

ADMINISTRATIVE REPORT

Title: DAV 25-151482\C – 269 River Avenue

Issue: For consideration of Variances associated with a 147-unit multi-family dwelling.

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 multi-family dwelling to permit:

a) a lot area per dwelling unit of 393 square feet (36.50 square metres) instead of 400 square feet (37.16 square metres);

b) an east side yard of 14.5 feet (4.72 metres) instead of 20 feet (6.10 metres);

c) an east side yard balcony projection of 5.25 feet (1.60 metres) instead of 4.86 feet (1.48 metres);

d) a west side yard of 9 feet (2.74 metres) instead of 20 feet (6.10 metres);

e) a west side yard balcony projection of 5.25 feet (1.60 metres) instead of 5 feet (1.52 metres);

f) a west side yard to a rooftop patio of 9 feet (2.74 metres) instead of 20 feet (6.10 metres);

g) a south side yard of 12 feet (3.66 metres) instead of 20 feet (6.10 metres);

h) 79 parking spaces instead of 96 parking spaces;

i) insufficient street edge landscaping;

2) for the establishment of an accessory parking area to permit:

- a) an east side yard of 1 foot (0.30 metres) instead of 8 feet (2.44 metres);
 - b) a south side yard of 2.5 feet (0.76 metres) instead of 8 feet (2.44 metres);
 - c) a driveway width of 14.25 feet (4.34 metres) instead of 16 feet (4.88 metres);
 - d) parking space lengths of 19.5 feet (5.94 metres) instead of 20 feet (6.10 metres);
- 3) for the location of inground waste bins with a south side yard of 3 feet (0.91 metres) instead of 8 feet (2.44 metres).

Subject to the following condition(s):

1. That the development shall be constructed in substantial conformance with the plans submitted under File No. DAV 25-151482C, 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. parking;
- iii. garbage enclosures;
- iv. fencing; and
- v. 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.

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.
3. That the Variance order shall not come into force and effect until the existing Zoning Agreement caveated on title is discharged under File No. ZAA 3/2025.

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| REASON FOR THE REPORT |
|------------------------------|

- The applicant is proposing to build a 147-unit multi-family dwelling and requires Variances for lot area per dwelling unit, building setbacks, parking, landscaping, and garbage 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 25-151482\C
RELATED FILES: ZAA 3/2025
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.111 - (RIVER-OSBORNE)

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 multi-family dwelling to permit:
a) a lot area per dwelling unit of 393 square feet (36.50 square metres) instead of 400 square feet (37.16 square metres);
b) an east side yard of 14.5 feet (4.72 metres) instead of 20 feet (6.10 metres);
c) an east side yard balcony projection of 5.25 feet (1.60 metres) instead of 4.86 feet (1.48 metres);
d) a west side yard of 9 feet (2.74 metres) instead of 20 feet (6.10 metres);
e) a west side yard balcony projection of 5.25 feet (1.60 metres) instead of 5 feet (1.52 metres);
f) a west side yard to a rooftop patio of 9 feet (2.74 metres) instead of 20 feet (6.10 metres);
g) a south side yard of 12 feet (3.66 metres) instead of 20 feet (6.10 metres);
h) 79 parking spaces instead of 96 parking spaces;
i) insufficient street edge landscaping;
2) for the establishment of an accessory parking area to permit:
a) an east side yard of 1 foot (0.30 metres) instead of 8 feet (2.44 metres);
b) a south side yard of 2.5 feet (0.76 metres) instead of 8 feet (2.44 metres);
c) a driveway width of 14.25 feet (4.34 metres) instead of 16 feet (4.88 metres);
d) parking space lengths of 19.5 feet (5.94 metres) instead of 20 feet (6.10 metres);
3) for the location of inground waste bins with a south side yard of 3 feet (0.91 metres) instead of 8 feet (2.44 metres).

LOCATION: 269 River Avenue
LEGAL DESCRIPTION: LOT 4/5 PLAN 27454 41 ST B SUBJ TO ROW FOR ALL PURPOSES & AS APPURT TO LOT 3 & 6 PL 27454 OVER & UPON SAID LOT 5

APPLICANT: Jonathon Freed (Freedhome Developments Ltd.)
Unit 207 - 230 Main Street
Winnipeg, MB R2X 2Y1

OWNER: Riverfront Developments Inc.
Unit 207 - 230 Main Street
Winnipeg, MB R3C 1A8

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a Variance with respect to a property may be approved if the Variance:

- (a) is consistent with *Plan Winnipeg* and any applicable secondary plan;
- (b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;
- (c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and
- (d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject property is located on the north side of River Avenue, in the River-Osborne neighbourhood of the Fort Rouge - East Fort Garry ward.
- The subject site is 57,773 square feet (5,367.28 square metres or 1.32 acres) in area.
- The site is currently vacant.
- The subject site is accessed by a front approach off River Avenue.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the “Established Neighbourhoods – Mature Communities” policy area.
- The property is in the “RMF-L” (Residential Multi-Family – Large) zoning district.

