet (8.84 metres);
  - c. a building height of 36.25 feet (11.05 metres) instead of 35 feet (10.67 metres);
- 2. for the establishment of an accessory parking area to permit:
  - a. a pedestrian connection that will not be developed in accordance with the accessibility design standards;
  - b. no bicycle parking spaces instead of 1 space.

**LOCATION:** 363 Wardlaw Ave  
**LEGAL DESCRIPTION:** LOT 26 PLAN 27488 35/36 ST B

**APPLICANT:** Chris Thorne (Chris Thorne Consulting)  
5 Donald St  
Winnipeg, MB R3L 2T3

**OWNER:** 6864776 MANITOBA LTD.  
311 Hargrave St 101  
Winnipeg, MB R3B 0V8

## HISTORY

- In 2004, the Board of Adjustment approved a Variance (DAV 04-100550/D) for the maintenance of a restaurant use to permit rear yard, west side yard, and parking requirements of the *Zoning By-law* (No. 6400/94). The restaurant use has since closed, with the property currently containing a single-family dwelling.

## 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 Wardlaw Ave (corner lot abutting Scott St), in the River-Osborne neighbourhood of the Fort Rouge - East Fort Garry ward.
- The subject site is 3,561 square feet in area. The site is currently occupied by a single-family home built in 1883.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the "Established Neighbourhood – Mature Community" policy area. The site is also designated as a "Village Mixed-Use Transition" area in the *Osborne Village Neighbourhood Plan*. The property is zoned "C1" Commercial - Neighbourhood District.
- The subject site is also located in an area covered by the Osborne Village Neighbourhood Plan (OVNP). The site is designated under the Local Area Plan as "Village Mixed Use Transition."



Figure 1: Aerial photo of subject site and surrounding area.

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

**North:** A commercial building zoned “C1” Commercial - Neighbourhood.

**South:** Wardlaw Avenue, then single- and multi-family buildings zoned “RMF-M” Residential - Multi-Family (Medium).

**East:** Scott Street, then a newly constructed apartment building zoned “RMU” Residential - Mixed-Use. At the southeast corner of Scott St and Wardlaw Ave is a site zoned “M1” Manufacturing - Light.