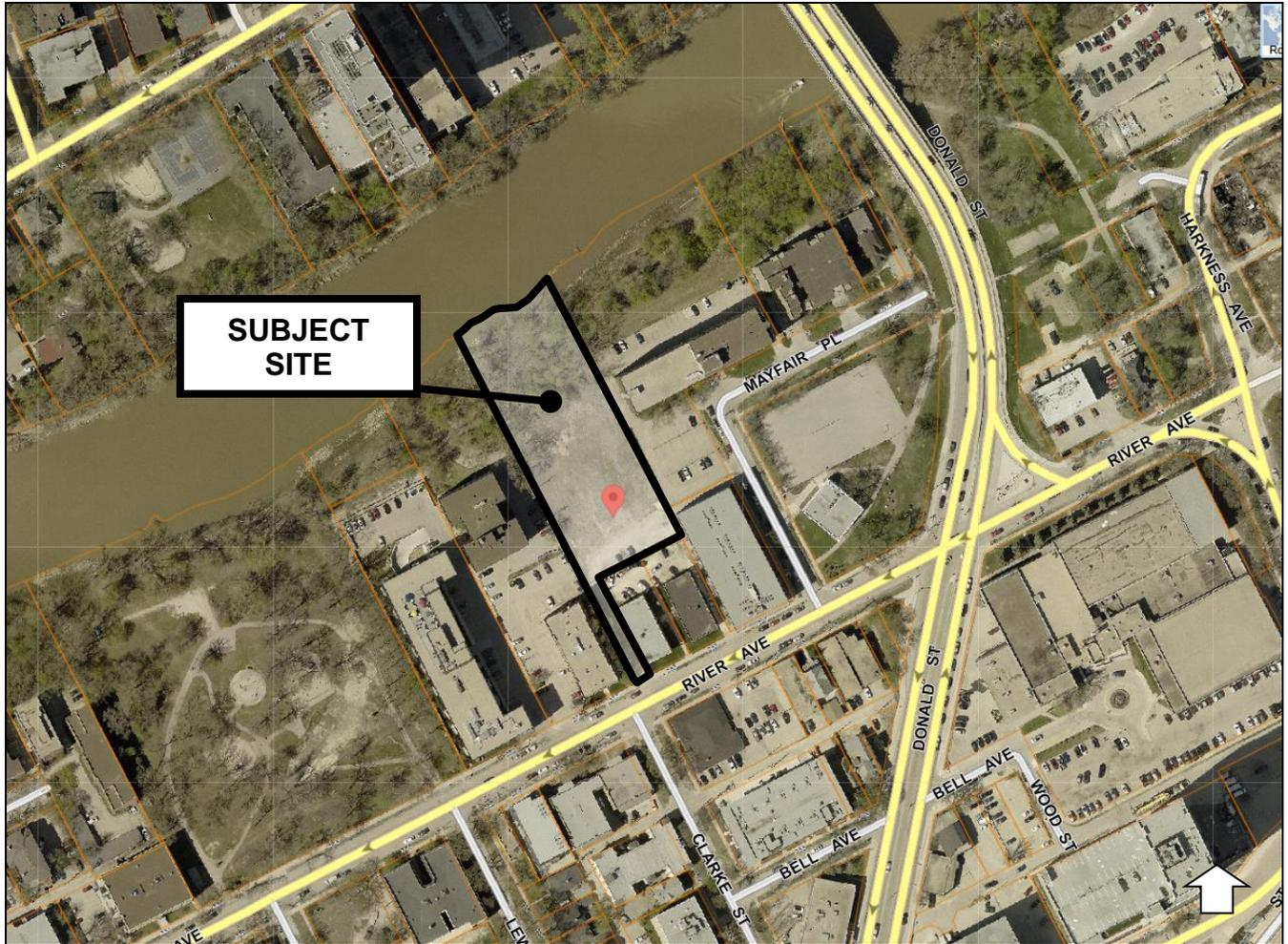


Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2024)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Assiniboine River

South: 263 River Avenue – an 11-unit multi-family dwelling use and 253 River Avenue – an 11-unit multi-family dwelling use zoned “RMF-L” (Residential Multi-Family – Large), then River Avenue

East: 21 Mayfair Place – a 90-unit multi-family dwelling use and 247 River Avenue – a 48-unit multi-family dwelling use zoned “RMF-L” (Residential Multi-Family – Large)

West: 277 River Avenue – a 76-unit multi-family dwelling use zoned “RMF-L” (Residential Multi-Family – Large)