**West:** Single-, two-, and multi-family buildings zoned “RMF-M” Residential - Multi-Family (Medium).

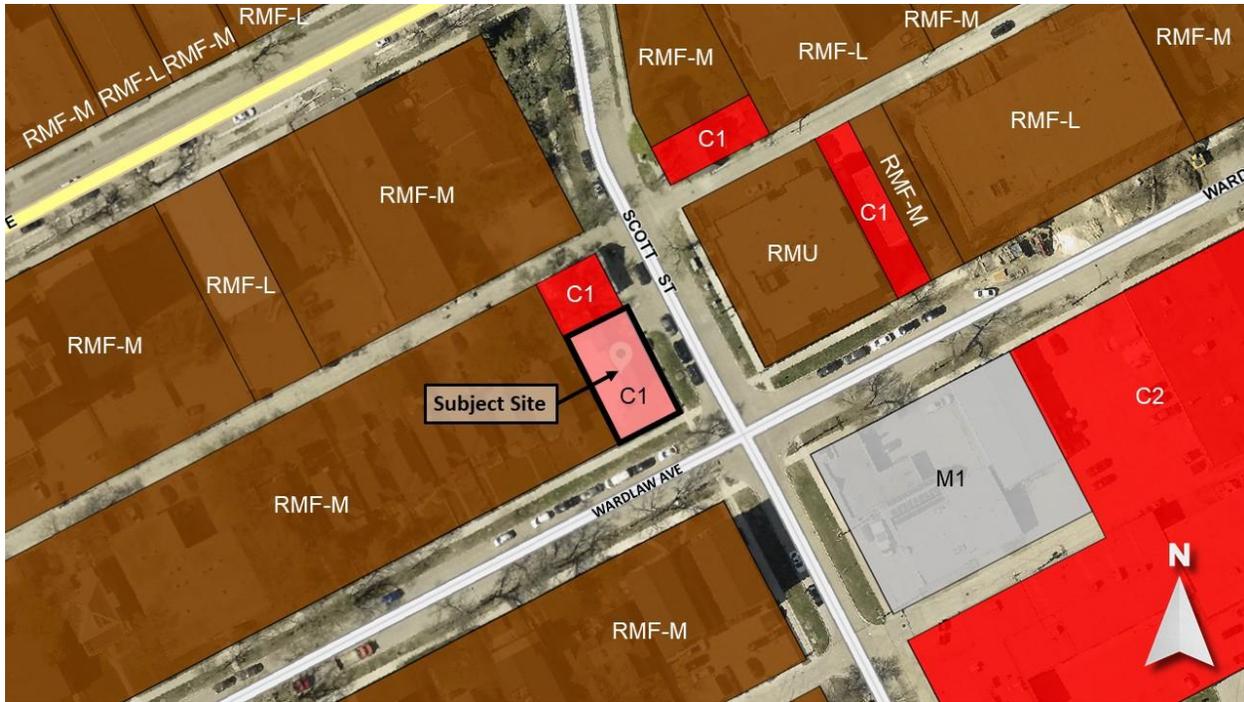


Figure 2: Zoning of the site and surrounding area.

## DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant seeks variances for density, front yard, building height, pedestrian connection, and bicycle parking requirements in order to construct a 4-unit (fourplex) multi-family dwelling.
- The existing single-family dwelling on site will be demolished.
- The proposed building is three storeys in height with an entrance to units 1 and 2 on the front façade, and an entrance to units 3 and 4 on the rear façade.
- The building footprint is 36 feet wide by 26.5 feet long.
- The design of the building includes several different cladding materials, with masonry veneer (charcoal) wrapping around the entire building on the main floor. Two colours of smooth finish stucco and horizontal lap siding are also featured.
- Balconies for each unit are included in the building design on the main and second floors overlooking Wardlaw Avenue.
- The applicant is proposing 4 parking stalls located at the rear of the site, accessed from an existing entry/egress onto Scott Street.
- Of the 4 parking stalls, 1 is accessible/visitor parking.
- The landscaping plan shows 5 Manitoba Maple trees and 19 Potentilla (Abbotswood) shrubs.
- Approval of a Conditional Use is also required in order to proceed. The Administrative Report for the associated Conditional Use can be found under File DCU 25-135820\C.

## REASON FOR APPLICATION

- Density

Properties zoned “C1” have a minimum required lot area per dwelling unit of 1,250 square feet for multi-family. The applicant is proposing a lot area per dwelling unit of 890 square feet, therefore a variance is required.

- Front Yard

The *Winnipeg Zoning By-law* states that multi-family residential structures in the “C1” district must meet the requirements of the “RMF-S” zoning district; therefore, front yard setback requirements change. Section 144 of the Winnipeg Zoning By-Law states that “where a multi-family dwelling building or addition to a multi-family dwelling building is proposed within a street block or portion of a street block, and the front yard required in the relevant zoning district is inconsistent with the existing front yards of a majority of the principle buildings on the street block, the new structure must be developed with a front yard consistent with the average of the existing front yards within that block or portion of the block.” Given this policy, the minimum front yard setback was calculated by Zoning and Permits to be 29 feet. The applicant is proposing a front yard of 10 feet, therefore a variance is required.

- Building Height

Properties zoned “C1” have a maximum building height of 35 feet for multi-family. The applicant is proposing a building height of 36.25 feet, therefore a variance is required.

- Pedestrian Connection

Section 206.1(2)(I) (Pedestrian Connections) of the Winnipeg Zoning By-law states that pedestrian routes must be built in accordance with the Private Development Requirements for Pedestrian Routes identified in the City of Winnipeg Accessibility Design Standards. The standards specify that pedestrian routes must be a minimum of 4’ 11” wide. At 3’ 8” wide, the applicant is proposing a rear pedestrian connection that will not be developed in accordance with the accessibility design standards, therefore a variance is required.

- Bicycle Parking

The *Winnipeg Zoning By-law* states that multi-family residential structures in the “C1” district must meet the requirements of the RMF-S zoning district; therefore, multi-family bicycle parking requirements apply. Section 169 (Bicycle Parking) of the By-law states that where Table 5-9 indicates that bicycle parking is required, the owner must provide 1 lockable bicycle space per 10 required automobile parking spaces. The applicant is proposing no bicycle parking spaces instead of 1 space, therefore a variance is required.

## COLLABORATIVE PLANNING

The applicant engaged the Urban Planning and Design Division for preliminary discussions prior to making a formal application. The preliminary discussions resulted in a number of site plan changes per feedback from the Division, including simplifying elevation lines, adding masonry veneer to the façade, and adding landscaping to the east corner side yard. Following these changes, the Division expressed their preliminary support and advised to proceeding with the Variance and Conditional Use applications.

## ANALYSIS AND ISSUES

### ***Complete Communities Direction Strategy 2.0 (CCDS 2.0)***

CCDS 2.0 is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.

- The subject property is located in an Established Neighbourhood designated as a “Mature Community” as outlined in *CCDS 2.0*.
- The Vision for Established Neighbourhoods is for them to continue to evolve as complete communities, to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- Goal 1 states “encourage compatible residential development within Established Neighbourhoods to build more *Complete Communities* and align with the City’s residential intensification target.”
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:
  - 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.*
  - 1.5 *Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*
  - 1.9 *Small-scale residential uses other than single-family residential may be accommodated on collector streets and local streets with a public lane and where compatible with adjacent land uses, and in consideration of the factors listed in policy section 1.6.*
- *CCDS 2.0* states Mature Communities “present some of the best opportunities to accommodate infill development, to increase housing choice and to maximize the use of existing infrastructure.”
- Goal 2 states “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.”
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:
  - 2.3 *Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.*
  - 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 aesthetics of the street and neighbourhood.*

*2.8 Buildings with multi-unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:*

- a. Window placement that supports passive surveillance;*
- b. Unit entrances with direct access to the street;*
- c. Front porches;*
- d. Balconies;*
- e. Awnings;*
- f. Lighting; and*
- g. Height of primary entrances.*

*2.11 Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.*

- Goal 3 states “ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.”
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

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

- Goal 8 states “facilitate the redevelopment of Established Neighbourhoods that contributes to the further development of walkable, bikeable and transit-oriented communities in accordance with city pedestrian and cycling strategies”.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

*8.4 For properties with public lane access, vehicular access should be taken from the public lane in order to reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property.*

*8.5 All developments should provide a private pedestrian pathway that connects to a public sidewalk or multi-use pathway where present.*

The subject proposal aligns with the above applicable policies for Mature Communities for the following reasons:

- The development will help achieve residential intensification targets, including that a minimum of 50% of all new dwelling units be accommodated in the intensification target area of the City;
- The development will positively contribute to the surrounding neighbourhood by providing additional housing options;
- The proposed development will better utilize existing infrastructure including the street network, water and wastewater service capacity and city services such as library, recreation and education;

- The proposed density is compatible with the surrounding context and meets the intention of the “Village Mixed Use Transition” designation in the *Osborne Village Neighbourhood Plan*, which permits building heights of up to four storeys; and
- The building is oriented to the street, has a height and scale similar to surrounding buildings, uses a variety of building materials, adds to the architectural interest of the area, includes features such as balconies, and takes vehicular access from the rear laneway.

### **Osborne Village Neighbourhood Plan**

- The *Corydon-Osborne Area Plan* provides policies for development in the Osborne Village neighbourhood, and has statutory authority as a secondary plan. The *Neighbourhood Plan* is made up of specified designations that respect the existing development patterns in place, and provide opportunities for future growth.
- The proposed development is compatible with the surrounding context and meets the intention of the “Village Mixed Use Transition” designation in the *Neighbourhood Plan*, which has the following intent:
  - *“The Village Mixed-Use Transition area provides for transition between commercial concentrations and predominantly (and historically) residential areas, where residential and low-impact commercial activities can co-exist in a mixed-use environment. Development within this category is to retain current built forms and lot configurations, and to encourage mixed-use redevelopment.” (p. 29)*

## **VARIANCES**

### Density

A variance has been requested for a lot area per dwelling unit of 890 square feet instead of 1,250 square feet.