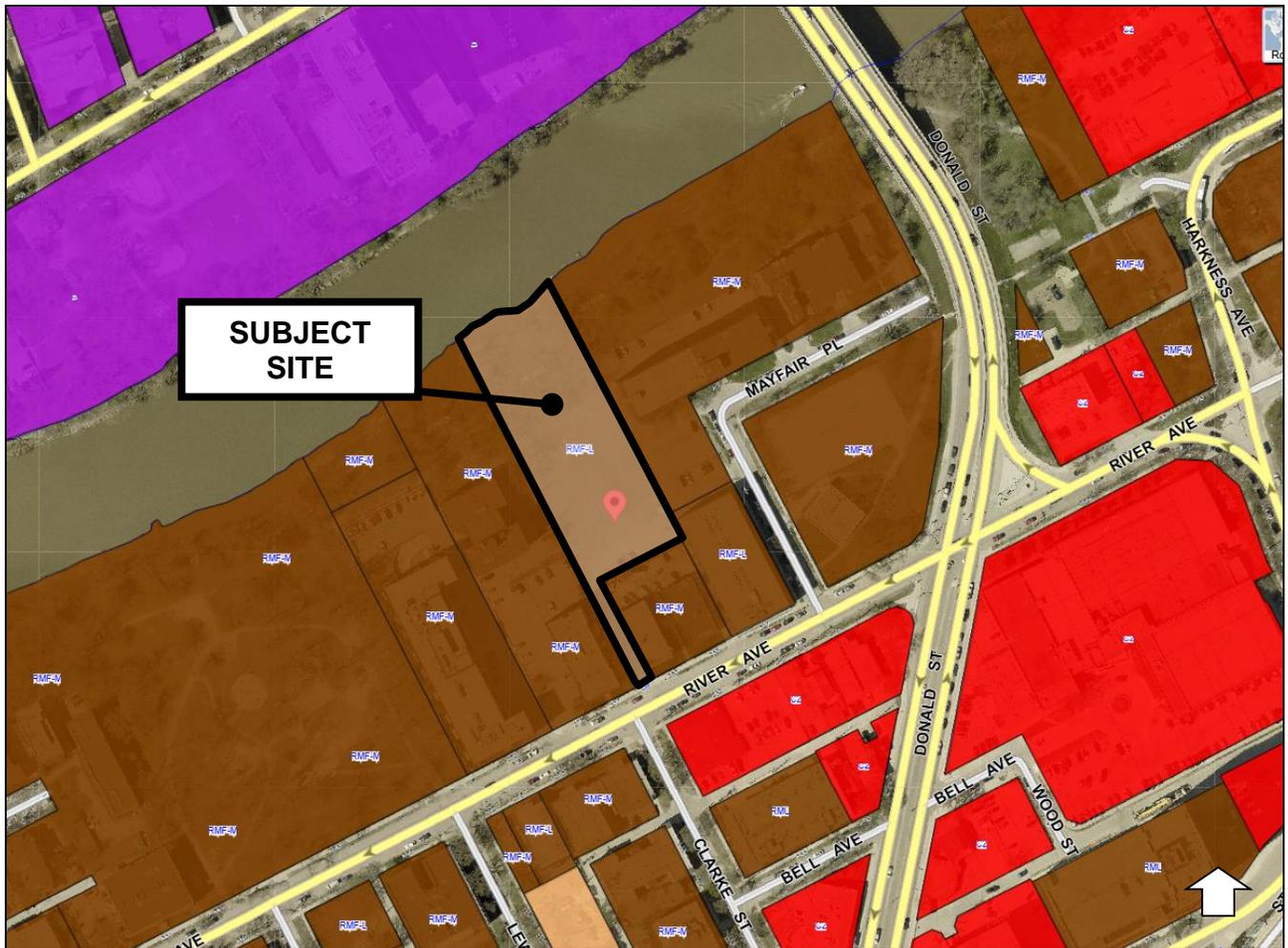


Figure 2: Zoning of the Site and Surrounding Area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to discharge the existing Zoning Agreement caveated on title when the site was rezoned to “RMF-L” (Residential Multi-Family – Large) in 1979.
- The current zoning agreement restricts the dwelling unit count to 110 dwelling units.
- The applicant is proposing a 147-unit residential development.
 - 60 of the 147 dwelling units (41%) will be deeply affordable units
- The new building will be seven (7) storeys in height and have an L-shaped building configuration
- Access will be from an approach on River Avenue.
- The applicant notes that amenities include:
 - a two-storey lobby with seating
 - a main floor fitness centre
 - a majority of the dwelling units will have either a balcony or Juliet balcony, with select units offered generous terraces

- indoor secure bicycle parking spaces
- secure outdoor spaces for tenants and guests such as a gathering area as well as a seating area overlooking the Assiniboine River
- The development proposal will include 79 parking spaces, 23 will be enclosed and heated, with 11 covered parking spaces, and 45 surface parking spaces.
- The submitted plans show that 13 new trees, 123 new shrubs, new sod, and new native grasses will be planted.
- In-ground Molok bins for garbage and recycling will be located at the southwest corner of the building.
- The applicant indicates that the lobby will be well-lit, and the site will be lit by wall mounted fixtures places around the perimeter of the building.
- The letter of intent indicates the dwelling units will support a range of housing types, tenures, and unit sizes which includes one-bedroom and two-bedroom units.
- The submitted conditional funding documents outline a conditional approval under the CMHC's Affordable Housing Fund for the construction of 147 dwelling units.
- The submitted sun/shadow study shows at least 5-hours of continuous sunlight for adjacent neighbours.

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.*

- 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.”*

OSBORNE VILLAGE NEIGHBOURHOOD SECONDARY PLAN

The site is under the “Village High Density Residential” (V-HDR) policy area of the Osborne Village Neighbourhood Secondary Plan. Applicable policies include:

- *“4.1.4.A Encourage medium and high-rise multiple-family development.”*
- *“4.1.4.D New development along River Avenue east of Osborne Street without frontage onto River Avenue may exceed eight storeys with submission of a sun/shadow study.”*
- *“4.1.4.E New high-density development should consider the height, scale, prevailing densities, and design characteristics of surrounding land uses.”*

WINNIPEG ZONING BY-LAW 206/06

Lot Area per Dwelling Unit

- A multi-family dwelling in the “RMF-L” zoning district requires a maximum lot area per dwelling unit of 400 square feet (37.16 square metres) per dwelling unit.
 - The proposed lot area per dwelling unit is 393 square feet (36.50 square metres).
 - For this reason, a Variance is required.

Building Setbacks

- The minimum side yard building 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 increases by 2 feet for each storey above the ground floor to a maximum of 20 feet (6.10 metres). The development is 7-storeys in height and requires 20 feet (6.10 metres) side yard building setbacks.
 - The development proposes an east side yard of 14.5 feet (4.72 metres), a west side yard of 9 feet (2.74 metres), a south side yard of 12 feet (3.66 metres), and a west side yard to a rooftop patio of 9 feet (2.74 metres), respectively.
 - For these reasons, Variances are required.

Permitted Projections

- In the side yard, balconies may have a maximum depth of 4 inches per foot of yard but not exceeding 5 feet (1.52 metres).
 - The proposed balcony projections are 5.25 feet (1.60 metres) in the east and west side yards, respectively.
 - For these reasons, Variances are required.

Off-Street Parking

- A multi-family dwelling providing affordable housing units (60) requires 0.15 parking spaces per affordable housing unit and multi-family dwellings in Urban Infill Area 2 require 1 parking space per dwelling unit. The total required parking spaces is 96.
 - The development proposes 79 parking spaces.
 - For this reason, a Variance is required.

Accessory Parking Area

- The minimum side yard setback required for an accessory parking area is 8 feet (2.44 metres).
 - The proposed accessory parking area are an east side yard of 1 foot (0.30 metres), and a south side yard of 2.5 feet (0.76 metres).
 - For these reasons, Variances are required
- The minimum driveway width required for an accessory parking area is 16 feet (4.88 metres).
 - The proposed accessory parking area driveway width is 14.25 feet (4.34 metres).
 - For this reason, a Variance is required.

- The minimum parking space length required for an accessory parking area is 20 feet (6.10 metres).
 - The proposed accessory parking area parking space lengths are 19.5 feet (5.94 metres).
 - For this reason, a Variance is required.

Street Edge Landscaping

- All required or voluntary yards must contain a minimum of one deciduous or coniferous tree for each 30 feet of linear street frontage. The proposal requires one (1) tree and three (3) shrubs
 - The proposed street edge landscaping has zero (0) trees and zero (0) shrubs.
 - For this reason, a Variance is required.

Garbage and Recycling Bin Setback

- The required side yard setback for a garbage and recycling bin is 8 feet (2.44 metres).
 - The proposed in-ground waste bins are 3 feet (0.91 metres) in the south side yard.
 - For this reason, a Variance is required.

ANALYSIS OF VARIANCES

Substandard Lot Area per Dwelling Unit

- The proposed lot area per dwelling of 393 square feet (36.50 square metres) instead of 400 square feet (37.16 square metres) is a minor departure (1.75%) of the *Zoning By-law*. The modest increased density on the site helps the City meet its residential intensification target and provides 60 deeply affordable housing units. The proposed density is also characteristic of the neighbourhood.
 - For these reasons, the Urban Planning and Design Division supports this Variance.