The addition of a fourplex is an appropriate density for Wardlaw Avenue. Since the adoption of the *Osborne Village Neighbourhood Plan* in 2007, developments of similar density have been built on this block, including two 7-unit multi-family apartments at 366 and 362 Wardlaw, and an 8-unit multi-family apartment at 378 Wardlaw. This property is also located in close proximity to public transit (routes BLUE, F8, and D16 are all located within 250 metres), and to three major arterial streets, including Donald Street to the east, Stradbrook Avenue to the north, and Osborne Street to the west. Two of these streets, Donald and Stradbrook, also include protected bike lanes / multi-use pathways. Most importantly, the *Osborne Village Neighbourhood Plan* permits medium density residential in this area. Specifically, Policy 6.1.1.C (Village Mixed-Use Transition) states the following:

*“New developments and additions will have a minimum height of two storeys and a maximum height of four storeys.”*

Based on the above, the proposed density is consistent with *CCDS 2.0* and the *Osborne Village Neighbourhood Plan* and fits within the context of the block. Therefore, the Urban Planning and Design Division supports this variance.

### Front Yard

The applicant has proposed a front yard setback of 10 feet instead of 29 feet.

The proposed building is located on a corner lot, with side yard frontage onto Scott Street. The remaining 3 corner lots at this intersection all feature buildings with minimum front yards (from 0 to 10 feet), thus the proposed front yard setback is in character with the area. The front yard is also pedestrian-oriented with a 5-foot walkway and landscaping features, and meets *CCDS 2.0* policies, including Policy 2.3. For these reasons, the Urban Planning and Design Division supports this variance.

### Building Height

The applicant has proposed a building height of 36.25 feet instead of 35 feet.

It is worth noting that buildings in the immediate vicinity of 363 Wardlaw, including those at 349, 362, and 366 Wardlaw, feature building heights of ~45, ~39, and ~39 feet respectively. Therefore, the proposed building height is in character with the area. Most importantly, the proposed building height of 36.25 feet meets the intent of the *Osborne Village Neighbourhood Plan*, which states that new developments should have a minimum height of two storeys and a maximum height of four storeys. For these reasons, the Urban Planning and Design Division supports this variance.

### Pedestrian Connection

The applicant has proposed a rear pedestrian connection that is 3' 8" wide instead of 4' 11" wide.

Short by approximately 15 inches, the proposed rear walkway is still acceptable given the significant site area challenges that impact the site (this property is unique in that it does not reach the rear public lane, and has a total site area of only 3,561 square feet). The proposed walkway provides access to only two units at the rear of the building, thus the expected level of foot traffic is low. It still manages to directly connect to the sidewalk fronting Scott Street, and meets the intent of pedestrian connection policies in the *Winnipeg Zoning By-law*. For these reasons, the Urban Planning and Design Division supports this variance.

### Exterior Lockable Bicycle Parking

A variance has been requested for no exterior lockable bicycle parking stalls instead of 1 space.

The addition of 1 exterior lockable bicycle parking stall is a small addition that will provide a space for guests of the building to park a bicycle. Furthermore, *CCDS 2.0* encourages the use of setbacks to reinforce the public realm through pedestrian amenities such as bicycle parking. Therefore, the Division rejects this variance.

## **REASONS FOR DECISION**

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

- (a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

*In that, the proposed variances will enable a development that increases neighbourhood population and to contributes to the physical renewal and revitalization of an older neighbourhood.*

- (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 of the proposed development align with the surrounding context and help reduce any potential adverse effects on the neighbouring properties and surrounding 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 would allow the applicant to introduce additional density on the site in a manner that is consistent with the policies guiding development under the "Established Neighbourhoods - Mature Communities" policy area within the Complete Communities Direction Strategy 2.0 and under the "Village Mixed-Use Transition" designation within the Osborne Village Neighbourhood Plan.*

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

*In that, the proposed development is compatible with existing development on Wardlaw Avenue and in the River-Osborne neighbourhood.*

#### **OURWINNIPEG 2045 POLICY ALIGNMENT**

- 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.
- City Building Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.
- City Building Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

#### **WINNIPEG CLIMATE ACTION PLAN ALIGNMENT**

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

#### **WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT**

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

**SUBMITTED BY**

Department: Planning, Property and Development  
Division: Urban Planning and Design  
Prepared by: Isaiah Stonehouse, MCP  
Date: Thursday, June 5, 2025  
File No. DAV 25-135812\C





**ZONING AND PERMIT BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 135812/ 2025C

SHEET # 2 OF 5

APPLICANT(SGN): \_\_\_\_\_

ZONING OFFICER: Diana Lopez

DATE: May 7, 2025

**FINISH OPTIONS:**

<p>HORIZ PLANK FINISH</p> <p>AGED PEWTER OR SIM</p>	<p>SMOOTH FINISH STUCCO</p> <p>STO 37100 OR SIM</p>	<p>SMOOTH FINISH STUCCO</p> <p>STO 37307 OR SIM</p>
	<p>MASONRY VENEER FINISH</p> <p>'CHARCOAL'</p>	<p>TRIMS</p> <p>BLACK</p>
<p>ROOFING SHINGLES</p> <p>ONYX BLACK</p>	<p>STUCCO</p> <p>'WINTER LACE'</p>	<p>PARGING</p> <p>CONVENTIONAL LIGHT GREY</p>

**OTHER FINISHES:**

**DOORS:** PAINTED TO SIM COLOUR AS FASCIA

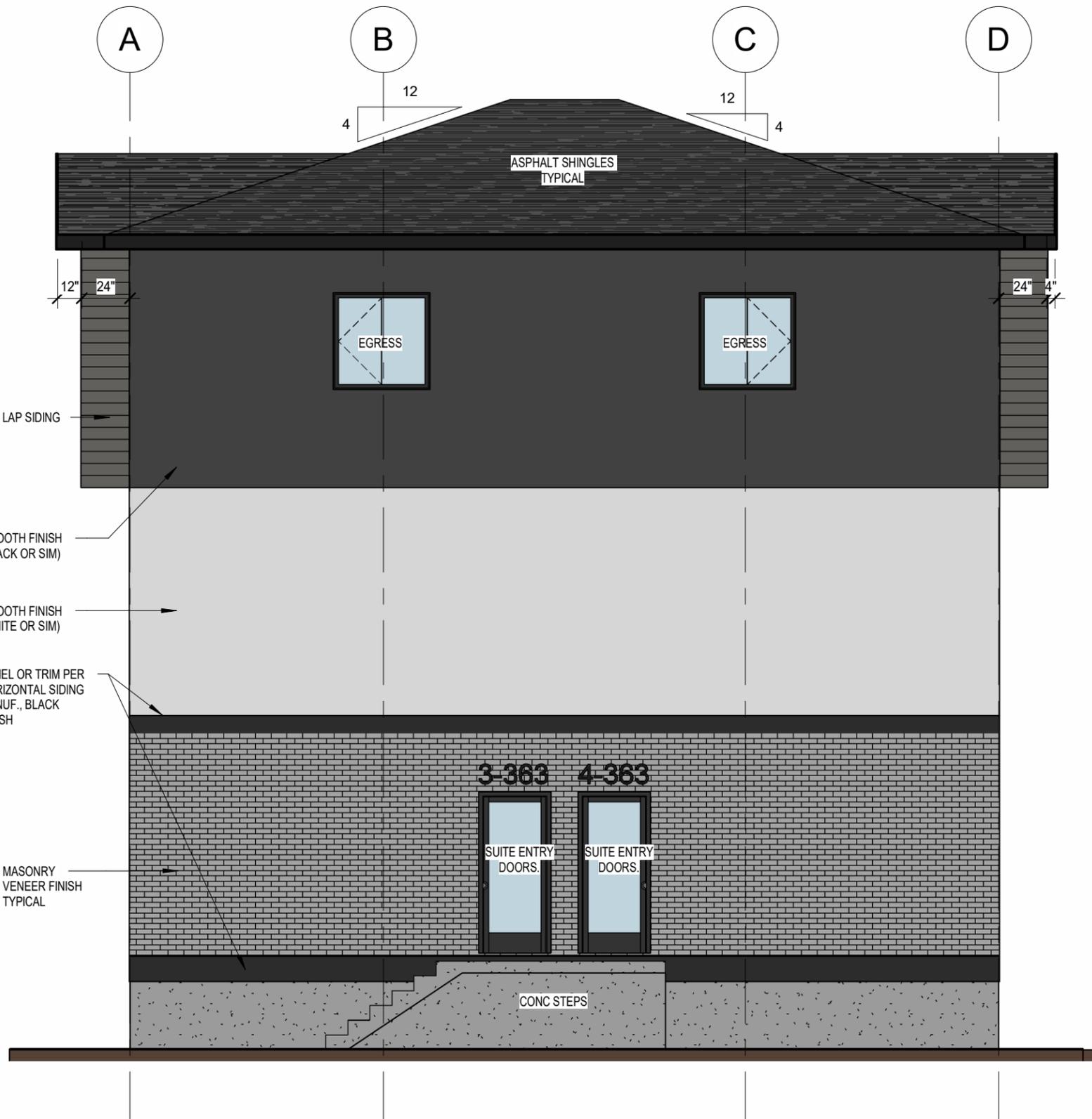
**RAILINGS:** SIM COLOUR AS FASCIA

**SUPPORT POSTS & OTHER FLASHINGS:** SIM COLOUR AS FASCIA

**FASCIA, EAVES, GUTTERS, DOWNSPOUTS:** STANDARD BLACK FINISH

**5 FRONT ELEVATION (SOUTH)**  
 AE-200 3/16" = 1'-0"

No.	ISSUE / REVISION	DATE		THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF URBANRIDGE HOMES AND MAY NOT BE REPRODUCED WITHOUT THEIR PERMISSION AND PROVIDED ALL DESIGNS AND OTHER INFORMATION SHOWN ON THIS DRAWING ARE FOR USE ON THE SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION OF URBANRIDGE HOMES.
	ISSUED FOR REVIEW	04-19-2025		
PROJECT TITLE:		363 WARDLAW MF		
SHEET CONTENTS:		ELEVATIONS		
SCALE:		AS NOTED		
CHECKED BY:		APRIL 2025   S.J.		
		<b>URBAN RIDGE</b> HOMES   DEVELOPMENTS		
		101-311 HARGRAVE ST. WINNIPEG, MANITOBA, R3B 0V8 CANADA		
SHEET NO.		AE-200		



BEARING  
128' - 4 7/8"

THIRD FLOOR  
120' - 3 3/4"

SECOND FLOOR  
110' - 1 7/8"

MAIN FLOOR  
100' - 0"

MN FLR ENTRIES  
96' - 3"  
GRADE  
96' - 0"