Reduced Building Setbacks

- The proposed building setbacks are in line with the abutting and adjacent lots on the block. The building is off-centre and closer to the west side yard to allow visibility from River Avenue due to the flag lot condition. The “L-shape” configuration of the building means that only the short-end of the “L” is setback 14.5 feet (4.72 metres) instead of 20 feet (6.10 metres); the bulk of the building is well setback from the east side yard. The applicant also submitted a sun/shadow study that demonstrates the siting and massing of the building will have no/minimal impact to the adjacent neighbours.
 - For these reasons, the Urban Planning and Design Division supports these Variances.

Permitted Projections

- The proposed balconies are a minor deviance of the permitted projection requirements. The balconies will also provide most units an outdoor amenity.
 - For these reasons, the Urban Planning and Design Division supports this Variance.

Insufficient Off-Street Parking Spaces

- The proposed 79 parking spaces are suitable for this site as there are alternative transportation modes available for residents and guests; the River-Osborne neighbourhood is walkable, well-served by transit including rapid transit, close by to numerous car-share vehicles, and has active transportation infrastructure directly on River Avenue.
 - For these reasons, the Urban Planning and Design Division supports this Variance.

Substandard Accessory Parking Area

Reduced East/South Side Yards

- The proposed east side yard of 1 foot (0.30 metres) instead of 8 feet (2.44 metres) is anticipated to have minimal/no impact for the abutting lot to the east (21 Mayfair Place), as there will be a fence to act as a privacy, car light, and/or noise buffer and most of the abutting building's dwelling units/windows/balconies are oriented facing away from the accessory parking area.
- The proposed south side yard of 12 feet (3.66 metres) instead of 20 feet (6.10 metres) will include a fence to act as a buffer and there is over 50 feet (15.24 metres) of separation to the building facades of the abutting lots to the south (263 and 253 River Avenue).
- For the east and south side yards, it is not uncommon to see accessory parking areas in this part of the city with reduced or even zero yards.

Substandard Driveway Width

- The proposed driveway width of 14.25 feet (4.34 metres) instead of 16 feet (4.88 metres) is a small deviance (11%). The submitted plans also appear to demonstrate that fire access is accounted for. The substandard driveway width allows the development to provide an accessible pedestrian route that runs parallel with the driveway, which will provide safety for all users.

Reduced Parking Space Lengths

- The proposed parking space lengths of 19.5 feet (5.94 metres) instead of 20 feet (6.10 metres) is a minor variance (2.5%). Only the spaces in the interior parkade are substandard; the majority of the spaces, particularly where winter conditions/snow storage may have an impact, comply with the *Zoning By-law*.
 - For these reasons, the Urban Planning and Design Division supports these Variances.

Insufficient Street Edge Landscaping:

- Due to the flag lot condition and the minimal frontage on River Avenue, it is not possible to provide street edge landscaping without impeding pedestrian and vehicular access to the proposed development.
 - For these reasons, the Urban Planning and Design Division supports this Variance.

Reduced Side Yard for the Location of In-ground waste bins

- The proposed in-ground Molok bins are visually appealing and also designed to eliminate nuisances related to smell. The proposed location of the in-ground bins is considerably far from the nearest abutting residential units/windows/open spaces/amenities.
 - 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 proposal is an opportunity to replace a substantial piece of vacant land with a new residential development.
- The development provides diverse housing options within an Established Neighbourhood and benefits from its proximity to local service/amenities and frequent transit service.
- The application incorporates deeply 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, Complete Communities Direction Strategy 2.0, and the Osborne Village Neighbourhood 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;
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 proposal replaces a vacant lot to provide housing (including 60 deeply affordable housing units) while proposing Variances that are the minimum modification of the Zoning By-law on the applicant's property.
- (d) is compatible with the area in which the property to be affected is situated.
In that, the proposed development fits the scale, built form, and density on River Avenue, in the River-Osborne 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.”*

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.”*

City Building Objective #3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- *“New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to healthy food, daily needs, employment, education, recreation, and green infrastructure.”*

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

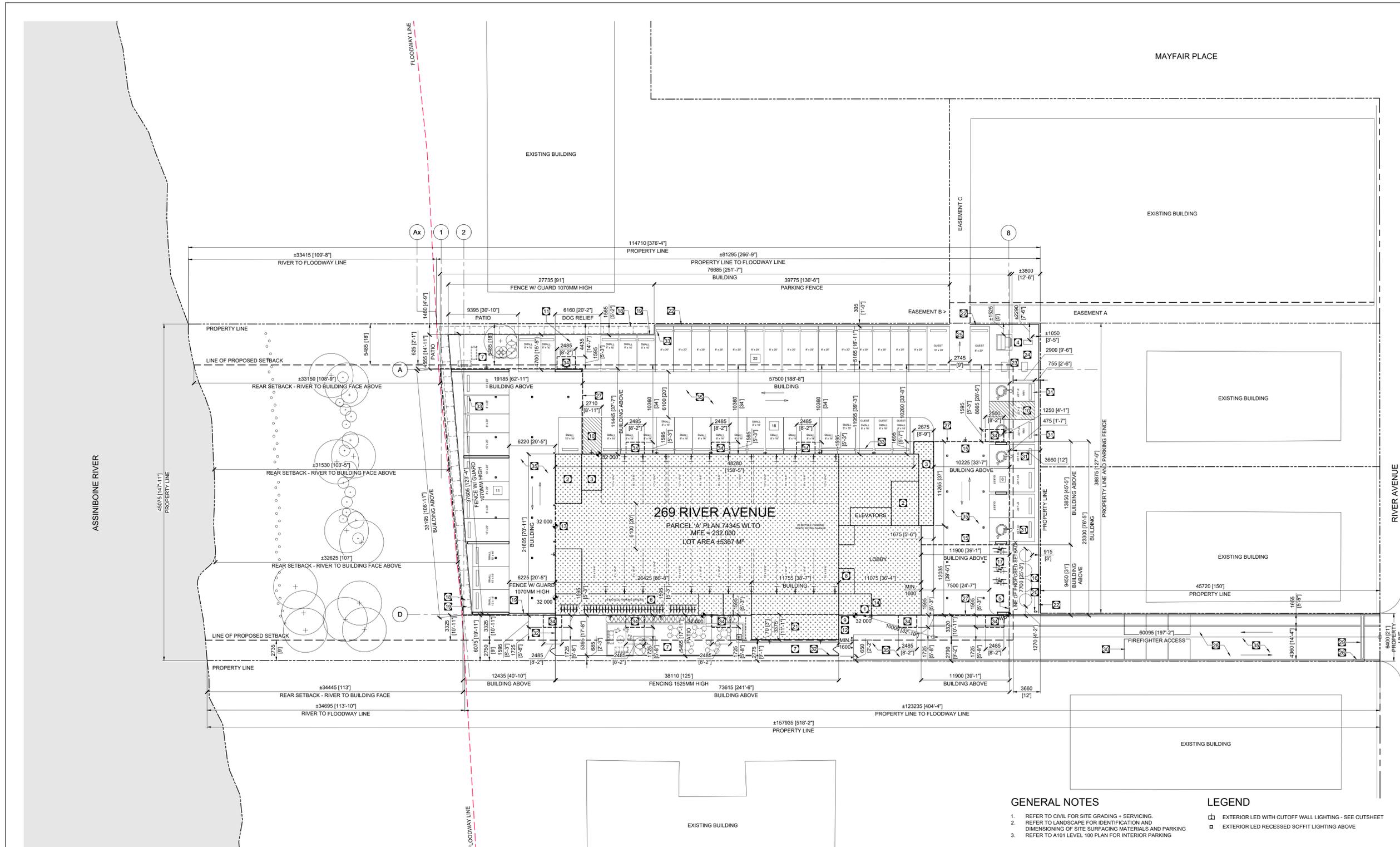
Goal 2: The City actively plans for and partners in affordable housing.

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 28, 2025
File No. DAV 25-151482\C



1 SITE PLAN
A001 1:250

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|------------------------|--|
| SITE AREA: | 57,773 SF |
| AREA TO FLOODWAY LINE: | 39,337 SF |
| AREA WITHIN SETBACKS: | 26,037 SF |
| DENSITY: | 57,773 SF / 400 SF = 144 |
| L100 FLOOR AREA: | 12,005 SF |
| L200 FLOOR AREA: | 17,675 SF |
| UPPER FLOOR AREA: | 18,890 SF / FLOOR |
| TOTAL FLOOR AREA: | 124,131 SF |
| TOTAL SUITES: | 147 |
| AFFORDABLE SUITES: | 60 |
| TOTAL L200 SUITES: | 22 |
| TOTAL UPPER SUITES: | 25 / FLOOR |
| TOTAL SUITES: | 147 |
| AFFORDABLE SUITES: | 60 |
| REQUIRED PARKING: | 96 STALLS |
| PARKING (1.00): | 97 STALLS |
| PARKING (0.15): | 9 STALLS |
| BICYCLE (0.10): | 10 LOCKABLE SPACES |
| REQUIRED W/ REDUCTION: | |
| PARKING: | 79 STALLS |
| PARKING (0.80): | 70 STALLS |
| PARKING (0.15): | 9 STALLS |
| BICYCLE (0.50): | 74 LOCKABLE SPACES [40 + 23 + 11 IN SUITE B] [REFER TO A102 FOR LOCATIONS IN SUITE B ON FLOORS L200 AND L300 ONLY] |
| PROVIDED: | 79 STALLS [25 SMALL] |

GENERAL NOTES

- REFER TO CIVIL FOR SITE GRADING + SERVICING.
- REFER TO LANDSCAPE FOR IDENTIFICATION AND DIMENSIONING OF SITE SURFACING MATERIALS AND PARKING.
- REFER TO A101 LEVEL 100 PLAN FOR INTERIOR PARKING.

KEYNOTES

- PRINCIPLE BUILDING ENTRANCE
- EXIT STAIR
- EXIT
- PUBLIC UTILITIES - TRANSFORMER & CSTE PAD
- BUILDING SIGNAGE ABOVE - REFER TO SPEC
- SECURE BICYCLE STORAGE ROOM. REFER TO A1A101
- LANDSCAPING - REFER TO LANDSCAPE
- MAIL BOXES
- HOSE BIB - REFER TO MECHANICAL
- PARKING LINE PAINTING - DIAGONAL
- DOG RELIEF AREA - REFER TO LANDSCAPE
- FIRE DEPARTMENT CONNECTION - REFER TO MECHANICAL
- PARKING ACCESS C/W 7' HIGH OVERHEAD DOOR
- ANNUNCIATOR PANEL
- OVERHEAD VEHICLE HEIGHT CLEARANCE SIGN
- GARBAGE AND RECYCLING (MOLOK M5000 BINS)
- BICYCLE PARKING - REFER TO LANDSCAPE

LEGEND

- EXTERIOR LED WITH CUTOFF WALL LIGHTING - SEE CUTSHEET
- EXTERIOR LED RECESSED SOFFIT LIGHTING ABOVE
- 13 GABION RETAINING WALL - REFER TO STABILIZATION WORK
- 14 WOOD PARKING FENCE C/W GUARD 1070MM [42"] HIGH
- 15 NEW FIRE HYDRANT - REFER TO CIVIL
- 16 FITNESS ROOM
- 17 WOOD PARKING FENCE - REFER TO LANDSCAPE
- 18 PUBLIC UTILITIES - CABLE AND PHONE VAULTS
- 19 PUBLIC UTILITIES - REMOTE GAS METER
- 20 EGRESS ONLY
- 21 BUILDING SIGNAGE
- 22 LINE OF BUILDING ABOVE
- 23 DRIVEWAY W/ SHARED PEDESTRIAN ACCESS - REFER TO LANDSCAPE AND REFER TO CIVIL
- 24 TRENCH DRAIN - REFER TO LANDSCAPE & CIVIL
- 25 SPEED TABLE - REFER TO LANDSCAPE & CIVIL
- 26 ACCESSIBLE PARKING STALL C/W SIGNAGE
- 27 FENCING 1525MM [5'-0"] HIGH - REFER TO LANDSCAPE
- 28 PARKING CURB STOP TYPICAL
- 29 BALCONY ABOVE TYPICAL
- 30 ASPHALT PARKING SURFACE - REFER TO CIVIL AND LANDSCAPE