**ZONING AND PERMIT BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 135812/ 2025C

SHEET # 3 OF 5

APPLICANT(SGN): \_\_\_\_\_

ZONING OFFICER: Diana Lopez

DATE: May 7, 2025

1 REAR ELEVATION (NORTH)  
AE-201 3/16" = 1'-0"

No.	ISSUE / REVISION	DATE
	ISSUED FOR REVIEW	04-19-2025

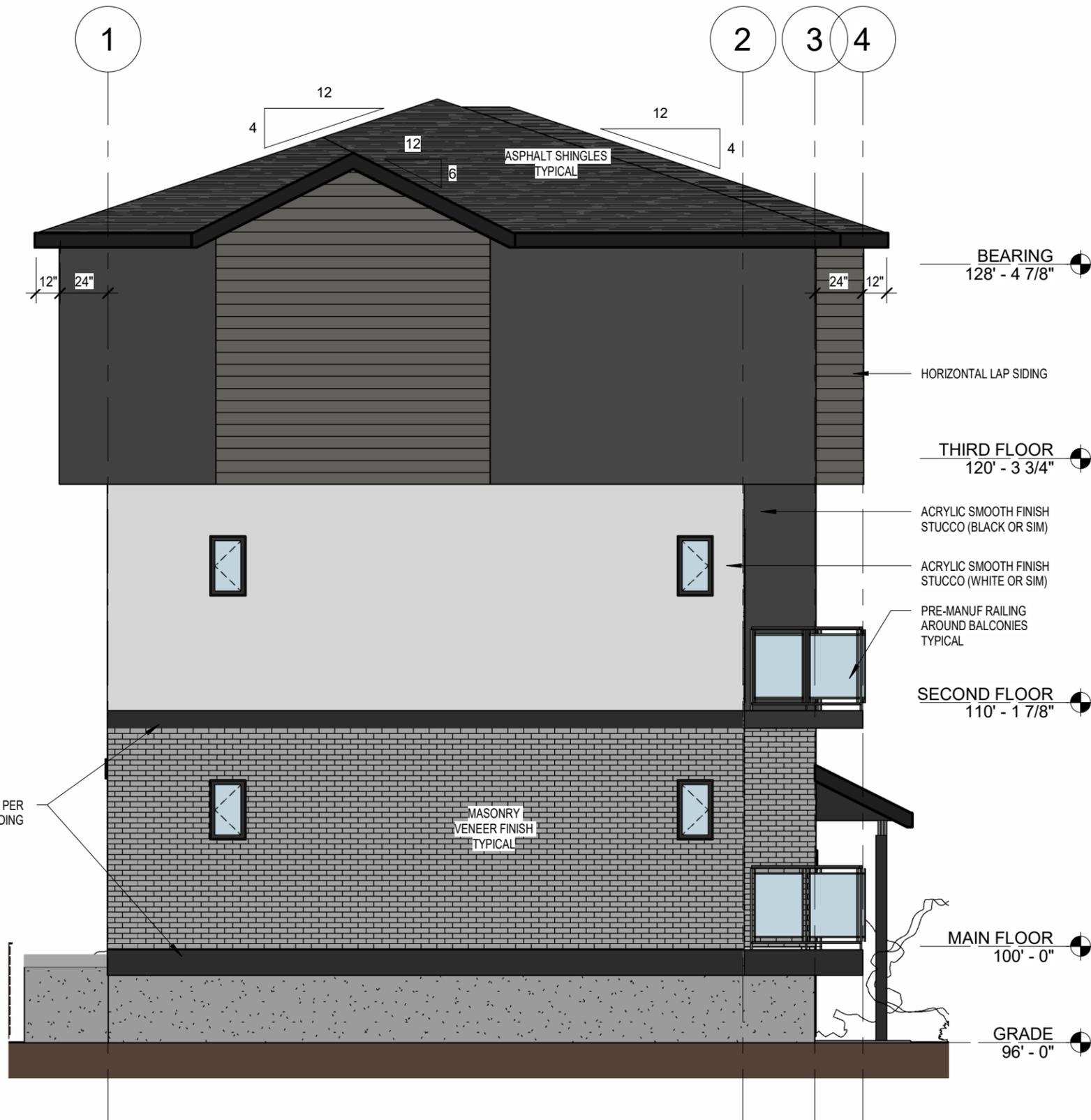
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PROJECT TITLE:	363 WARDLAW MF
SHEET CONTENTS:	ELEVATIONS
SCALE:	AS NOTED
CHECKED BY:	S.J.
DATE:	APRIL 2025