NOT FOR CONSTRUCTION
FOR INFORMATION ONLY

| | | |
|-----|------------|-----------------------------------|
| 03 | 2025.05.06 | REISSUED FOR VARIANCE APPLICATION |
| 02 | 2025.05.02 | REISSUED FOR VARIANCE APPLICATION |
| 01 | 2025.04.14 | ISSUED FOR VARIANCE APPLICATION |
| NO. | DATE | REVISION / ISSUANCE |

Project
269 RIVER

269 RIVER AVENUE | WINNIPEG | MB

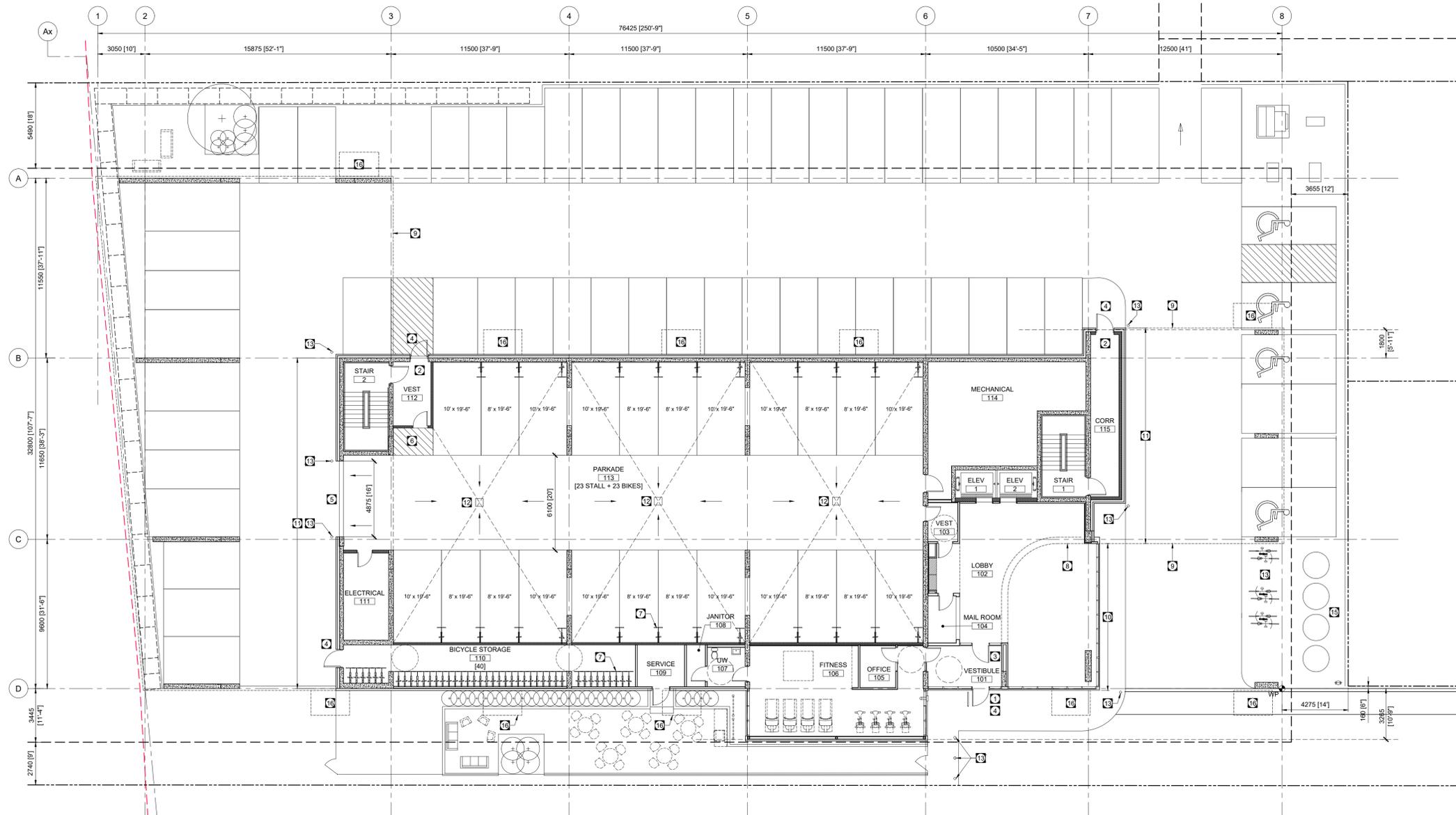
Sheet Title
SITE PLAN

Project No.
2430

Sheet
A001

KEYNOTES:

- 1 PRINCIPLE BUILDING ENTRANCE
- 2 BUILDING EXIT
- 3 ANNUNCIATOR PANEL - REFER TO ELECTRICAL
- 4 ENTRY SLAB - REFER TO STRUCTURAL
- 5 PARKING ENTRY SLAB - REFER TO STRUCTURAL
- 6 PARKING LINE PAINTING - DIAGONAL
- 7 VERTICALLY WALL MOUNTED LOCKABLE BICYCLE RACK TYPICAL
- 8 LINE OF CURVED GWB BULKHEAD AND WALL ABOVE
- 9 LINE OF SOFFIT ABOVE
- 10 SPRINKLER PROTECTED CURTAIN WALL GLAZING SYSTEM
- 11 FIRE RATED EXTERIOR WALL ASSEMBLY - 1.5 HR FRR
- 12 FLOOR DRAIN - REFER TO MECHANICAL
- 13 GALV. METAL BOLLARD - REFER TO STRUCTURAL
- 14 EXTERIOR BICYCLE PARKING - REFER TO LANDSCAPE
- 15 GARBAGE AND RECYCLING (MOLOK BINS)
- 16 BALCONY ABOVE TYPICAL



| | | |
|-----|------------|-----------------------------------|
| 03 | 2025.05.06 | REISSUED FOR VARIANCE APPLICATION |
| 02 | 2025.05.02 | REISSUED FOR VARIANCE APPLICATION |
| 01 | 2025.04.14 | ISSUED FOR VARIANCE APPLICATION |
| NO. | DATE | REVISION / ISSUANCE |