**UR** | URBAN RIDGE  
HOMES | DEVELOPMENTS

101-311 HARGRAVE ST. WINNIPEG, MANITOBA, R3B 0V8 CANADA

SHEET NO.  
**AE-201**



**ZONING AND PERMIT BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 135812/ 2025C

SHEET # 4 OF 5

APPLICANT(SGN): \_\_\_\_\_

ZONING OFFICER: Diana Lopez

DATE: May 7, 2025

**3** SIDE ELEVATION (WEST)  
 AE-202 3/16" = 1'-0"

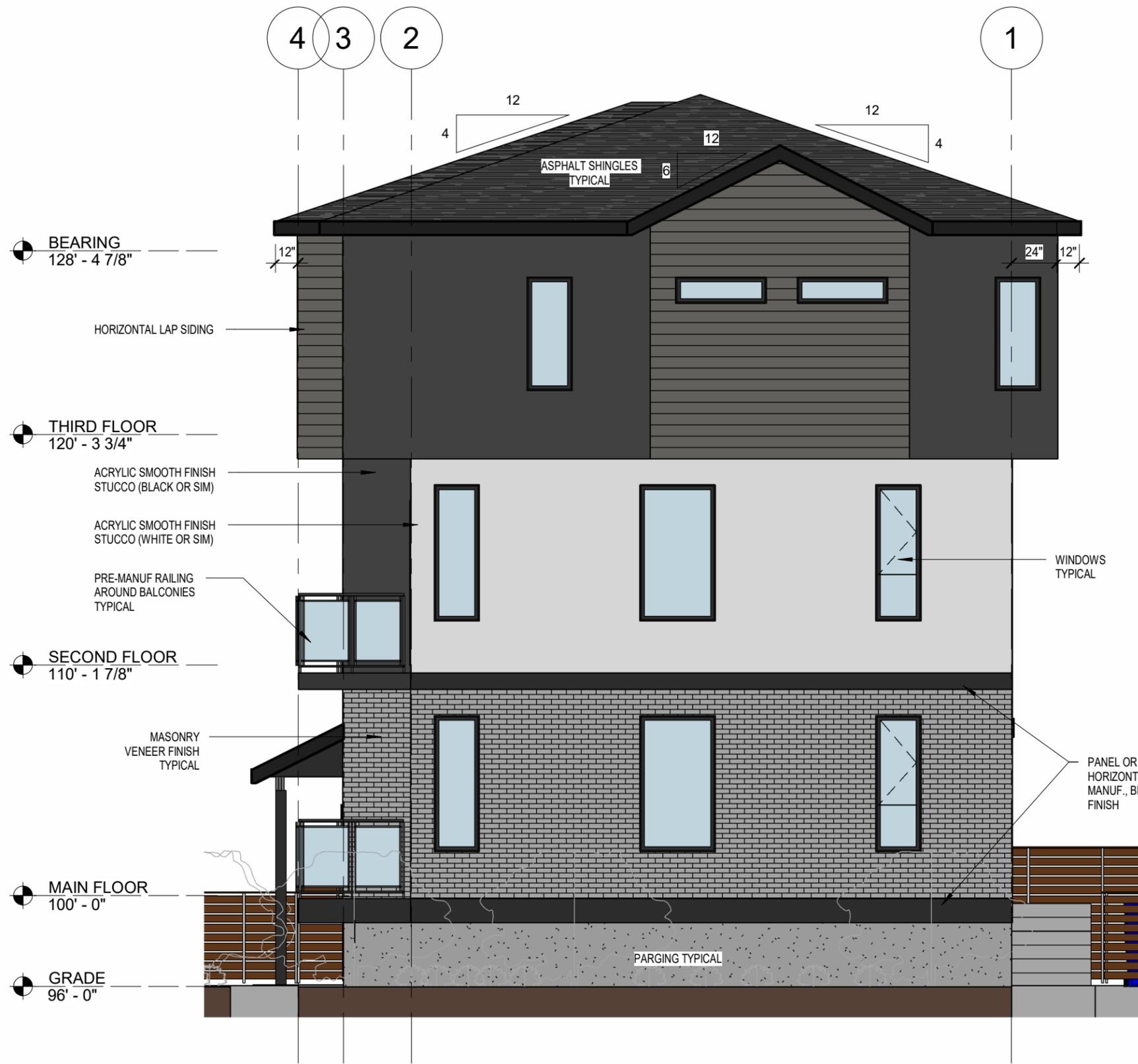
No.	ISSUE / REVISION	DATE
	ISSUED FOR REVIEW	04-19-2025

PROJECT TITLE:	363 WARDLAW MF
SHEET CONTENTS:	ELEVATIONS
SCALE:	AS NOTED
DATE:	APRIL 2025
CHECKED BY:	S.J.

**UR** | URBAN RIDGE  
 HOMES | DEVELOPMENTS

101-311 HARGRAVE ST. WINNIPEG, MANITOBA, R3B 0V8 CANADA

SHEET NO.  
**AE-202**



**ZONING AND PERMIT BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 135812/ 2025C

SHEET # 5 OF 5

APPLICANT(SGN): \_\_\_\_\_

ZONING OFFICER: Diana Lopez

DATE: May 7, 2025

**1** SIDE ELEVATION (EAST) - SIDE STREET  
 AE-203 3/16" = 1'-0"

No.	ISSUE / REVISION	DATE
	ISSUED FOR REVIEW	04-19-2025

PROJECT TITLE:	363 WARDLAW MF
SHEET CONTENTS:	ELEVATIONS
SCALE:	AS NOTED
DATE:	APRIL 2025
CHECKED BY:	S.J.

**URBAN RIDGE**  
 HOMES | DEVELOPMENTS

101-311 HARGRAVE ST. WINNIPEG, MANITOBA, R3B 0V8 CANADA

SHEET NO.  
**AE-203**