NOT FOR CONSTRUCTION
FOR INFORMATION ONLY

Project
269 RIVER

269 RIVER AVENUE | WINNIPEG | MB

Sheet Title
LEVEL 100 PLAN

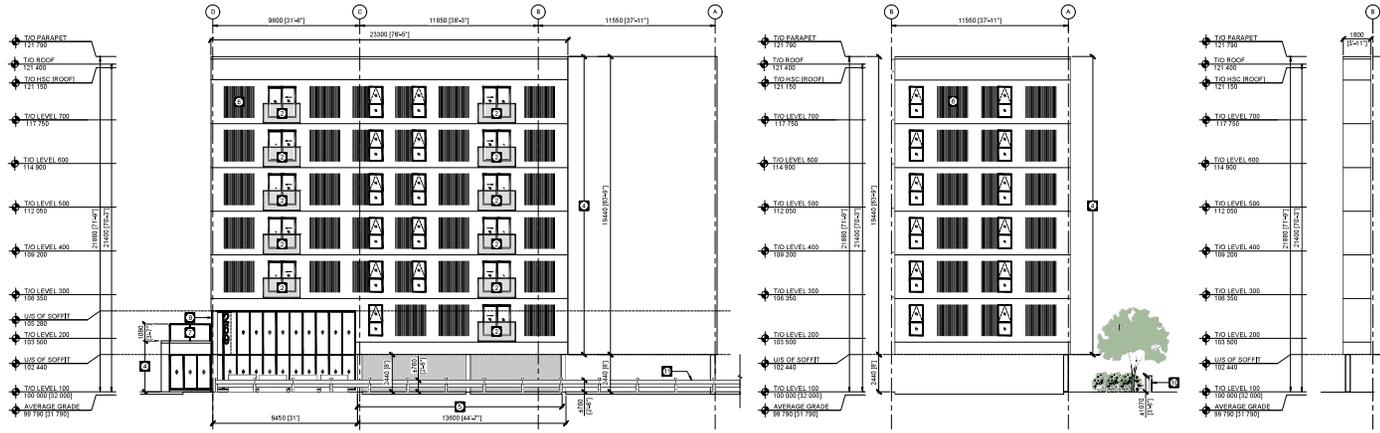
Project No.
2430

Sheet
A101

1 LEVEL 100 PLAN
A101 1:150

KEYNOTES:

- 1** BALCONY TYPICAL
- 2** JULIET BALCONY TYPICAL
- 3** PRINCIPLE SUBSIDIARY ENTRANCE
- 4** EIFS (STD SMOOTH WHITE)
- 5** EIFS (STD SMOOTH GREY) OR BRICK (SHOULD BE STONE URBAN SMOOTH)
- 6** EIFS SCRIBED PANEL (STD - SMOOTH WHITE)
- 7** ROOF TERRACE CAV GUARDRAIL
- 8** BUILDING AND RECYCLING (MOLOK M500 6KG)
- 9** BULKING (SEWAGE)
- 10** 107MM HIGH WOOD PARKING FENCE CAV GUARDRAIL - REFER TO DETAIL 3A302
- 11** WOOD FANNING FENCE - REFER TO LANDSCAPE
- 12** ARCHITECTURAL GRADE CONCRETE



2 SOUTH ELEVATION
1:150

3 SOUTH ELEVATION
1:150

4 NORTH ELEVATION
1:150



1 WEST ELEVATION
1:150

02 2025.04.30 ISSUED FOR VARIANCE APPLICATION
01 2025.04.14 ISSUED FOR VARIANCE APPLICATION
00 04/16 GENERAL RELEASE

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269 RIVER

269 RIVER AVENUE (WINNIPEG) MB

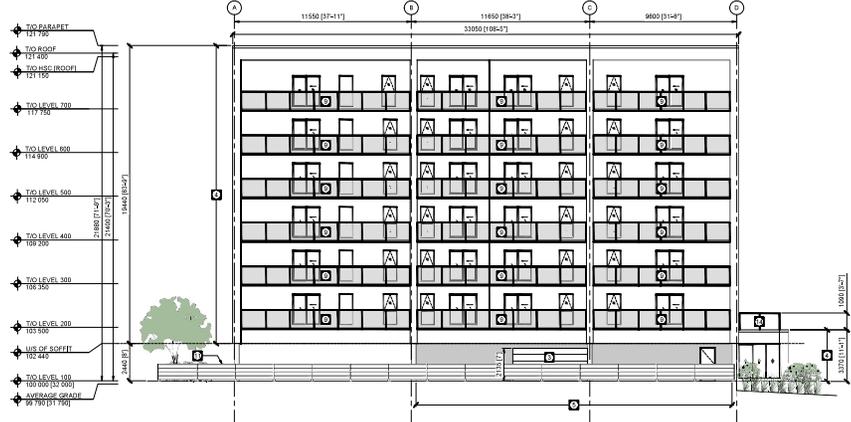
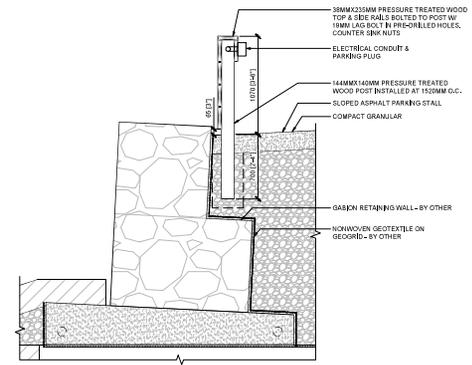
ELEVATIONS

2430

A201

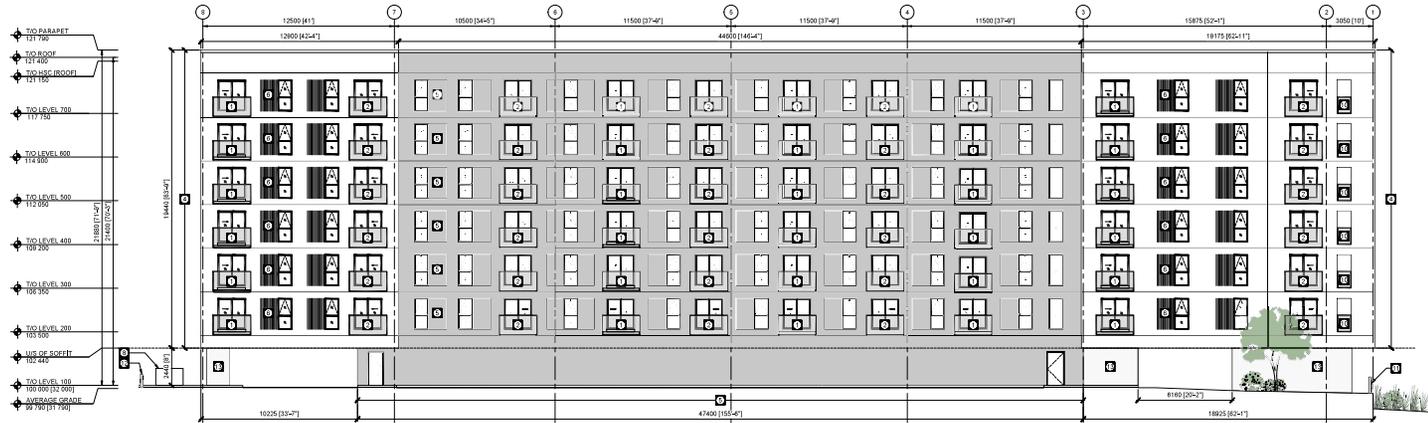
KEYNOTES:

- BALCONY TYPICAL
- JULIET BALCONY TYPICAL
- PARADE ENTRY DOOR
- EIFS (STO SMOOTH WHITE)
- EIFS (STO SMOOTH GREY) OR BRICK (SHOULD BE STONE-URBAN SMOOTH)
- EIFS SCRIBED PANEL (STO - SMOOTH GREY) OR BRICK INSET (SHOULD BE STONE - URBAN SMOOTH)
- EIFS SCRIBED PANEL (STO - SMOOTH GREY) OR BRICK INSET (SHOULD BE STONE - URBAN SMOOTH)
- GARBAGE AND RECYCLING (MIXED MS000 #10)
- BALCONY GUARDRAIL
- OPENING IN EXTERIOR WALL CW GUARD
- 1070MM HIGH WOOD PARKING FENCE CW GUARDRAIL - REFER TO DETAIL 3A202
- WOOD PARKING FENCE - REFER TO LANDSCAPE
- ARCHITECTURAL GRADE CONCRETE
- ROOF TERRACE CW GUARDRAIL



2 NORTH ELEVATION
1:150

3 GUARDRAIL DETAIL
1:20



1 EAST ELEVATION
1:150

02 2025.04.30 REBUILT FOR VARIANCE APPLICATION
01 2025.04.14 ISSUED FOR VARIANCE APPLICATION
00 04/10 PERMITS/RELIANCE

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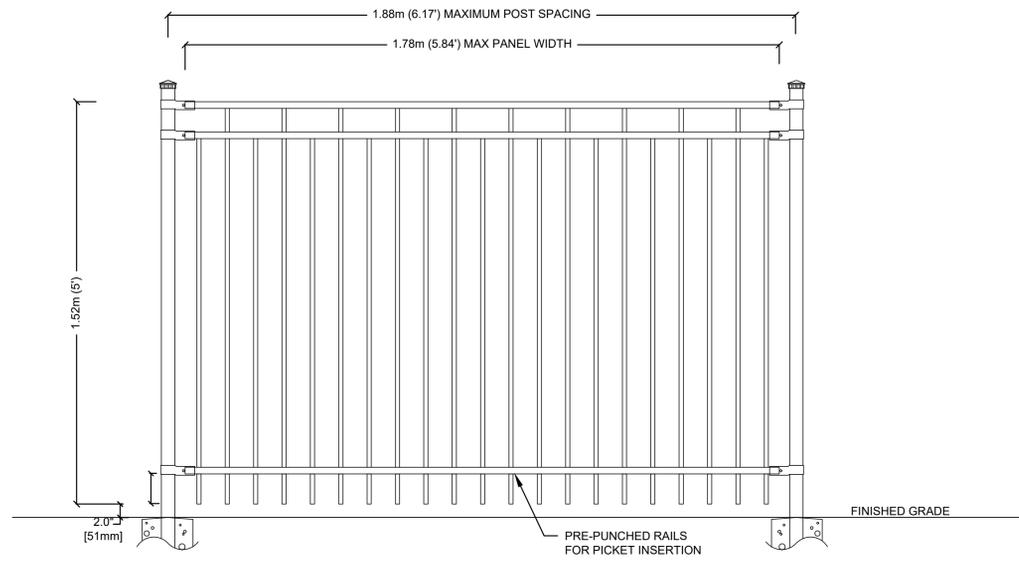
269 RIVER

269 RIVER AVENUE | WINNIPEG | MB

ELEVATIONS

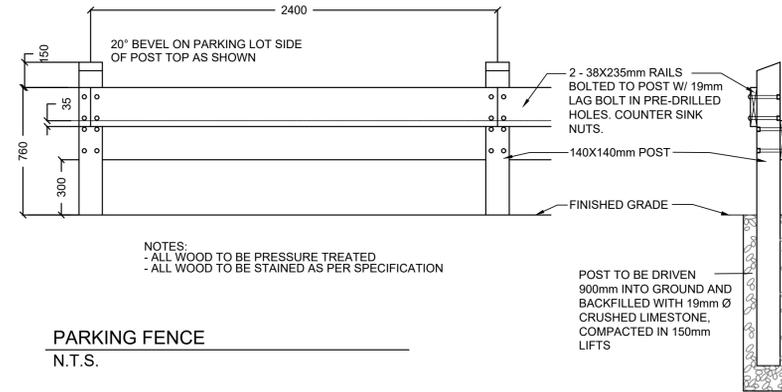
2430

A202



1.5m HT. BLACK METAL FENCE

N.T.S.



PARKING FENCE

N.T.S.

| No. | Revisions | Date | By |
|-------------|-----------|------------|----|
| Date Scale | | | |
| 25/04/14 | | 1:200 | |
| Designed By | Drawn By | Checked By | |
| JW | NL/MD | JW | |

McGOWAN • RUSSELL
 825 St. Joseph Street Winnipeg, Manitoba R2H 3A8 - 204-956-0396
 Client

FREEDHOME DEVELOPMENTS
 Project Title
269 RIVER AVE

Sheet Title
FENCE DETAILS

Project No. Drawing No.
25-004 L1.1